

August 24, 2023

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
Planning & Development Committee Item 5.1 – August 28, 2023
City-Initiated OPA – Major Transit Station Areas (City-Wide)
Preliminary Comments on Behalf of Choice Properties REIT
Brampton, ON**
Our File: CHO/BRM/21-02

We are the planning consultants for Choice Properties REIT (“Choice”) for the Brampton Official Plan (“OP”) Review process. Choice owns a number of properties throughout Brampton within the delineations of Major Transit Station Areas (“MTSAs”), including 379 Orenda Road (the “subject lands”).

The subject lands are currently improved by a significant industrial operation home to Weston Foods, which operates an industrial-scale bakery on the site. The facility provides baked food products to an extensive network of retail and wholesale customers across the GTA. More than 200 jobs are generated by the existing Weston Foods operation.

At this time, Choice does not have specific redevelopment intentions for the subject lands, and seeks to maintain and protect existing operations while allowing for future potential expansions. There is no expectation on the part of either Weston Foods or Choice that this well-established and important industrial employer will vacate the subject lands in the foreseeable future.

On behalf of Choice, we have been monitoring the City’s OP Review process and provided comments dated April 19, 2023 related to the March 8, 2023 Interim MTSA Draft Official Plan Amendment (“OPA”), and submitted comments dated June 3, 2022 related to the first draft release of a new OP.

It is our understanding that the Draft MTSA policies and associated land use schedules are to form part of Brampton’s new OP, which we understand is targeted to be adopted together with the MTSA policies by Council on November 1, 2023.

On behalf of Choice, we have reviewed the Staff Report dated July 31, 2023 and associated appendices, and have outlined our preliminary comments below. We will continue to review the draft policies as more information becomes available, and may provide further comments as needed.

BACKGROUND

Existing Official Plan Context

Under the City of Brampton Official Plan, the subject lands are designated as follows:

- Schedule 1 – City Concept as Employment; and
- Schedule A – General Land Use Designations as Business Corridor.

Provincial Context

The subject lands are located within a Provincially Significant Employment Zone ("PSEZ"). Choice was made aware in late 2021 that the subject lands, and other properties within the vicinity of the Bramalea GO Station, are the subject of a proposed Minister Zoning Order ("MZO").

As per the City's Bramalea GO MTSA Workshop held on April 13, 2023, our understanding is that the boundaries of the proposed MZO have been refined and that subject lands are no longer in scope. However, we note that nearby properties remain in the scope of the MZO, and will continue to monitor and provide comment as opportunities arise. We are not aware of a decision by the Minister on the proposed MZO as of the date of this letter. We understand that a decision regarding the proposed MZO would take precedent over the proposed MTSA policy.

We note that the "Bramalea GO Station Development Activity" schedule included in Attachment 3 of Item 5.1 identifies several parcels as being subject to the proposed MZO that we understand to be out-of-scope, including the subject lands.

PRELIMINARY COMMENTS ON DRAFT MTSA POLICIES

At this time, our preliminary comments for the proposed MTSA policies and draft land use schedules are as follows:

- We note that the subject lands are proposed to be designated "Office Mixed-Use" on Schedule 13m – Bramalea GO Major Transit Station Area. "Table 2: Minimum Floor Space Index (FSI)" specifies that individual lands within the Office Mixed-Use designation shall meet a minimum FSI of 2.5 for Office Mixed-Use lands;
- For the Office Mixed-Use Policies beginning on 4-2, our comments are as follows:

- Draft Policy a) states, *"The ratio of MOE jobs to be provided in Table 1 shall not include population serving jobs (employment that primarily serves a resident population), such as retail, education, health care, local government and work-at home employment"* and Table 1 indicates a Minimum Office Gross Floor Area (2021 to 2051) for Bramalea GO of 83,470 sq. m.

The introduction to Table 1 states, *"In order to achieve the City's target for MOE within 4 of its "Primary" MTSAs, a minimum ratio of MOE jobs shall be provided in accordance with Table 1 on all properties designated 'Office Mixed-Use' on Schedules 13 through 13n."* **We request clarification that the minimum Office GFA is intended to be calculated using all the properties designated Office Mixed-Use in the Bramalea GO MTSA, with no minimum attributed to any particular lands.**

- On Schedule 13m, several properties proposed to be designated "Office Mixed-Use" are subject to a proposed MZO, which is pending a decision by the Minister. As we understand an MZO would supersede the Official Plan, **we request clarification that if the proposed MZO lands will not be subject to the proposed Office Mixed-Use policies, whether the target cumulative Minimum Office GFA of 83,470 sq. m for Bramalea GO is expected to be provided by the remaining Office-Mixed Use that are outside of the scope of the MZO.**
- For the Transition Policies beginning on 4-8, our comments are as follows:
 - Draft Policy (b) states FSI targets for lands identified on Schedules 13a – 13n are to be provided over the long-term, and that, *"Notwithstanding [Table 2], ... infill buildings, building additions, and/or alterations may be permitted, where it can be demonstrated to not inhibit or preclude the desirable planned future of the MTSA, as set out in this Plan."*

Draft Policy (d) states, “existing industrial uses located on lands that are designated for non-employment uses on Schedules 13a through 13c shall be recognized as permitted uses, but shall not be permitted to expand ...” subject to a series of provided compatibility criteria. **We seek clarification as to whether the existing industrial uses on the subject lands, identified on Schedule 13m, will be recognized as permitted and be afforded infill and expansion opportunities as described in Draft Policy (b).**

- Draft Policy (g) states, “The proposed expansion is minor in scale and size, generally not exceeding an increase of 10% of the total gross floor area.” **We seek clarification if this policy is to apply to all proposed expansions as described in Draft Policy (b), or whether this is a specific criteria to be applied to lands identified on Schedules 13a-13c, as described in Draft Policy (d).**
- The Staff Report acknowledges the Region of Peel Official Plan (“ROP”) Section 5.8.36, which states that, “The introduction of residential uses [within the Bramalea GO and other specified MTSAs] is subject to the completion of a planning study initiated by a local municipality that addresses the following ... (c) land use compatibility in accordance with provincial standards, guidelines, and procedures; (d) how the viability of adjacent Employment Areas will be protected from the impacts of sensitive land uses, including mitigation measures and at the direction of the local municipality, an assessment of various environmental considerations such as impact on local airshed.” **For consistency, we suggest including the criteria for the introduction of sensitive uses from ROP s. 5.8.36 within the City’s Transition Policies for the specified MTSAs.**

We are concerned that the identification of lands as “Mixed Use” or “Neighbourhoods” introduces permissions for sensitive land uses in proximity to existing industrial operations, including those on the Choice Lands. We will continue to monitor the Draft Official Plan Review in this regard.

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

Yours very truly,

ZELINKA PRIAMO LTD.



Rob MacFarlane, MPL, MCIP, RPP
Senior Associate

cc. Choice Properties REIT (via email)