



**WESTON  
CONSULTING**

planning + urban design

Planning, Building, and Economic  
Development Department  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario, L6Y 4R2

June 3, 2022  
File 10301

**Attn: Andrew McNeill, Manager, Official Plan and Growth Management**

**RE: Vision 2040 - Draft Brampton Official Plan – Comment Letter  
Northwest Corner of Bovaird Drive West and Creditview Road**

Weston Consulting is the Planner for Bovaird Commercial Centre Ltd., the landowner of the property located at the northwest corner of Bovaird Drive West and Creditview Road (herein referred to as the “subject property”). Appendix 1 provides an airphoto of the subject property. Weston Consulting and the landowner attended a Pre-Application Consultation Meeting with City Staff on January 18, 2022 to discuss the development of the subject property for a mix of commercial and office uses. The City of Brampton is currently in the process of updating their Official Plan and this letter has been prepared to provide comments on the City’s draft Official Plan as it relates to the subject property.

The subject property is located within existing Secondary Plan Area 51 (Mount Pleasant) and is identified as being within a *Primary Major Transit Station Area*. Schedule 13 – Secondary Plan and Precinct Plan Areas, of the draft Official Plan, also shows the subject property as being within a “precinct plan area”, specifically area 51-1. Chapter 3 of the draft Official Plan provides direction related to precinct plans. It is our understanding that a block plan was established for area 51-1 and was approved by the City of Brampton in May of 2011. This block plan established land uses, features and community infrastructure for this area and related Community Urban Design Guidelines were also developed. It is our understanding that this block plan serves as a precinct plan for this area and development applications for the subject property would be able to proceed through the planning process to approval in accordance with this plan. We seek clarification of this understanding.

In addition, policy 3.1.66 of the draft Official Plan states that:

*“Through separate studies, the City will undertake a detailed comprehensive planning study for each designated Primary Major Transit Station Area shown on Map 5. The recommendations for each Primary Major Transit Station Area will be implemented through amendments to the applicable Secondary Plan...”*

We request clarification of this policy as it relates to the subject property and confirmation that a study of this nature, if it were to be undertaken, would not delay or prevent the approval of a site plan application for a proposal that is permitted by the zoning by-law and developed in accordance with the existing secondary plan and block plan.

Schedule 5 – Designations, of the draft Official Plan, designates the subject property as “*Mixed-Use Districts*” which is governed by proposed policy 2.2.50. This policy states that *Mixed-Use Districts* permit

- a *“a broad range of residential, retail, service, office, cultural, institutional, hospitality, recreational and other related uses.*
- 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 upper floors.”*

We request that the development of a multi-unit building that provides for a mix of commercial and office uses exclusively, at grade and on upper floors, not be precluded from development in this land use designation. There needs to be flexibility incorporated into this policy such that retail and service uses are also permitted on upper floors and non-service office uses are also permitted at-grade.

We kindly request that these comments be considered by City Staff and that a response be provided at the earliest convenience. By copy of the City Clerk, we also ask that these comments be provided to Members of the Planning and Development Committee and/or City Council prior to any upcoming meeting regarding the draft Official Plan. Finally, we request to be included on any future correspondence in relation to the draft Official Plan review process.

Should you have any questions, please contact the undersigned at extension 309 or Jacob Lapointe at extension 299.

Yours truly,

**Weston Consulting**

**Per:**



Jenna Thibault, BSc, MPL, MCIP, RPP  
Associate

- c. Peter Fay, City Clerk
- Charlotte Gravlev, Deputy City Clerk
- Bob Bjerke, Director, City Planning & Design
- Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development
- Sandy Minuk, Minuk Construction

Appendix 1 – Airphoto of the Subject Property

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