

3 June 2022

Sent via E-mail (opreview@brampton.ca; andrew.mcneill@brampton.ca; cityclerksoffice@brampton.ca)

Andrew McNeill
Manager, Official Plan & Growth Management
City Planning & Design
2 Wellington Street West
Brampton, ON L6Y 4R2

And City of Brampton Councillors

Dear Mr. McNeill and Councillors:

**Re: Draft Official Plan and Schedules - Brampton Plan Comments
69 Bramalea Road**

We represent 69 Bramalea Holdings Limited ("Bramalea Holdings"), the owner of 69 Bramalea Road within the City of Brampton (the "Property"). On behalf of Bramalea Holdings, we submit this letter regarding the Draft Brampton Official Plan dated April 2022 (the "Brampton Plan") for Council's consideration.

Request

It appears that the Property is subject to an *Employment* designation on the following Draft Schedules dated April 2022:

- Draft Schedule 1 – City Structure;
- Draft Schedule 2 – City-wide Growth Management; and
- Draft Schedule 5 – Designations.

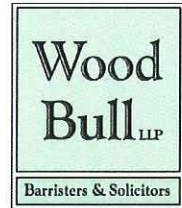
Our client hereby requests that all proposed official plan mapping and policy be amended to reflect the Property's current designations and permissions in the Brampton Official Plan and the recently adopted Peel Region Official Plan, as set out in more detail below.

By operation of local site-specific Official Plan Amendment 2006-133 (By-law 142-2017) ("OPA 133"), the current Brampton Official Plan designates the Property *Communities* in Schedule 1 – City Concept and *Residential* in Schedule A – General Land Use Designations. OPA 133 also introduces a special

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land use policy that permits the redevelopment of the Property for a mixed-use apartment building that includes residential and retail uses amongst other policies. OPA 133 was the result of the City's municipal comprehensive review that was completed in 2017, through which the Property was converted from employment uses to a mix of uses including residential. OPA 133 was approved by the Ontario Municipal Board in 2019.

The applicable secondary plan - the Bramalea Mobility Hub Secondary Plan (Official Plan Amendment 2006-173 by By-law 229-2019) (the "Bramalea Mobility Hub Secondary Plan") – also acknowledges that residential and retail uses are permitted on the Property by operation of OPA 133. The modifications to the Bramalea Mobility Hub Secondary Plan to acknowledge those permissions were approved by the Ontario Land Tribunal in July 2021.

Finally, we note that the Property is located within the KIT-2 Bramalea GO *Major Transit Station Area* in the newly adopted Peel Region Official Plan, which was adopted by Regional Council on 28 April 2022. The Regional Official Plan contemplates the integration of employment and nonemployment uses in major transit station area and does not designate the Property as an *Employment Area*.

As such, designating the Property *Employment* in the new Brampton Official Plan would be contrary to both existing local planning policy and emerging regional planning policy.

Based on the foregoing, we respectfully request that the Property be designated in such a manner that is consistent with OPA 133.

On behalf of our client, we would be happy to discuss this matter with staff further if that would assist.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, appearing to read "Jshapira", is written over the typed name.

Johanna R. Shapira

JRS/tf

c. Client