



Principals

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June 3, 2022

GWD File: 18.2532.00

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

Attention: Members of City of Brampton Council

-AND-

**Jason Schmidt-Shoukri, Commissioner, Planning, Building &
Economic Development**

**Subject: City of Brampton Official Plan Conformity Review
Public Input – Draft New City of Brampton Official Plan
Soneil Markham Inc. O/A Soneil Hurontario
2 County Court Boulevard, City of Brampton**

Gagnon Walker Domes Ltd. ("GWD") is agent to Soneil Markham Inc. O/A Soneil Hurontario ("Soneil"); the registered owner of the property municipally known as 2 County Court Boulevard in the City of Brampton ("subject site"). The subject site measures approximately 2.17 hectares (5.35 acres) with street frontages of approximately 221.40 metres along Hurontario Street, 99.30 metres along County Court Boulevard and 178.55 metres along Turtlecreek Boulevard.

The subject site is currently developed as a multi-tenant retail commercial and office development consisting of a single-storey, 2,085 m² (22,446 ft²) retail commercial building and 4-storey, 6,372 m² (68,593 ft²) office building. The existing buildings are set well back from the streets and are surrounded by an expansive surface parking lot. The subject site, as developed in its current form, is underutilized.



The intersection of Hurontario Street and County Court Boulevard features a cluster of residential, commercial and institutional uses.

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EXISTING LAND USE DESIGNATIONS OVERVIEW

2006 City of Brampton Official Plan

The current, 2006 City of Brampton Official Plan ("BOP") designates/identifies the subject site as follows:

- 'Employment Area' (Schedule 1 - City Concept);
- 'Office' (Schedule A - General Land Use Designations).

The 'Office' designation generally permits the following land uses:

- Major Office, Business, Professional or Administrative Offices;
- Hotels/Motels, Convention Centres;
- Convenience Retail, Food and Beverage Establishments,
- Business Support Activities; and
- Limited Residential uses.

2017 Hurontario-Main Corridor Secondary Plan

The subject site is also located within the 2017 Hurontario-Main Corridor Secondary Plan Area, which designates/identifies the subject site as follows on Schedule 55(A) - Land Use:

- 'Mixed Use Two (MU2)' Land Use Designation;
- 'Mobility Hub Gateway' / 'Major Transit Station Area'.

Permitted uses within the Mixed Use designations of the Secondary Plan include:

- Major Office/Office;
- Commercial, Institutional, Cultural and Entertainment uses; and
- Medium and High Density Residential.

SONEIL DEVELOPMENT PROPOSAL/ FORMAL AMENDMENT APPLICATION

Soneil is currently in the process of finalizing technical plans and reports in support of the redevelopment of the subject site for a mixed use development featuring four (4) towers ranging between 23-45 storeys in height oriented along Hurontario Street and two (2), 5-storey residential mid-rise buildings oriented along Turtlecreek Boulevard. The redevelopment of the subject site will proceed in phases. It is envisaged that once the subject site is fully redeveloped, it will feature approximately 1,642 new residential units along with approximately 7,000 m² (75,350 ft²) of new office space and 2,200 m² (23,680 ft²) of ground floor commercial.

In October 2020, a formal Pre-Application Consultation Meeting was held in connection with the Soneil development proposal (City File No. PRE-2019-0019). Through the Pre-Application Consultation process City staff specifically identified that they were "encouraged to see a proposal for a high-density, mixed-use development at the site".



Pursuant to the City's request, a series of urban design related meetings have been held with the City of Brampton. This has included a review of the Soneil development proposal at the City of Brampton's Urban Design Review Panel in March 2021.

Through the Pre-Application Consultation process, the City of Brampton confirmed that a Secondary Plan Amendment and Zoning By-law Amendment would be required as it specifically pertained to the proposed height and density of the proposal. Through the Pre-Application Consultation process, neither City of Brampton Staff nor Region Staff identified the need for an Employment Area Conversion Request, site-specific amendment to the Parent BOP, nor an amendment to the Secondary Plan related to the proposed land use composition.

Based on the above, Soneil has retained an experienced, well qualified consulting team to prepare the various plans and reports identified by the City and Region to support a formal Amendment Secondary Plan and Zoning By-law Application.

The formal Amendment Application will be submitted to the City of Brampton in early June 2022.

BRAMPTON OFFICIAL PLAN CONFORMITY REVIEW/ NEW "BRAMPTON PLAN"

The purpose of the City of Brampton Official Plan conformity review exercise is to achieve Official Plan conformity with the new Region of Peel Official Plan ("ROP") that was recently adopted by Regional Council on April 28, 2022 (pending approval by the Ministry of Municipal Affairs and Housing) and Provincial Plans.

Recently, on April 26, 2022, the City of Brampton released the draft new City of Brampton Official Plan ("Brampton Plan") for public review and comment. It is understood that the new Brampton Plan is targeted for final adoption by the City Council on July 6, 2022.

The City has requested that public comments and concerns on the draft Brampton Plan be provided by June 3, 2022.

In consideration of the extent of the draft City of Brampton policy updates and the impacts that the new proposed policy framework may have on residents, businesses, employees and various landholders, the short 71 day review period provided to the general public is insufficient and does not represent meaningful and appropriate public consultation. Given that the *Planning Act* does not require that the City of Brampton proceed to final consideration of the draft Brampton Plan in such a truncated fashion, it is only appropriate that stakeholders be provided with additional time to review the draft policy framework and work with City Staff to discuss their questions or concerns in effort to have them addressed, where deemed appropriate, prior to final City of Brampton Council consideration. We do not believe the review, comment and consultation period that has been provided is sufficient.

- **Proposed Process Modification:** City Council defer its consideration of a final Recommendation Report on July 6, 2022 to Q3/Q4 2022 to provide additional time and opportunity for stakeholders with an identified interest to discuss identified policy concerns with City/Regional Staff and have revised draft policy issued, where appropriate, prior to final Council consideration of the Brampton Plan.



DRAFT NEW “BRAMPTON PLAN” LAND USE DESIGNATION OVERVIEW

The following are some of the key designations and overlays of the draft Brampton Plan that are proposed to apply to the subject site:

- Schedule 1 - City Structure:
 - ‘Urban Centres’;
 - ‘Employment’;
 - ‘Corridors’ / ‘Primary Urban Boulevard’ (Hurontario Street);
- Schedule 2 - City-Wide Growth Management:
 - ‘Primary Major Transit Station Areas’;
- Schedule 4 - Provincial Plans & Policy Areas:
 - ‘Provincially Significant Employment Zones’;
- Schedule 5 – Designations:
 - ‘Mixed-Use Districts’;
 - ‘Employment’.

SONEIL CONCERNS WITH DRAFT NEW “BRAMPTON PLAN”

Based on our preliminary review of the draft Brampton Plan, the following are Soneil’s comments and concerns:

A. General Concerns

- Residential Land Use Permissions/Employment Area Conversion:
 - Through our review of the draft Brampton Plan it is our understanding that residential land uses continue to be permitted on the subject site pursuant to the draft Brampton Plan. On this basis, and consistent with Pre-Application Consultation previously conducted with the Region and the City prior to the release of the draft Brampton Plan, written confirmation is requested to re-affirm our understanding that a formal Employment Area Conversion is not required to accommodate residential land uses on the subject site, as proposed through the Soneil Development Proposal and future associated Amendment Application.

We note that the draft Brampton Plan acknowledges through draft Policy 1.1.7.b) that “*Land uses and designations approved prior to the implementation of Brampton Plan, as well as uses legally in existence prior to the implementation of this Plan, will be permitted to be established and continue without an amendment to the Brampton Plan.*”

Additional and/or revised comments may be provided depending on the municipal response to this potential concern.

- **Proposed Schedule Modification:** Subject to the comments above and below, Schedule 1-City Structure, Schedule 2-City-Wide Growth Management and



Schedule 5- Designations should be modified to remove the subject site from the City's Employment Area and Employment Designation to allow mixed use development featuring significant office, retail commercial and residential uses.

- Applicability of Brampton Plan:

- Policy 3.1.91 states, *"Planning and development applications filed after the adoption of Brampton Plan by Council and prior to the approval of this Plan by the Region will be encouraged to work with the City to consider the implications of the policies of Brampton Plan as they relate to the proposed application."*

- **Required Policy Clarification:** Please provide clarification of this policy including an explanation of how the City intends on addressing development applications that have been submitted to the City in advance of City Council approval of the new draft Brampton Plan and/or in advance of Region of Peel approval. The City should consider a transition clause(s) for those in-process development applications submitted prior to the final enactment of the Brampton Plan.

B. Provincially Significant Employment Zone

- Schedule 4 – Provincially Significant Employment Area Drafting Error:

- Schedule 4 - Provincial Plans & Policy Areas identifies the subject site as being located within a 'Provincially Significant Employment Zone' ("PSEZ").

Pursuant to the Growth Plan, PSEZ are: *"Areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs."*

Draft Brampton Plan Policy 2.2.52 directs that within PSEZ, residential uses will not be permitted.

The subject site has not been identified by the Minister of Municipal Affairs and Housing as a PSEZ, as required by the Growth Plan. Further, the recently adopted Region of Peel Official Plan does not identify the subject site as being located within a PSEZ (see Figure 12 of the 2022 Region of Peel Official Plan).

Lastly, pursuant to draft Brampton Plan Policy 2.2.132, there are only three (3) defined PSEZ within that are to be identified on Schedule 4; being: (i) Pearson Airport Hub (Airport)-Zone 14, (ii) Pearson Airport Hub (Highway 50 Corridor)-Zone 15, and (iii) 401 407 (Meadowvale)-Zone 18. The subject site is not located in the abovementioned PSEZ contemplated in the draft Brampton Plan.

During the Public Information Centre held by the City of Brampton on May 19, 2022, GWD made submissions on behalf of Soneil requesting clarification on why the subject site has been identified on draft Schedule 4 as a PSEZ, and further, requested that the PSEZ overlay be removed from the subject site. In response,



City of Brampton Planning Staff identified this concern as a drafting error during the preparation of the Brampton Plan that Schedule 4 would be revised to remove the subject site as a PSEZ. At this time this drafting error has not been rectified and the PSEZ overlay continues to be shown on the subject site.

- **Proposed Schedule Modification:** Schedule 4 be modified to delete the identification of the subject site as being a PZEZ to be consistent with Provincial and Regional directions.

C. City Structure

Part 2.1 of the Brampton Plan outlines the proposed City Structure which consists of the City-Wide Growth Management Framework and Mobility Framework. The City-Wide Growth Management Framework, as identified on Schedule 2, is comprised of 'Centres', 'Boulevards', 'Corridors', 'Neighbourhoods', 'Employment Areas', and the 'Natural Heritage System'.

- **Neighbourhoods:**

- Policy 2.1.2.d reads, "*Neighbourhoods reflect new and existing lower-scale residential, commercial and institutional areas of Brampton...*".

Policy 2.1.6 reads, "*Neighbourhoods will be planned at a lower-scale than Centres, Boulevards and Corridors, and will accommodate the lowest density and building heights while providing a full range and mix of housing options.*"

Policy 2.1.21 reads, "*Intensification in Brampton will be accommodated, subject to the policies of this Plan by...Promoting gentle intensification in Neighbourhoods...*"

- The above noted policies are contrary to the Brampton Plan's intended Growth Management Framework. More specifically, the City's various Major Transit Station Areas ("MTSAs") are delineated in the new Brampton Plan, within which the underlying Growth Management Hierarchy is substantially comprised of the City's Neighbourhoods. As a result, many of the Centres and MTSAs, where the tallest buildings in the City are to be directed, are also identified as being within the City's Neighbourhoods where "lower-scale" uses are to be reflected.
- **Proposed Schedule Modification:** Schedules 1 and 2 be modified to remove Neighbourhoods from the delineated limits of the Urban Centres and MTSAs to remove this built form conflict within the City Structure and City-wide Growth Management Framework, and to clearly distinguish these areas based on their position as high intensity growth areas within the City Structure.

- **Employment Areas:**

- Policy 2.1.9 identifies that Employment Areas will accommodate a diverse mix of employment uses. Employment Areas within MTSAs may permit other non-employment uses subject to further planning studies. Policy 2.1.33.b) identifies that where Employment Areas are within a MTSA the integration of specific portions of



Employment Areas within non-employment uses shall be permitted subject to municipal study.

It is our opinion that in the case of the subject site the necessary study to permit residential uses has already been completed through the approval of the 2020 Hurontario-Main Corridor Secondary Plan.

- **Proposed Policy Modification:** Policy 2.1.9 and Policy 2.1.33.b) should be modified to specifically identify residential uses in the mention of permitted non-employment uses.

D. Secondary Plan, Precinct Plan, MTSA Plan and Area Plan:

- Policy 2.1.33.c) identifies that *“Where a City-initiated study of a Major Transit Station Area has not been initiated or approved by way of an amendment to Brampton Plan, the City may require the coordination of development applications between applicants, by way of a Secondary Plan and/or Precinct Plan at the cost of the applicant. The Secondary Plan and/or Precinct Plan will be subject to the applicable policies of the overlapping Centre or Boulevard, or other similar approaches to ensure an orderly, coordinated, and phased approach to the provision of Civic Infrastructure prior to or coincident with development.”*

Policy 2.1.49 reads, *“Where a Secondary Plan does not yet identify the location of Precincts, Precinct Plans will be required with the submission of any Draft Plan of Subdivision and/or significant Zoning By-law Amendment application within Centres, Boulevards, and with frontage onto Corridors to the satisfaction of the City and Region of Peel before approval of the application, in accordance with the policies of Part 2.2 and Chapter 3.”*

Policy 2.3.37 directs that Tall Plus buildings (buildings over 25 storeys) will only be permitted where they are identified in a City-initiated Secondary Plan and/or Precinct Plan.

Policies 3.1.52 through 3.1.58 deal with the requirement and context of Precinct Plans as part of submitted Draft Plan of Subdivision, Official Plan Amendment and/or Zoning By-law Amendment.

Policies 3.1.59 through 3.1.65 deal with the requirement and context of Area Plans as part of complete applications.

Policy 3.1.66 deals with the requirement and context of a Primary Major Transit Station Study.

- Secondary Plans, Block Plans and/or MTSA Plans, where required by the City of Brampton, should not be at the cost of development proponents. The scope of these exercises within the urban Built-up Area, which may involve many landowners, should be borne by the City of Brampton unless these pre-existing plans are being amended on a site specific basis through individual Amendment Applications.



Draft Brampton Plan Policy 2.2.53 directs that existing Secondary Plans or MTSA Plan studies will provide more specific direction for each distinct Mixed-Use District. In the case of the subject site, it is our opinion that the existing Hurontario-Main Corridor Secondary Plan, which through policy already considers the subject site as being located within a Mobility Hub/centre and MTSA, provides sufficient land use policy direction to advance a mixed use development on the subject site without the need for additional Secondary Plan, Precinct Plan, MTSA Plan and Area Plan approvals.

The majority of the lands located within the City's Primary and Planned MTSAs, Centres and the Urban Growth Centre do not currently have Precinct Plans.

Further, it is our opinion that the proposed multi-faceted approval process for the redevelopment of sites within the City's Strategic Growth Areas, which may include upwards of four (4) additional studies/plans to be approved through a public consultation process, is excessive and unnecessary and will severely delay the facilitation of residential uses in the midst of an identified Housing Crisis as well as postpone the delivery of new jobs.

- **Proposed Policy Modification:** Policy 2.1.33.c) be modified to delete reference to the cost of new Secondary Plans and Precinct Plans being borne by the applicant.
- **Proposed Policy Modification:** Chapter 4 be modified to include a new Site and Area Specific Policy to exempt the subject site from additional Secondary Plan review and the approval of a Precinct Plan, MTSA Plan and Area Plan. Alternatively, Policies 2.1.33.c), 2.1.49, 2.2.126, 3.1.52, 3.1.54, 3.1.57, 3.1.63, 3.1.64, be deleted or amended as set out in Appendix 1 of this letter.
- **Proposed Policy Modification:** Policy 2.3.37 be deleted.
- **Proposed Policy Modification:** Policy 3.1.57 be modified to include private development proposals as part of the list of appropriate projects that may proceed to Zoning By-law Amendment and Site Plan Approval without an approved Precinct Plan.

E. Land Use Designations

The subject site is proposed to be re-designated to both 'Employment' and 'Mixed-Use Districts' on Schedule 5 of the draft Brampton Plan. Both land use designations appear to apply to the entire subject site.

- **Mixed-Use District Designation:**
 - Lands designated Mixed-Use Districts are associated with those lands identified as Primary MTSA's on Schedule 2 of the BOP. The Mixed-Use Districts designation is intended to accommodate a concentrated diversity of functions, a higher density of development, a greater degree of mixed-uses, and a higher level of transit connectivity than those areas outside Mixed-Use Districts.



Policies 2.2.49 and 2.2.50 direct that a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses shall be permitted in Mixed-Use Districts.

- Policy 2.2.51 directs that the full range of uses will only be permitted in conformity with the policies of this Mixed-Use Districts section of the draft Brampton Plan, as well as the applicable Secondary Plan.

In this regard, the subject site is designated Mixed Use Two (“MU2”) in the applicable Secondary Plan, which permits medium and high density residential and office uses up to 20 storeys in height.

- Table 4 identifies the built form typologies permitted within the Mixed-Use District designation. More specifically, according to draft Table 4 lands designated Mixed-Use Districts are restricted to “Low-rise” buildings no higher than 3 storeys, unless a MTSA Study is conducted which identifies the permission for up to Tall Buildings (buildings no higher than 25 storeys).

The built form restrictions of Table 4 are inconsistent with the existing built form permissions in the applicable Secondary Plan which permits tall buildings up to 20 storeys in height. The proposed new building height restrictions of draft Table 4 represents a significant reduction to current as-of-right permissions. It is our position that this building height restriction is not consistent with the Provincial Policy Statement and does not conform to the Growth Plan, which generally direct high intensity redevelopment and intensification to MTSA’s along Priority Corridors. Further Table 4 is inconsistent with the Soneil development proposal, which contemplates building heights up to 45 storeys.

The determination of building heights for lands located within the Mixed-Use Districts designation should be determined on a case by case basis through the review of existing Secondary Plan Policy and site specific development applications.

- **Proposed Policy Modification:** Table 4 be modified to permit the full range of building typologies for the Mixed-Use District designation.
- Policy 2.2.117 reads that “Where office uses are located within a Major Transit Station Area and are designated Mixed-Use Districts, the implementing planning framework will seek to retain existing office in support of creating complete, walkable communities centered around transit.”

To facilitate the redevelopment of current office sites for new modern office uses and the redevelopment of underutilized office or mixed use sites, this policy should remove the direction that existing office should be retained.

- **Proposed Policy Modification:** Policy 2.2.117 be modified by deleting the reference to “existing” when referencing the desire to retain office uses.



- Employment / Mixed-Use Employment Designation:

- The Employment designation allows for a wide range of industrial uses where those industrial uses are unlikely to cause negative impacts on adjacent lands (Draft Policy 2.2.2.c) and 2.2.114.a)).

Residential uses immediately abut the subject site to the north and east along Turtlecreek Boulevard. The surrounding context centred around the intersection of County Court Boulevard and Hurontario Street has a strong residential presence. It is our opinion that the proposed Employment designation, which permits industrial uses and does not specifically permit residential or new office uses, is out of step with the existing Secondary Plan, many of the draft policies of the Brampton Plan and may cause compatibility issues with surrounding residential uses. In this context the 'Employment' designation should be removed from the subject site and the policies of the Mixed-Use District designation should prevail.

Removal of the Employment designation from the subject site would allow mixed use development featuring significant office, retail commercial and residential uses to be developed and to remove the potential for incompatible industrial land uses being developed as permitted within the proposed Employment Designation.

Further the dual, overlapping designation of the lands results in unclear policy direction in regards to the applicability of residential land use permissions on the subject site.

- **Proposed Schedule Modification:** Schedule 5 – Designations, should be modified to delete the Employment land use designation on the subject. The Mixed-Use District land use designation should remain as proposed.
- We note our understanding that the 'Mixed-Use Employment' designation of the draft Brampton Plan (which is separate to the Mixed-Use Districts designation) permits a broad range of non-residential uses as well as limited opportunities for residential uses within MTSA's subject to the adjacent context and applicable policy for the MTSA area (Page 2-80). More specifically Policy 2.2.126 of the draft Brampton Plan directs that lands designated Mixed-Use Employment and located within an MTSA may permit compatible residential uses.

Subject to consultation with the City of Brampton and/or Region of Peel, Soneil reserves the right to make additional comments regarding the draft schedules and policies of the Brampton Plan as they relate to the Mixed-Use Employment designation.

F. Built Form

- Tall Buildings:
 - Policy 2.3.48 directs that the "Review for all Design Priority Areas and Tall Building developments by the Urban Design Review Panel is required for compliance with the Brampton Plan and City-Wide Urban Design Guidelines..."



The City's Urban Design Review Panel are neither the approval authority, elected municipal officials or City employees. The role of the Urban Design Review Panel, and its members, is to provide design opinion and guidance to municipal Staff in review of development applications. Compliance of a tall building proposal with the Brampton Plan and/or City-wide Urban Design Guidelines is not to be determined by the City's Urban Design Review Panel, but rather is the role and responsibility of City Staff and ultimately City Council.

- **Proposed Policy Modification:** Delete Policy 2.3.48.

G. Housing

• Housing:

- Policies 2.3.257 and 3.1.85 direct that development applications will be required to submit a Housing Assessment Report/Housing Analysis, to be approved prior to approval of any Secondary Plan, and any Secondary Plan amendment, Precinct Plan or Phasing Plan.

A Housing Assessment Report was not requested by the City or Region in the Pre-Application Consultation checklist provided by the City of Brampton. The submission of a Housing Assessment Report shall not apply to the Soneil Amendment Application that is being finalized and scheduled to be submitted to the City of Brampton in early June 2022.

Notwithstanding, it is recommended that these policies provide flexibility to exempt development proposals from the requirement of a Housing Assessment Report/Housing Analysis, where deemed appropriate, in the consideration of the location, scale and type of application being filed and where sufficient information is available to inform its purpose.

- **Proposed Policy Modification:** Replace the word “will” with “may” in reference to the preparation of a Housing Assessment Report/Housing analysis to provide flexibility to only require it to be provided when necessary and appropriate.
- Policy 3.1.77 directs that new developments with a minimum of ten residential units may be required to satisfy the inclusionary zoning policies of the Brampton Plan.

This policy is not sufficiently clear to identify that it will only apply to those developments of ten residential units or more where stipulated through a future inclusionary zoning amendment and By-law. Clarification should be provided in the policy. Additionally, the threshold for the applicability of this inclusionary zoning policy of ten residential units is inappropriately low and should be increased to a minimum of at least 50 residential units to reflect the limitations and financial challenges that small infill developments with less than 50 residential units are faced with.

- **Proposed Policy Modification:** Policy 3.1.77 be modified to increase the threshold for the applicability of inclusionary zoning to a minimum of 50



residential units and clarify that the policy is only applicable to new developments required to provide inclusionary zoning pursuant to the Planning Act.

FINAL COMMENTS AND RECOMMENDATION

We request that City Staff meet with Soneil Hurontario Inc. upon its earliest opportunity to discuss Soneil's concerns as outlined herein, including but not limited to: confirmation that an Employment Area Conversion is not required to implement the Soneil development proposal and that the proposed PSEZ designation shall be removed from the subject site.

As noted above, we believe additional consultation is required and that a final Recommendation Report should not be prepared or considered by City Council on July 6, 2022 in order for City Staff to properly consider and further discuss Soneil's concerns.

Soneil reserves the right to provide additional/revised comments based on the City of Brampton and/or Region of Peel response to the concerns identified herein and any further reports/studies or draft Official Plan Amendments produced in connection with the draft Brampton Plan.

By way of this correspondence, we also respectfully request to be notified in writing of any and all future informal Open House and Statutory Public Meetings, as well as the tabling of Information and/or Recommendation Reports to Planning Committee/Council related to the draft Brampton Plan/ Official Plan Review exercise; including all Notices of Decision.

Yours truly,

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner

Richard Domes, B.A., C.P.T
Principal Planner

cc: Soneil Markham Inc. O/A Soneil Hurontario
J. Baker, Region of Peel
A. Smith, Region of Peel
A. Parsons, City of Brampton
A. McNeill, City of Brampton



APPENDIX A

Policy/Schedule	Proposed Policy/Schedule Modification
Schedule 1-City Structure 'Employment'	Remove subject site from 'Employment'
Schedule 2-City-Wide Growth Management 'Employment'	Remove subject site from 'Employment'
Schedule 4 - Provincial Plans & Policy Areas 'Provincially Significant Employment Zones'	Remove subject site from 'Provincially Significant Employment Zones'
Schedule 5- Designations 'Employment' and 'Mixed-Use Districts'	Remove subject site from 'Employment'.
2.1.9 - Employment Areas will accommodate a diverse mix of employment uses including offices and industries, mixed employment-focused uses along the periphery, and major institutional uses in locations supported by transit infrastructure. Major Transit Station Areas located within Employment Areas may permit other non-employment uses, subject to further planning studies.	2.1.9 - Employment Areas will accommodate a diverse mix of employment uses including offices and industries, mixed employment-focused uses along the periphery, and major institutional uses in locations supported by transit infrastructure. Major Transit Station Areas located within Employment Areas may permit other non-employment uses, <u>including residential</u> , subject to Secondary Plans <u>further planning studies</u> .
2.1.21 - Intensification in Brampton will be accommodated, subject to the policies of this Plan, by: <i>.a Directing intensification and highest densities and heights primarily within Urban Centres, which includes the Downtown Brampton Urban Growth Centre, Town Centres, Boulevards, along Corridors and within Major Transit Station Areas.</i> <i>.b Promoting a variety of built form in Corridors and Boulevards. Development in these areas will respond to the existing and planned built form context in Neighbourhoods, subject to the transition, form and design policies of this Plan.</i> <i>.c Promoting gentle intensification in Neighbourhoods. Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate.</i>	2.1.21 - Intensification in Brampton will be accommodated, subject to the policies of this Plan, by: <i>.a Directing intensification and highest densities and heights primarily within Urban Centres, which includes the Downtown Brampton Urban Growth Centre, Town Centres, Boulevards, along Corridors and within Major Transit Station Areas.</i> <i>.b Promoting a variety of built form in Corridors and Boulevards. Development in these areas will respond to the existing and planned built form context in Neighbourhoods, subject to the transition, form and design policies of this Plan.</i> <i>.c Promoting <u>gentle appropriate</u> intensification in Neighbourhoods <u>located outside of the Urban Growth Centre, Centres, Major Transit Station Areas and Corridors</u>. Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate.</i>
2.1.33 - Each Major Transit Station Area is unique with its own growth potential. The City will study Major Transit Station Areas in accordance with the implementation policies	2.1.33 - Each Major Transit Station Area is unique with its own growth potential. The City will study Major Transit Station Areas in accordance with the implementation policies



<p>of Chapter 3 of this Plan based on local context and conditions to facilitate intensification.</p> <p>.a Where a Major Transit Station Area is also within a Centre, the density and height policies governing Centres will prevail.</p> <p>.b Where Employment Areas are within or overlap with a Major Transit Station Area, the City will initiate a study, in accordance with the Region of Peel Official Plan and Part 2.2 of Brampton Plan, to support the integration of specific portions Employment Areas with non-employment uses to develop vibrant, mixed-use areas, and innovation hubs.</p> <p>.c Where a City-initiated study of a Major Transit Station Area has not been initiated or approved by way of an amendment to Brampton Plan, the City may require the coordination of development applications between applicants, by way of a Secondary Plan and/or Precinct Plan at the cost of the applicant. The Secondary Plan and/or Precinct Plan will be subject to the applicable policies of the overlapping Centre or Boulevard, or other similar approaches to ensure an orderly, coordinated, and phased approach to the provision of Civic Infrastructure prior to or coincident with development.</p>	<p>of Chapter 3 of this Plan based on local context and conditions to facilitate intensification.</p> <p>.a Where a Major Transit Station Area is also within a Centre, the density and height policies governing Centres will prevail.</p> <p>.b Where Employment Areas are within or overlap with a Major Transit Station Area, the City will initiate a study, in accordance with the Region of Peel Official Plan and Part 2.2 of Brampton Plan, to support the integration of specific portions Employment Areas with non-employment uses <u>including residential</u>, to develop vibrant, mixed-use areas, and innovation hubs.</p> <p>.c Where a City-initiated study of a Major Transit Station Area has not been initiated or approved by way of an amendment to Brampton Plan, the City may require <u>encourages</u> the coordination of development applications between applicants, by way of a Secondary Plan and/or Precinct Plan at the cost of the applicant. The Secondary Plan and/or Precinct Plan will be subject to the applicable policies of the overlapping Centre or Boulevard, or other similar approaches to ensure an orderly, coordinated, and phased approach to the provision of Civic Infrastructure prior to or coincident with development.</p>
<p>2.1.49 - Where a Secondary Plan does not yet identify the location of Precincts, Precinct Plans will be required with the submission of any Draft Plan of Subdivision and/or significant Zoning By-law Amendment application within Centres, Boulevards, and with frontage onto Corridors to the satisfaction of the City and Region of Peel before approval of the application, in accordance with the policies of Part 2.2 and Chapter 3.</p>	<p>2.1.49—Where a Secondary Plan does not yet identify the location of Precincts, Precinct Plans will be required with the submission of any Draft Plan of Subdivision and/or significant Zoning By-law Amendment application within Centres, Boulevards, and with frontage onto Corridors to the satisfaction of the City and Region of Peel before approval of the application, in accordance with the policies of Part 2.2 and Chapter 3.</p>
<p>Table 4 Designation: Mixed Use District</p> <ul style="list-style-type: none"> • Building Typology: Low-Rise • Additional Permissions: Major Transit Station Studies may identify appropriate locations for Low-Rise Plus, Mid-Rise and Tall buildings 	<p>Table 4 Designation: Mixed Use District</p> <ul style="list-style-type: none"> • Building Typology: Low-Rise, <u>Low-Rise Plus, Mid-Rise, Tall buildings, and Tall Plus buildings.</u> • Additional Permissions: Major Transit Station Studies may identify appropriate locations for



<p>Overlay: Primary Urban Boulevard</p> <ul style="list-style-type: none"> • Building Typology: Low-Rise Plus, Mid-Rise • Additional Permissions: Tall buildings may be permitted subject to a Precinct Plan and other applicable policies in this Plan, and where located in within an MTSA 	<p>Low-Rise Plus, Mid-Rise and Tall buildings</p> <p>Overlay: Primary Urban Boulevard</p> <ul style="list-style-type: none"> • Building Typology: Low-Rise Plus, Mid-Rise <u>Tall buildings, and Tall Plus buildings.</u> • Additional Permissions: Tall buildings may be permitted subject to a Precinct Plan and other applicable policies in this Plan, and where located in within an MTSA
<p>2.2.30 - New development within Primary and Secondary Urban Boulevards will have regard for the existing character and built form of adjacent Neighbourhoods and provide transition in accordance with the design policies of this Plan.</p>	<p>2.2.30 - New development within Primary and Secondary Urban Boulevards will have regard for the existing character and built form of adjacent Neighbourhoods, <u>where they are located outside of the Urban Growth Centre, Centres and Major Transit Station Areas,</u> and provide transition in accordance with the design policies of this Plan.</p>
<p>2.2.117 - Existing clusters of office are designated Employment in this Plan, reflecting City, Regional and Provincial objectives to retain these areas as places of business while developing and intensifying job growth, especially when these areas are supported by transit. Where office uses are located within a Major Transit Station Area and are designated Mixed-Use Districts, the implementing planning framework will seek to retain existing office in support of creating complete, walkable communities centered around transit.</p>	<p>2.2.117 - Existing clusters of office are designated Employment in this Plan, reflecting City, Regional and Provincial objectives to retain these areas as places of business while developing and intensifying job growth, especially when these areas are supported by transit. Where office uses are located within a Major Transit Station Area and are designated Mixed-Use Districts, the implementing planning framework will seek to retain existing office in support of creating complete, walkable communities centered around transit.</p>
<p>2.2.126 - Within areas of the Mixed-Use Employment designation where a Major Transit Station Area Study has been completed and approved through an amendment to this Plan, in accordance with the policies of Chapter 3 of Brampton Plan, compatible new residential uses that do not conflict with the main employment use may be permitted outside of a subsequent Municipal Comprehensive Review process, and subject to other relevant policies of this Plan.</p>	<p>Soneil reserves the right to make comment on the applicability and policies of the Mixed-Use Employment designation, if any, subject to further consultation with municipal staff.</p>
<p>2.2.127 - Mixed-Use Employment areas can contribute to the creation of 15-minute neighbourhoods when located within a Delineated Major Transit Station Area. City-initiated Major Transit Station Area Studies will identify appropriate locations for retail, residential, commercial, and non-ancillary</p>	



<p>uses within the Mixed-Use Employment designation that are also within a Major Transit Station Area, provided that:</p> <p>.d A minimum 50/50% employment to population ratio is identified and maintained.</p>	
<p>2.3.37 - Tall Buildings Plus will only be permitted where they are identified in a City-initiated Secondary Plan and/or Precinct Plan.</p>	<p>2.3.37 — Tall Buildings Plus will only be permitted where they are identified in a City-initiated Secondary Plan and/or Precinct Plan.</p>
<p>2.3.48 - Review for all Design Priority Areas and Tall Building developments by the Urban Design Review Panel is required for compliance with the Brampton Plan and City-Wide Urban Design Guidelines. Creativity and design excellence will be promoted through programs such as urban design awards.</p>	<p>2.3.48 — Review for all Design Priority Areas and Tall Building developments by the Urban Design Review Panel is required for compliance with the Brampton Plan and City-Wide Urban Design Guidelines. Creativity and design excellence will be promoted through programs such as urban design awards.</p>
<p>2.3.257 - Development applications will be required to submit a Housing Assessment Report, to be approved prior to approval of any Secondary Plan, and any Secondary Plan amendment, Precinct Plan or Phasing Plan, which: ...</p>	<p>2.3.257 - Development applications will may be required to submit a Housing Assessment Report, to be approved prior to approval of any Secondary Plan, and any Secondary Plan amendment, Precinct Plan or Phasing Plan, which: ...</p>
<p>3.1.57 - The City may enact Zoning By-laws and approve Site Plan Applications without a Precinct Plan process for uses that the City deems are in the City and the Region's interest, such as a Provincial facilities, Civic Infrastructure, or transit facilities, provided that such proposals meet all applicable policies and legislation, and provided the proposed development:</p> <p>.a Can be supported by existing servicing infrastructure;</p> <p>.b Protects, preserves, enhances and restores natural heritage features;</p> <p>.c Protects, preserves, enhances and conserves places and/or landscapes of cultural heritage value;</p> <p>.d Protects for the future right-of-way of Centres and Boulevards and any planned Transit Network facilities;</p> <p>.e Meets the intent and purpose of the Urban Design Guidelines; and,</p>	<p>3.1.57 - The City may enact Zoning By-laws and approve Site Plan Applications without a Precinct Plan process for uses that the City deems are in the City and the Region's interest, such as a Provincial facilities, Civic Infrastructure, or transit facilities, <u>and significant private development proposals</u>, provided that such proposals meet all applicable policies and legislation, and provided the proposed development:</p> <p>.a Can be supported by existing servicing infrastructure;</p> <p>.b Protects, preserves, enhances and restores natural heritage features;</p> <p>.c Protects, preserves, enhances and conserves places and/or landscapes of cultural heritage value;</p> <p>.d Protects for the future right-of-way of Centres and Boulevards and any planned Transit Network facilities;</p> <p>.e Meets the intent and purpose of the Urban Design Guidelines; and,</p>



<i>.f Implements the policies and directions of the Secondary Plan.</i>	.f Implements the policies and directions of the Secondary Plan.
3.1.85 - Planning and development applications will be required to submit a Housing Analysis as a complete application requirement for all rezoning, subdivision and site plan applications to demonstrate implementation of the results of a related Housing Assessment Report; unless such a Housing Assessment Report is not established, in which case a Housing Assessment Report will be required to be included within the proposed development application in lieu of a Housing Analysis.	3.1.85 - Planning and development applications will <u>may</u> be required to submit a Housing Analysis as a complete application requirement for all rezoning, subdivision and site plan applications to demonstrate implementation of the results of a related Housing Assessment Report; unless such a Housing Assessment Report is not established, in which case a Housing Assessment Report will be required to be included within the proposed development application in lieu of a Housing Analysis.
Chapter 4 – Site and Area Specific Policies	<p>New Site and Area Specific Policy Area be included, as follows:</p> <p><u>X.1 - Notwithstanding the policies of this Plan, the redevelopment of the lands municipally known in 2022 as 2 County Court Boulevard, for residential and non-residential uses, including office, may be approved through a site specific amendment to the Hurontario-Main Corridor Secondary Plan and Zoning By-law in advance of any additional Secondary Plan review, and Precinct Plan, Major Transit Station Area Plan and Area Plan.</u></p>