

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

October 20, 2023  
File 10301

**Attn: Henrik Zbogar, Director, Integrated City Planning**  
**Steve Ganesh, Commissioner, Planning, Building & Growth Management**

**RE: Recommendation Report (Planning, Bld & Growth Mgt-2023-876)**  
**Proposed Adoption of City of Brampton Official Plan 2023 (Brampton Plan)**  
**Proposed Adoption of Major Transit Station Areas Policies**

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 and Creditview Road (herein referred to as the “subject property”). On behalf of the owner, Weston Consulting submitted an application for Site Plan Approval for the subject property, which proposes to develop the lands for retail, service commercial and office uses. The application was deemed complete on March 6, 2023, with comments released from the City on May 2. Since receiving the comments, Weston and the rest of the project team have been working with Staff to resolve a number of comments, including a substantial reconfiguration of the proposed buildings and other site elements, prior to resubmitting application materials on October 16. It is our understanding that staff are supportive of the revised design and proposed development in principle.



*Aerial image of the subject property*

We have reviewed the Recommendation Report from Planning, Building and Growth Management Staff numbered 2023-876, along with the associated draft policies and schedules, which the Report recommends that City Council adopt as the City's new 2023 Official Plan - Brampton Plan. Our interest is related to the potential impact of the proposed policies on the subject property.

We previously submitted comments on the proposed MTSA policies on July 27, 2023, which were presented to Council with the Planning, Bld & Growth Mgt-2023-315 report, requesting City Council's endorsement in principle of the proposed MTSA policies. In this previous report, the subject property was proposed to be designated "High-Density Mixed-Use," which according to Appendix 2, land use principle 2, would have included minimum and maximum height requirements of 13 and 25 storeys, respectively.

The revised, draft Official Plan now proposes to designate the subject property as "Mid-Rise Mixed-Use" with a minimum density requirement of 0.5 FSI and no minimum building height requirement. We acknowledge the revised land use designation for the subject property, we are supportive of there being no minimum building height requirement and we are supportive of the proposed minimum density requirement of 0.5 FSI, which the in-process Site Plan Approval application achieves. We also support the Transition Policies in the revised, draft Official Plan which recognize that new development which demonstrates that it does not preclude the desirable planned redevelopment of a Major Transit Station Area (MTSA) may be permitted.

The subject property is currently zoned *C3 – 3525 (Commercial Three, Section 3525)* which permits non-residential uses, restricts commercial buildings to 1-storey and permits mixed-use buildings, which may be higher than one storey. The Mount Pleasant Secondary Plan designates the subject property as "*District Retail*" which permits retail, service, commercial and office uses, as well as residential uses in mixed-use developments. Notwithstanding the permitted uses outlined in the Zoning By-law and Official Plan, there is currently a private restrictive agreement on title to the lands which restricts the lands from being developed for residential purposes, which limits the available range of uses to that of retail, service and office uses, which are the uses proposed for the in-process Site Plan Approval application. The proposed uses conform to the current policy context and zoning provisions and based on our review, generally conform to the revised, draft Official Plan.

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 three one-storey buildings, and one three-storey building, which is generally in keeping with the intent of the Zoning By-law, which is to provide neighbourhood-supporting commercial uses. It is our opinion that the proposed development conforms with the general intent and purpose of both the in-force secondary plan, as well as the proposed policies in the revised, draft Official Plan, as the development will benefit the community by providing space for important local uses such as a food store, local retailers, and office employment space, that will serve the local area. The proposal supports multi-modal access and connectivity with the surrounding area which will improve accessibility to these types of uses by walking, cycling and public transportation, reducing dependence on automobiles for everyday transportation needs for local area residents.

In accordance with the above, it is our opinion that the in-process Site Plan Approval application meets the intent of the revised, draft Official Plan policies as it relates to density, the proposed mix of uses and the overall design which considers the subject property's location within an MTSA. We support the proposed minimum density policies of the revised, draft Official Plan for MTSA's and support there being no minimum building height policies.

It is also our opinion that it is important to recognize that this application was submitted in early 2023 and has reached an advanced stage of the Site Plan Approval process. The continued processing of this application is based on the currently in-force policy regime and we request confirmation that the continued processing of this application, along with any related applications, such as a Minor Variance application, will not be interrupted by any future Official Plan Amendments to supplement the Brampton Plan's MTSA policies, once adopted.

Should you have any questions or concerns regarding our comments, please contact the undersigned at ext. 309 or Jacob Lapointe at extension 299.

Yours truly,  
**Weston Consulting**

*Jenna Thibault*

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Associate

c. Bovaird Commercial Centre Ltd.