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September 26, 2023

Planning and Development
2 Wellington Street West
City Hall, 3rd Floor
Brampton, ON L6Y 4R2

Attention: Planning and Development Committee

**Re: Calloway REIT (Brampton) Inc. – 2959-2989 Bovaird Dr East & 9960-9990 Airport Road
Official Plan Amendment
Application No. OZS-2022-0039**

As you are aware, the decision to approve the application referenced above was deferred at the August 28, 2023 Planning and Development Committee meeting. Below is our intent of the application to allow for further consideration to proceed to the next available meeting.

The site is currently designated “Residential” in the current Official Plan with an exception that states (Section 4.2.1.16):

“Notwithstanding the Residential designation on Schedule “A”, residential uses shall not be permitted on the land located at the southwest corner of Airport Road and Bovaird Drive without an amendment to this Plan”

Further in Section 4.6.15.1.10, the Official Plan restricts sensitive uses, such as nursing homes, day care centres and public and private schools within the Lester B. Pearson International Airport (LBPIA) Operating Area.

Our application was submitted to simply allow for residential and sensitive uses to enable development options for the site. At the time we submitted the application, Smartcentres had interest from our joint venture retirement home operator to locate a new facility within the site. That interest is no longer available, but we have since had interest from a private school and day care centres to be within this active neighbourhood shopping centre.

Potential tenants and operators require assurances that sensitive uses will be permitted prior to entering into an agreement or lease. There is always significant investment, from both the tenant and the landlord, before moving ahead with a development. This proposed amendment would enable that assurance. Further, the City would still be fully involved with site review through zoning bylaw amendment and site plan control applications.

On September 11th, 2023, we met with Councillor Toor, along with Allan Parsons, Director of Planning, to discuss the deferral. At that meeting we explained Smartcentres has no immediate plans to redevelop the site in any way. The application was filed to provide options to potential tenants, as discussed above. Further, existing tenants have rights that may restrict changes to the shopping centre that would not allow for a full scale redevelopment scenario.

We trust that this will provide sufficient information to process our application. Please do not hesitate to contact the undersigned should you have any questions.

Kind Regards,

A handwritten signature in dark ink, appearing to read 'JC', is displayed on a light gray rectangular background.

Joseph J Cimer
Senior Director, Development
SmartCentres REIT