

June 3, 2022

MGP File: 13-2226

City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

via email: [opreview@brampton.ca](mailto:opreview@brampton.ca)

**Attention: Mr. Andrew McNeill**  
**Manager, Official Plan and Growth Management**

Dear Mr. McNeill:

**RE: Draft Brampton Official Plan Comments**  
**0 Humberwest Parkway**

Malone Given Parsons Ltd. is the Planning Consultant for Alpa Stone Inc. ("Alpa Stone"), owner of the property municipally known as 0 Humberwest Parkway, in the City of Brampton (the "Subject Lands"). The Subject Lands are located on the east side of Humberwest Parkway, north of Queen Street East.

*Figure 1: Site Location*



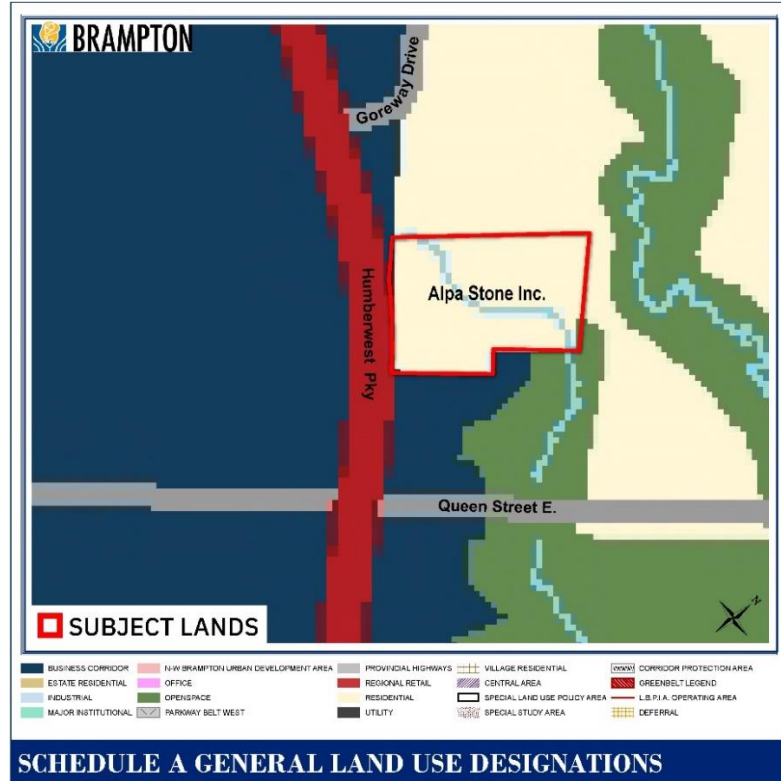
Source: Google Earth (2018), MGP (2020)

On behalf of Alpa Stone, we have reviewed the Draft Brampton Official Plan dated April 2022 (the "Draft OP"). We request that the Subject Lands be shown as "Neighbourhoods" on Schedule 1: City Structure, Schedule 2: City Wide Growth Management, and Schedule 5: Designations, consistent with the previous employment conversion as well as the adopted Peel Region Official Plan.

## Site History

The Subject Lands were previously subject to a City-initiated Official Plan Amendment (“OPA”) to facilitate the employment conversion request. OPA 2006-126 was approved by the Local Planning Appeal Tribunal in July 2020 and had the effect of re-designating the lands from Business Corridor to Residential in the City of Brampton Official Plan.

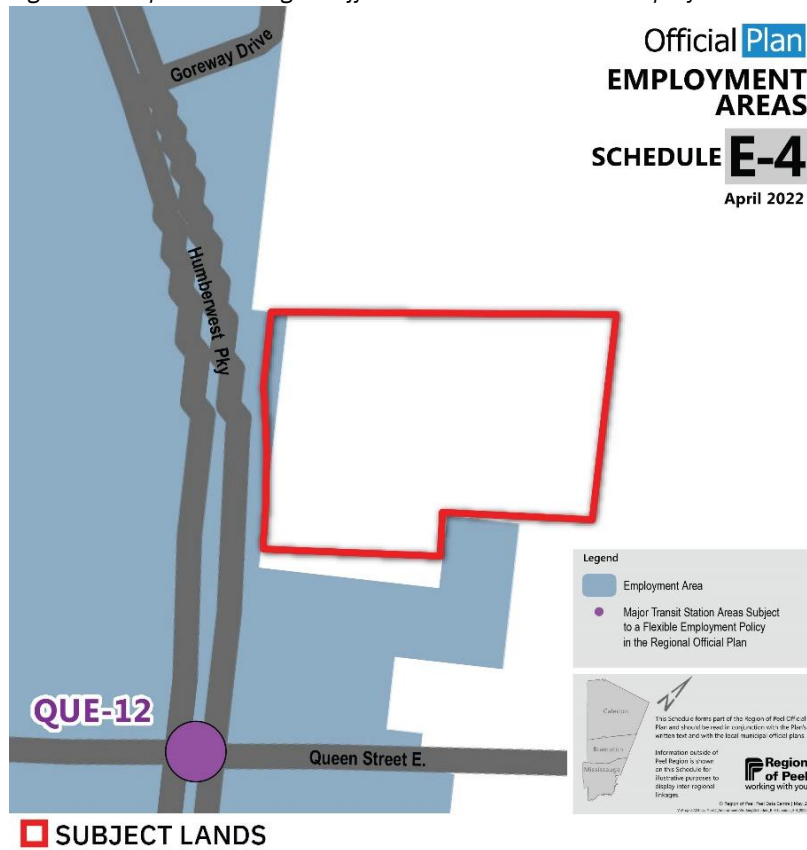
Figure 2: In-force Brampton Official Plan Schedule A: General Land Use Designations



Source: City of Brampton (2019), MGP (2020)

In addition, the Subject Lands are no longer shown as Employment Area on Schedule E-4 of the adopted Peel Region Official Plan (April 2022), as shown in the figure below. As such, the Subject Lands are now proposed by the Region to permit non-employment community area uses.

Figure 3: Adopted Peel Region Official Plan Schedule E-4: Employment Areas

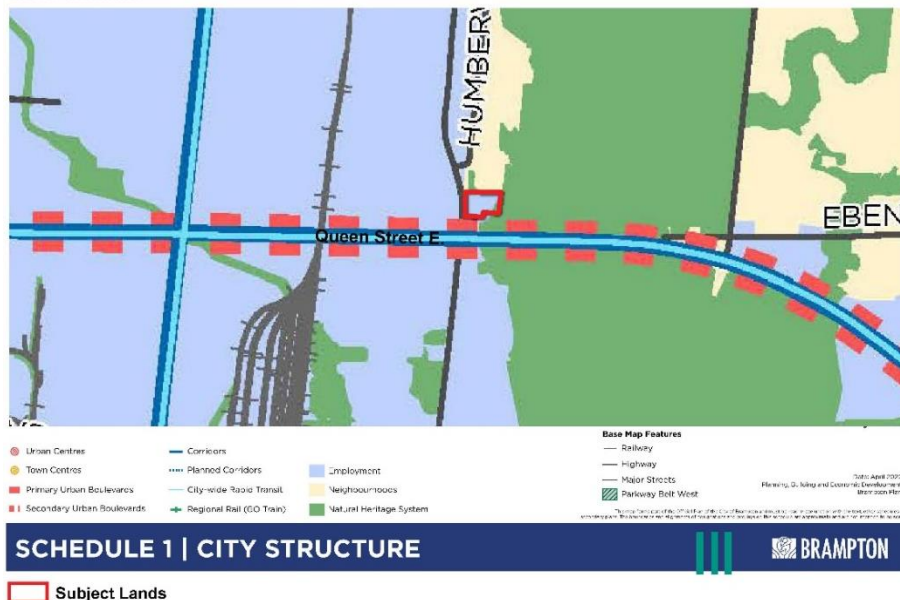


### Brampton Official Plan Review

We note that Draft Schedule 1: City Structure, Schedule 2: City Wide Growth Management, and Schedule 5: Designations show the Subject Lands as an Employment designation, as demonstrated in the figure below. The Draft OP schedules and land use policies should conform with the adopted Peel Region Official Plan, as well as the previously approved OPA 2006-126, which show the Subject Lands outside of the Employment Area.

**Figure 4: Draft Brampton OP Schedule 1: City Structure**

Draft for Consultation



Source: City of Brampton (2022), MGP (2022)

Given the history of the Subject Lands and the approved employment conversion, the Subject Lands should be designated as “Neighbourhoods” on Schedule 1: City Structure, Schedule 2: City Wide Growth Management, and Schedule 5: Designations.

Alpa Stone recognizes the effort that City staff have put into the preparation of the Draft OP and thank Staff for the opportunity to provide comments. We look forward to working with Staff to address our comments and finalize the Official Plan for Council’s consideration in the coming weeks. However, as we advance further discussions with Staff on the Draft OP, we reserve the right to provide further comments.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170 ext. 112.

Yours very truly,  
Malone Given Parsons Ltd.

**Lauren Capilongo, MCIP, RPP**

cc: Alpa Stone Inc.  
Jason Schmidt-Shoukri, City of Brampton  
Claudia LaRota, City of Brampton  
Steve Ganesh, City of Brampton  
City of Brampton Clerks Department