



April 8, 2024

Councillor Palleschi, Chair
Planning & Development Committee
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

e: cityclerksoffice@brampton.ca
mtsa@brampton.ca

Dear Chair Palleschi and Committee Members;

**RE: Agenda Item 7.2: Recommendation Report
 Brampton's Primary Transit Station Area Study Update
 MHBC FILE Y378 CF**

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) is retained by Bovaird West Holdings Inc. with respect to the lands located on the northeast corner of Bovaird Drive West and Creditview Road in the City of Brampton (the 'Subject Lands'). These lands are within the delineated Mount Pleasant Primary Major Transit Station Area ('PMTSA').

In November, 2023, applications for a Zoning By-law Amendment and Draft Plan of Subdivision were submitted to the City of Brampton. The Zoning By-law Amendment requested a reduction to parking space provision as well as an increase to the permitted building heights of both residential and mixed uses in the site-specific Commercial 3 zone (C3-3526). The Draft Plan of Subdivision will allow for the redevelopment of the master planned area that implements new internal roadways. These applications were deemed complete by the City on January 9, 2024.

Recommendation Report

The Integrated City Planning section's Recommendation Report: Proposed Modifications to Brampton Plan Major Transit Station Area Policies recommends that Council, through the Planning & Development Committee:

1. Receive the Recommendation Report;
2. Endorse modifications to the adopted Brampton Plan that has not yet been approved;
3. Request Peel Region to modify the submitted adopted Brampton Plan with the proposed City Council's endorsed modifications; and
4. Direct staff to hold a Statutory Public Meeting for a proposed Official Plan Amendment resulting from the Phase 2b MTSA Study.

The proposed modifications sought by City staff are to restrict building height and densities of PMTSAs within the adopted Brampton Plan. The modification is based on the Ministry of Municipal Affairs

rescinding its November 4, 2022 decision with the exception of several modifications through Bill 150. Bill 162, which has received 1st Reading, may again amend the Planning Act as amended through Bill 150. An outcome of Bill 150 has been the reinstatement of Peel Region Official Plan policies that give local municipalities the discretion to establish maximum building heights and densities within Major Transit Station Areas (MTSAs).

Recommendations

In March, 2023, through a Municipal Housing Pledge, the City of Brampton committed to constructing 113,000 new residential units by 2031. Major Transit Station Areas, being Strategic Growth Areas, will be key locations for achieving the targets committed to through the Pledge. The Subject Lands, that are within the delineated Mount Pleasant PMTSA, represent a prime, vacant site that is able to deliver residential units by 2031 and support the achievement of the City's target.

Applying limitations to growth and development in MTSAs, through the implementation of maximum densities and building heights, is not supported in context of ongoing development applications. In this regard, we believe that any proposed MTSA policies considered by Committee and Council that limit growth and building heights, should not be retroactively applied.

Should Planning and Development Committee approve the recommendations, they should modify the recommendation to ensure that existing applications, that have already been deemed complete, can continue to be processed under the current policy regime.

Conclusion

Our intent is to support the City of Brampton in achieving the new residential unit targets of 113,000 units by 2031 as noted in the Municipal Housing Pledge. We believe that development applications deemed complete should be reviewed and processed under the current policies in effect. We appreciate the opportunity to provide our comments at this time.

Yours truly,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

cc. K. Martin, S. James, S. Bishop, P. Abhkri, B. Sanderson