

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

May 12th, 2023
File 10301

Attn: Michelle Gervais, Policy Planner

**RE: Supplementary Recommendation Report - City Initiated OPA – Major Transit Station Areas
Planning and Development Committee Meeting – Item 7.2
Planning, Bld & Growth Mgt-2023-400**

Weston Consulting is the Planner for Bovaird Commercial Centre Ltd., the legally registered owner of a property located at the northwest corner of Bovaird Drive West and Creditview Road, in the City of Brampton (herein referred to as the 'subject property'). On behalf of the owner, Weston Consulting submitted an application for Site Plan Approval, which was deemed complete on February 22, 2023, to develop the subject property for retail, service commercial and office uses.

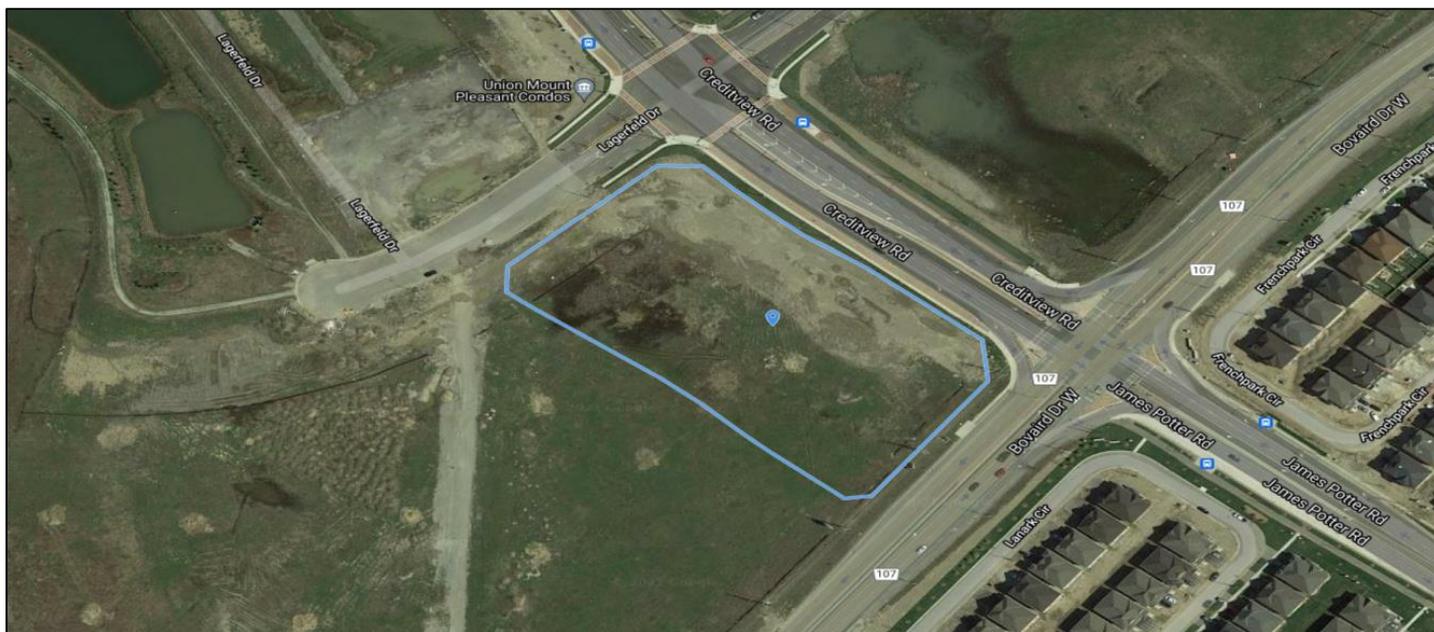


Figure 1: Aerial image of the subject property

We have reviewed the Supplementary Recommendation Report from Planning, Building and Growth Management Staff numbered 2023-400 and the associated proposed Draft Official Plan Amendment (herein referred to as the 'Draft OPA'). We understand that the Draft OPA proposes that interim Official Plan policies relating to several City of Brampton major transit station areas (MTSAs) be added to the City of Brampton Official Plan 2006. Our interest is primarily related to the Mount Pleasant Primary MTSA as the boundary for the MTSA includes the subject property.

We are writing to acknowledge the policies contained within the latest version of the Draft OPA, and indicate our support for policy 3.2.5.5, which has been altered from a previous version of the Draft OPA. The policy has been expanded on to add flexibility in its application by allowing for variation to the building floor space index and building heights within the MTSA, without requiring an amendment to the Official Plan. We support the addition of this flexibility

as we believe it acknowledges that variation in building heights outside of the 3 – 25 storeys range noted in the policy is required in some cases due to the unique nature of certain properties and the type of development proposed. For instance, not all properties within the MTSA will be able to achieve minimum building heights of 3-storeys due to different site-specific constraints that cannot reasonably be anticipated during the preparation of this Draft OPA.

The subject property is currently zoned *C3 – 3525 (Commercial Three, Section 3525)* which permits non-residential uses and stipulates that commercial uses are to be located within a building not exceeding 1-storey in height. The by-law also permits residential uses, with different building height permissions, though no residential uses are proposed on the subject property. There is a restriction on the title of the subject property which limits the range of uses that can be developed on the subject property generally for retail, service and office uses, which is what the Site Plan Approval application proposes.

The in-process Site Plan Approval application proposes to develop the lands for retail, service commercial and office uses, including a food store, contained within two one-storey buildings and one three-storey building, which is generally in keeping with the intent of the Zoning by-law and provides neighbourhood-supporting commercial uses. It is our opinion that the proposed development conforms with the intent and purpose of the Secondary Plan policies and that the proposed building heights are appropriate and will benefit the Mount Pleasant MTSA by providing space for important local uses such as a food store and local retailers, along with office employment space, which supports the creation of a walkable, mixed-use community.

We thank you for the opportunity to provide comments. Should you have any questions regarding our comments, please contact the undersigned at ext. 309 or Jacob Lapointe at extension 299.

Yours truly,
Weston Consulting



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate