



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 4, 2023

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
 - Deputy Mayor H. Singh - Wards 9 and 10
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor N. Kaur Brar - Wards 2 and 6
 - Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor G. Toor - Wards 9 and 10
 - City Councillor R. Power - Wards 7 and 8
- Staff Present:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
 - Allan Parsons, Director, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Angelo Ambrico, Manager, Development Services
 - Ross Campbell, Manager, Zoning and Sign By-law Services
 - Michael Kralt, Strategic Leader, Project Management
 - Arjun Singh, Planner, Development Services
 - Chinoye Sunny, Planner, Development Services
 - Rajvi Patel, Planner, Development Services
 - Andrew Ramsammy, Planner, Development Services
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Gagandeep Jaswal, Legislative Coordinator
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1. Call to Order

The meeting was called to order at 7:01 p.m. and adjourned at 7:17 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio), Regional Councillor Keenan (personal)

2. Approval of Agenda

PDC172-2023

That the agenda for the Planning and Development Committee Meeting of December 4, 2023, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.2, 7.6, 7.7, 7.8, and 8.1)

The following motion was considered.

PDC173-2023

That the following item to the Planning and Development Committee Meeting of December 4, 2023, be approved as part of Consent:

7.2, 7.6, 7.7, 7.8, and 8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

(See Item 7.5)

The following motion was considered.

PDC174-2023

1. That the staff presentation re: **Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031** to the Planning and Development Committee Meeting of December 4, 2023, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8

Peter Fay, City Clerk, confirmed that there were no delegations registered or present at the meeting to address Committee with respect to this matter.

(See Item 7.3)

- 6.2 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Voddan Street East, Ward 1

The following registered delegation was not present at the meeting:

- Edward Brabenec and Vince Cornacchia, Centennial Mall Brampton Ltd.

(See Item 7.4)

- 6.3 Delegation re: Development Application Fee Review – Update (RM 37/2023)

Item 7.1 was brought forward and dealt with at this time.

Peter Simcisko, Watson & Associates Economists Ltd., presented an overview of the review that included project background and scope, introduction, project overview, legislative context, activity based methodology, benchmarking, Zoning By-law Amendments application processing, fee structure options, rate structure options, and other considerations.

Chair Palleschi referenced the fee structures of other Cities as outlined in the presentation and staff report and commented that the City of Brampton is at different development stage than other Cities.

The following motion was considered.

PDC175-2023

1. That the report from Michael Kralt, Strategic Leader, Project Management, re: **Development Application Fee Review – Update (RM 37/2023)** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That the following delegation re: Development Application Fee Review – Update (RM 37/2023) to the Planning and Development Committee Meeting of December 4, 2023, be received:
 1. Peter Simcisko, Watson & Associates Economists Ltd.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Development Application Fee Review – Update (RM 37/2023)

Dealt with under Item 6.3 - Recommendation PDC175-2023

- 7.2 Staff Report re: Draft Plan of Subdivision and Application to Amend the Zoning By-law, 10365 Gore Developments Limited (Fieldgate), Glen Schnarr & Associates Inc., 10365 The Gore Road, Ward 10, File: OZS-2021-0039 & 21T-21016B

The following motion was approved on consent.

PDC176-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Draft Plan of Subdivision and Application to Amend the Zoning By-law, 10365 Gore Developments Limited (Fieldgate), Glen Schnarr & Associates Inc., 10365 The Gore Road,**

Ward 10, File: OZS-2021-0039 & 21T-21016B to the Planning and Development Committee Meeting of December 4, 2023, be received;

2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of 10365 Gore Developments Limited (Fieldgate), be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated November 15, 2023;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8

(See Item 6.1)

The following motion was considered.

PDC177-2023

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, re: **Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That a By-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.4 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1

No comments were provided on this item.

(See Item 6.2)

The following motion was considered.

PDC178-2023

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That a By-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.5 Staff Report re: Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031

No comments were provided on this item.

(See Item 5.1)

The following motion was considered.

PDC179-2023

1. That the report from Rajvi Patel, Development Planner, Development Services, re: **Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Temporary Zoning By-law Amendment submitted by Di Poce Management Limited/ 1217246 Ontario Inc. be approved, on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report; and
3. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 7) to this report be adopted.

Carried

- 7.6 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Emerald Castle Developments Inc (Cachet Developments), Glen Schnarr & Associates Inc., 10431 The Gore Road, Ward 10, File: OZS-2021-0047 & 21T-21019B

The following motion was approved on consent.

PDC180-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Emerald Castle Developments Inc (Cachet Developments), Glen Schnarr & Associates Inc., 10431 The Gore Road, Ward 10, File: OZS-2021-0047 & 21T-21019B** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of Emerald Castle Developments Inc. (Cachet Developments), be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report associated with this decision;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.7 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Candevcon Limited, 10635, 10647, and 0 The Gore Road, Ward 10, File: OZS-2023-0001

The following motion was approved on consent.

PDC181-2023

1. That the report from Arjun Singh, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Candevcon Limited, 10635, 10647, and 0 The Gore Road, Ward 10, File: OZS-2023-0001** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Candevcon Ltd., on behalf of Sheridan Capital Management Corp., be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted, and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.8 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Matthews Planning & Management Inc., 10797 The Gore Road, Ward 10, File: OZS-2023-0002

The following motion was approved on consent.

PDC182-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Matthews Planning & Management Inc., 10797 The Gore Road, Ward 10, File: OZS-2023-0002** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to amend the Zoning By-law submitted by Matthews Planning & Management Ltd., on behalf of Sheridan Capital Management Corp., be approved, on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the

Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

8. Committee Minutes

8.1 Brampton Heritage Board - Summary of Recommendations - November 21, 2023

The following motion was approved on consent.

PDC183-2023

That the Summary of Recommendations of the Brampton Heritage Board meeting of November 21, 2023, Recommendations HB060-2023 - HB064-2023, to the Planning and Development Committee Meeting of December 4, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB060-2023

That the agenda for the Brampton Heritage Board meeting of November 21, 2023 be approved as published and circulated.

HB061-2023

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning to the Brampton Heritage Board meeting of November 21, 2023, re: 10020 Mississauga Road – Heritage Impact Assessment be received;
2. That the recommendations of the Heritage Impact Assessment for the property at 10020 Mississauga Road, titled 10020-10054 Mississauga Road & 2036 Bovaird Drive West, Brampton, Ontario, prepared by ERA Architects Inc. dated May 9, 2023 attached as Attachment 1 to this report be accepted; and
3. Prior to the issuance of any permit for all or any part of the alternations, relocation, removal or demolition as set out in this report, including

heritage permit, a building permit or a topsoil stripping and grading permit, the owner shall:

- i. Address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of Ontario Regulation 385/21;
- ii. De-designation, if warranted, be addressed as per the requirements laid in Section 31 of the Ontario Heritage Act;
- iii. Provide Final Commemoration/ Interpretation Plan; and
- iv. Required securities be submitted as a part of development agreement to address implementation of Final Commemoration/ Interpretation Plan.

HB062-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated September 18, 2023, to the Brampton Heritage Board Meeting of November 21, 2023, re: Heritage Report Terms of Reference Documents be received.

HB063-2023

1. That the discussion at the request of Steve Collie, Co-Chair, to the Brampton Heritage Board meeting of November 21, 2023, re: Highlights of Heritage Event on February 10, 2024, be received; and
2. That Clerk's Office staff be requested to send an email reminder to Board members regarding participation at the event.

HB064-2023

That Brampton Heritage Board do now adjourn to meet again on December 12, 2023 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

Nil

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC184-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 15, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair