



**VIA EMAIL**

June 1, 2022

Mayor and Members of Council  
City of Brampton  
2 Wellington Street W  
Brampton, ON  
L6Y 4R2

Attention: Mr. Peter Fay, City Clerk

Dear Sirs/Mesdames:

**Re: City of Brampton Official Plan Review  
Preliminary Comments on Behalf of Loblaws Companies Limited  
Brampton, ON  
Our File: LPL/BRM/22-02**

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We are the planning consultants for Loblaws Companies Limited ("Loblaws") for the Brampton Official Plan Review. Loblaws owns a number of properties throughout Brampton, including the following (referred to as the "Loblaw Lands"):

- 85 Steeles Avenue West;
- Vacant lands to the south of 85 Steeles Avenue West;
- 70 Clementine Drive; and
- 35 Worthington Avenue.

At this time, with the exception of the vacant lands south of 85 Steeles Avenue West, Loblaws does not have specific redevelopment intentions for the above sites, and seeks to maintain existing operations as well as opportunities for minor infill and expansion.

On behalf of Loblaws, we have been monitoring the Brampton Official Plan Review process and have reviewed the April 2022 Draft Brampton Official Plan and Draft Schedules in the context of the Choice Lands. Based upon our review of the Draft Official Plan, on behalf of Loblaws Companies Limited we have preliminary comments as outlined below and will continue to review the Draft Official Plan in more detail and may provide further comments as required.

#### **CITY OF BRAMPTON OFFICIAL PLAN REVIEW**

Based on our review of the Draft Official Plan schedules, we note the following:

- According to Schedule 1, City Structure:
  - 85 Steeles Avenue West is shown as Neighbourhoods, Urban Centres, located along a Corridor, City-wide Rapid Transit and Primary Urban Boulevard;

- The vacant lands to the south of 85 Steeles Avenue West are shown as Neighbourhoods and Urban Centres;
- 70 Clementine Drive is shown as Neighbourhoods, on a Corridor, City-wide Rapid Transit and Secondary Urban Boulevard; and
- 35 Worthington Avenue is shown as Neighbourhoods, on a Corridor and City-wide Rapid Transit.
- According to Schedule 2, City Wide Growth Management:
  - 85 Steeles Avenue West is shown as Neighbourhoods, Urban Centres within a Primary Major Transit Station Area and located on a Corridor and Primary Urban Boulevard;
  - The vacant lands to the south of 85 Steeles Avenue West are shown as Neighbourhoods, Urban Centres and are located within a Primary Major Transit Station Area;
  - 70 Clementine Drive is shown as Neighbourhoods, on a Corridor and Secondary Urban Boulevard; and
  - 35 Worthington Avenue is shown as Neighbourhoods on a Corridor.
- According to Schedule 3C, Streets Network:
  - 85 Steeles Avenue West is located on a Major Arterial (Regional) and is located along a Local Road;
  - The vacant lands to the south of 85 Steeles Avenue West are located along a Local Road; and
  - 70 Clementine Drive and 35 Worthington Avenue are located along a Major Arterial (Regional) and a Collector.
- According to Figure 1, Street Classification:
  - 85 Steeles Avenue West is located on a Regional Road and a Local Residential;
  - 70 Clementine Drive and 35 Worthington Avenue are located on a Regional Road and a Neighbourhood Residential; and
  - The vacant lands to the south of 85 Steeles Avenue West are located along a Local Residential.
- According to Schedule 4, Provincial Plans and Policy Areas, the Loblaw lands are identified as Built-up Area;
- According to Schedule 5, Designations:
  - 85 Steeles Avenue West and the vacant lands to the south of 85 Steeles Avenue West are designated Mixed-use Districts; and
  - 70 Clementine Drive and 35 Worthington Avenue are designated Neighbourhoods.

At this time, our preliminary comments for the Draft Official Plan are as follows:

- Policy 2.2.3 states “Overlays, which are shown on Schedule 5, then apply to one or more of the underlying designations. The following provides a summary of each overlay which forms Our Strategy for Building an Urban City: ...”, **however the overlays as referenced (i.e., Urban Centre, Town Centre, etc.) are not shown on Schedule 5 and clarification is requested;**
- Policy 2.2.12 states “Growth and development will contribute to excitement, vibrancy, and a high quality of urban living within Centres by: ... .c Offering a variety of formal and informal gathering spaces through the provision of recreation open spaces, city parks, urban plazas, and community-led services.” **In our**

- submission, flexibility should be added to the policy since recreation open spaces, city parks, urban plazas, and community-led services may not be appropriate or applicable for all uses within Centres;**
- Policy 2.2.18 states “Each Urban Centre and Town Centre will have a Secondary Plan that will: ... .j Assess opportunities for green infrastructure including tree planting, stormwater management, urban agriculture, and green roofs.” **We request clarification that urban agriculture and green roofs will be encouraged and not required;**
  - Policies 2.2.23 states “New automobile-oriented uses and development forms are prohibited in Centres” and Policy 2.2.3.5 states “Along Boulevards, the Zoning By-law will prohibit new automobile-oriented land uses and development forms.” We request clarification as to what is intended by **“automobile-oriented uses”**;
  - Policy 2.2.26 states “The following applies Primary Urban Boulevards shown on Schedule 2: ... .b Single use buildings are permitted on portions of the Primary Urban Boulevard that are not within delineated Centres. Mixed-use buildings will be encouraged.” **In our submission, “New” should be added before “Single Use” in order to clarify that existing single use buildings continue to be permitted. The same comment would be applicable to Policy 2.2.27.d. In addition, clarity should be provided that modestly sized single-use infill buildings should be permitted as interim development prior to long-term redevelopment. We note the introduction to Large-Scale Non-Residential Uses that states “Over time, existing large-scale non-residential uses will evolve to become mixed-use areas along Corridors and within Mixed-Use Districts”, whereby there is a recognition that the short, medium and long-term must be considered;**
  - Policy 2.2.32 states “Development along either side of Primary and Secondary Urban Boulevards will achieve a high level of design excellence ... to: ... .b Define the distinct character of the street and street edge. ... .i Offer a variety of formal and informal gathering spaces through the provision of recreation open spaces, city parks, urban plazas, and community-led services.” **In our submission: for part .b, flexibility should be added to account for site context, grades and operational aspects as it relates to defining the street edge; for part .i, flexibility should be added since the provision of recreation open spaces, city parks, urban plazas, and community-led services may not be appropriate or applicable for retail uses;**
  - Policy 2.2.35 states “Along Boulevards, the Zoning By-law will prohibit new automobile-oriented land uses and development forms.” **We request clarification as to what is intended by “automobile-oriented land uses and development forms” and in our submission, modestly sized infill buildings should be permitted as interim development prior to long-term redevelopment;**
  - Policy 2.2.36 for Boulevards states “Where new development includes parking as an accessory use, such parking will be located underground or, if within the principal building, not fronting a public street. Stand alone above-grade parking garages will not be permitted.” **In our submission, flexibility should be added for uses that are not conducive operationally for parking underground or within the principal building and to accommodate modestly sized infill buildings and expansions to existing buildings prior to long-term redevelopment;**

- Policy 2.2.40 for Corridors states that “Corridors are shown as linear overlays on Schedule 2. The Corridors overlay generally applies to any lot with frontage on the Corridor, provided that: ... .d Where a Secondary Plan or Precinct Plan defines a Corridor differently, the boundaries in the Secondary Plan will prevail. .e Where the Corridor overlay applies to a Boulevard, the Boulevard policies will prevail” and Policy 2.2.41 states “All underlying Neighbourhood or Employment designations will be permitted along Corridors.” Policy 2.2.42 states “Where development is proposed within a Mixed-Use District, the permitted uses for the Mixed-Use District will prevail.” **In our submission, the layers of designations, overlays and policies should be simplified in order to ease interpretation of the applicable policies;**
- Policy 2.2.45 states “Within the Corridor overlay, development will: ... .b Ensure that mid-block pedestrian connections are established from the Corridor to nearby streets. .c Where the site is a large lot: .i Establish an enhanced circulation network through the site that prioritizes the needs of pedestrians, cyclists, and transit users. .ii Build phases closest to the Corridor prior to the development of phases located at the rear of the site. .iii Be prohibited from including functions or uses likely to cause nuisance due to noise, odour, dust, fumes, vibration, radiation, glare, or high levels of truck traffic.” **In our submission, flexibility should be provided in the policy by adding “, where appropriate” after “development will” in order to account for site context and operational aspects;**
- Policy 2.2.50 states “Within Mixed-Use Districts as shown on Schedule 5, the following range of uses may be permitted: .b Mixed-Use Buildings, with retail and service uses at grade, with residential and non-service office uses directed to the rear of buildings and to upper floors.” **In our submission, for .b “generally” should be added before “directed to” in order to provide flexibility to accommodate site context and operational needs;**
- Policy 2.2.68 states “Where development is being considered at the intersection of two streets of different typologies, development will be oriented toward the higher-order street. Access may be provided from the lower-order street.” **We request clarification that access may be provided by both the higher-order and lower-order streets;**
- Policy 2.2.102 states “Secondary Plans will identify appropriate locations for large-scale non-residential uses.” **In our submission, “new” should be added before “large-scale non-residential uses” in order to clarify that existing uses are permitted”;**
- Policy 2.2.103 states “Where a new large-scale non-residential use is proposed within the Neighbourhood designation, the following criteria will apply: ... .a The use is suitable to be located in the Neighbourhood designation and does not otherwise belong within a Mixed-Use District or Mixed-Use Employment designation or along a Corridor. New large-scale residential uses will not be permitted within Centres and Primary Urban Boulevards.” **We request clarification as to what is intended by “suitable” and “does not otherwise belong”, as well as to whether large retail stores such as food stores within mixed-use developments would be interpreted as “large-scale non-residential” uses;**
- Policy 2.3.46 states “To achieve design excellence in the city’s built-form and public realm, and to encourage successful implementation, the City will: ... .g

Utilize the Sustainable New Communities Program to ensure planning and development applications for new development to achieve a minimum level of sustainability performance.” **In our submission, “Where appropriate,” should be added before “Utilize the” since the utilization of the Sustainable New Communities Program may not be applicable under all circumstances, such as for minor expansions or additions to existing buildings;**

- Policy 2.3.135 states “New programs and initiatives will be developed to *encourage* [emphasis added] the application of green infrastructure in new development and existing communities, especially in strategic growth areas, including but not limited to green, blue and/or cool roofs ...” and Policies 2.3.139 and 2.3.140 include similar language as to encouraging green, blue, or cool roofs, while Policy 2.3.136 states “The City will develop a Green Roof By-law that will provide guidance and *regulate the implementation* [emphasis added] of green roofs, or of alternative roof surfaces that achieve similar levels of performance to green roofs”. **We request clarification as to the encouragement of green, blue and/or cool roofs under Policies 2.3.135, 2.3.139 and 2.3.140 (which is preferred for flexibility) versus the future requirement for a green roof, or of alternative roof surfaces under Policy 2.3.136;**
- Policy 2.3.180 states “The City will, prior to the approval of any site-specific development proposal, require the approval of a functional servicing report and a stormwater management plan ...” **In our submission, “Where appropriate” should be added before “The City will,” since requiring such studies may not be applicable under all circumstances, such as for minor expansions to existing buildings;**
- Policy 2.3.397 states “Minimum parking requirements may be reduced or eliminated, and maximum parking limits and shared parking requirements may be established by the Zoning By-law, in Centres, Boulevards, and Corridors and other areas determined by Council.” **In our submission, the determination of any maximum parking limits should include consideration as to operational requirements for uses, including commercial uses;**
- Policy 2.3.402 states “Surface parking lots, where permitted, should be designed to meet all of the following: .a Minimize the number and width of vehicle entrances that interrupt pedestrian movement by consolidating accesses with adjacent developments/properties and providing internal access easements with adjacent properties. ... .g Support the installation of solar canopies over surface parking lots.” **In our submission, “where appropriate” should be added after “should be designed” in order to provide flexibility for where the consolidation of accesses is not possible due to grades or operational reasons and where the installation of solar canopies is not anticipated due to operational needs;**
- **As a general comment, in our submission, all defined terms under the Glossary should be italicized for ease of review; and**
- **We request clarification as to the applicability of Section 22(2.1) of the *Planning Act*, that states that no person or public body shall request an amendment to a new official plan before the second anniversary of the first day any part of the plan comes into effect, which is the same for Secondary Plans under 22(2.2.1).**

**We would welcome the opportunity to meet with Staff to discuss our comments further.**

In addition, please kindly ensure that the undersigned is notified of any further meetings with respect to this matter as well as notice of the adoption of the Official Plan.

Should you have any questions, or require further information, please do not hesitate to call.

Sincerely,

**ZELINKA PRIAMO LTD.**



Harry Froussios, MCIP, RPP  
Senior Associate

cc. Loblaws Companies Limited (Via Email)