

May 26, 2022

Project: CB2.BR

VIA EMAIL - opreview@brampton.ca

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

Re: Official Plan Review – April 2022 Draft Official Plan - Brampton Plan

Thank you for the opportunity to provide comments on the Draft Official Plan – Brampton Plan (Draft OP). We represent Mac Mor of Canada Ltd., the owners of 75 Bramalea Road (the “subject site”). The subject site is located generally north of Steeles Avenue, on the east side of Bramalea Road, between East Drive and Dearbourne Boulevard, as shown on **Figure 1**. The subject site is also within the Bramalea GO Station Primary Major Transit Station Area (MTSA).



Figure 1: Subject Site located adjacent to residential uses

We have actively participated through the Region’s Municipal Comprehensive Review process. The Adopted Peel Region Official Plan, April 2022 includes the subject lands within the delineated boundary of the Bramalea GO Station Primary MTSA as shown on Schedule E-5 as shown in **Figure 2**.

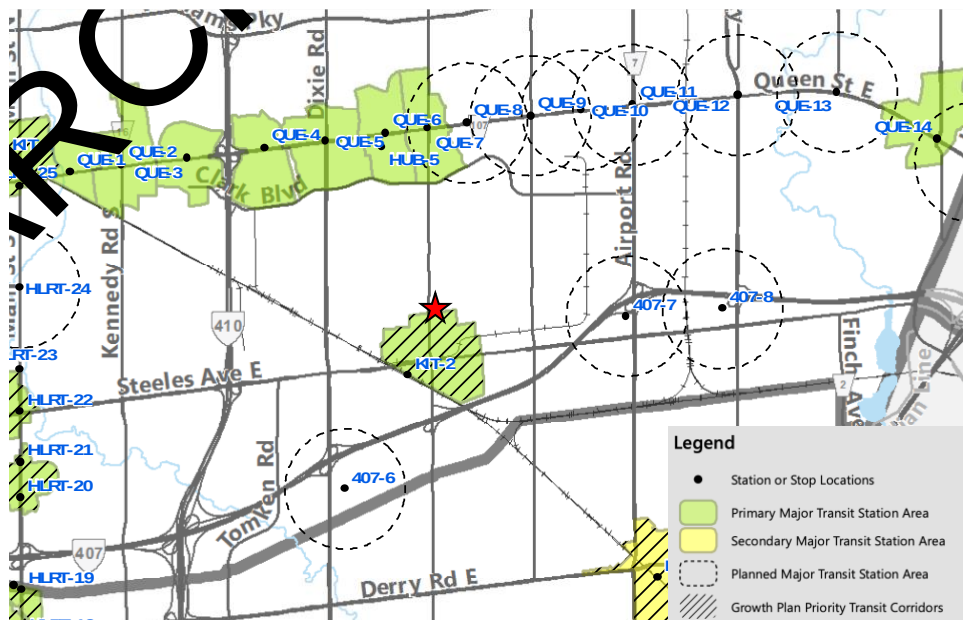


Figure 2: Schedule E-5, Adopted Peel Region Official Plan, April 2022

The subject site was also recommended as an Employment Conversion through the Peel MCR process and is no longer shown as Employment Area on Schedule E-4 of the Adopted Peel Region Official Plan, April 2022, as shown in **Figure 3**. As such, the lands are now proposed by Peel to permit non-employment community area uses under the Growth Plan for the Greater Golden Horseshoe.

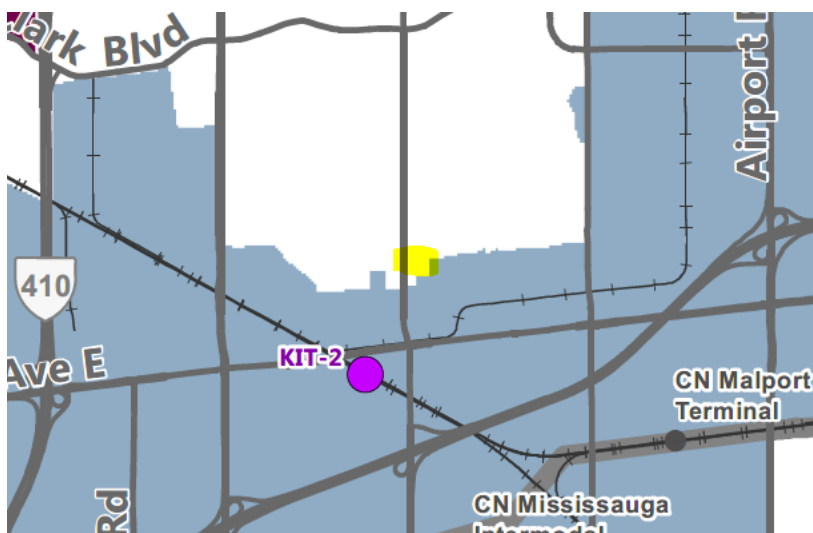


Figure 3: Schedule E-4 Extract: Employment Area, Adopted Peel Regional Official Plan, April 2022

Brampton Plan – Draft April 2022

We have reviewed the Draft Brampton Official Plan released April 2022, and note the Draft Schedule 1 City Structure, 2 City Wide Growth Management, and Schedule 5 Designations

continue to show the subject as an Employment designation. The Draft Official Plan schedules and land use policies should conform with the Adopted Peel Region Official Plan, which show the subject site outside of the Employment Area.

In order to bring the Brampton Official Plan into conformity with the adopted Peel Official Plan, the 75 Bramalea Road lands should be designated as "Neighbourhoods" on proposed Schedule 1: City Structure and should also be designated as "Neighbourhoods" on Schedule 2: City-Wide Growth Management. In addition, to achieve conformity with the adopted Peel Official Plan, the subject lands should be designated as "Neighbourhoods" with a Mixed-Use Districts overlay on Schedule 5: Designations.

Should you have any additional questions or clarification, we would be happy to discuss.

Yours very truly,
SGL PLANNING & DESIGN INC.



Paul Lowes, MES, MCIP, RPP

cc:

City Clerk, City of Brampton
Harry Glicksman, Mac Mor of Canada Ltd
Maggie Bassani, Aird & Berlis
Peter Van Loan, Aird & Berlis