



Zelinka Priamo Ltd.

LAND USE PLANNERS

VIA EMAIL

October 20, 2023

Mayor and Members of Council
City of Brampton
2 Wellington Street W
Brampton, ON
L6Y 4R2

Attention: Mr. Peter Fay, City Clerk

**Re: City of Brampton Official Plan Review – Final Draft Official Plan (Oct 2023)
Planning & Development Committee (Special Meeting) – October 23, 2023
Item 7.1 – Staff Report: Proposed Adoption of the City of Brampton 2023 Official
Plan (Brampton Plan)
Comments on behalf of Choice Properties REIT
Brampton, ON**

Our File: CHO/BRM/21-01

We are the planning consultants for Choice Properties REIT (“Choice”) for the Brampton Official Plan Review. Choice owns a number of properties throughout Brampton, including the following (referred to as the “Choice Lands”):

- 1 Presidents Choice Circle;
- 25 Cottrelle Boulevard;
- 250 First Gulf Boulevard;
- 55 Mountainash Road; and
- 379 Orenda Road.

At this time, Choice does not have specific redevelopment intentions for the above sites, and seeks to maintain existing operations as well as opportunities for minor infill and expansion.

On behalf of Choice, we have been monitoring the Brampton Official Plan Review process in the context of the Choice Lands and provided comments dated June 3, 2022 and October 2, 2023. Specific to 379 Orenda Road, we have submitted multiple letters regarding proposed major transit station area (“MTSA”) draft policy releases, including our latest MTSA submission dated August 24, 2023.

It is our understanding that at the October 23, 2023 Planning and Development Committee Meeting, a Staff Report dated October 23, 2023 will be considered, which recommends that City Council authorize the passing of the By-law to adopt the new 2023 Official Plan – Brampton Plan (the “Final Draft Official Plan”), and that the City Clerk be authorized and directed to make application to the Region of Peel for approval of the new City of Brampton 2023 Official Plan in accordance with *Planning Act* requirements. Based upon our review, the Staff Report included responses to our October 2, 2023 comments under “Attachment 2” in the Comment Matrix.

Based on an initial review of the Comment Matrix, while we acknowledge some of our comments have been addressed by Staff, Choice continues to have concerns with the policies of the Final Draft Official Plan.

In response to our request to clarify whether the existing industrial use on 379 Orenda Road will be recognised as a permitted use and be afforded opportunities for infill and expansion, Staff noted: *“the MTSA policies have been updated to recognize the continuation of uses that are currently permitted by the Zoning By-law.”* While we acknowledge that from an Official Plan policy perspective, the continuation of existing uses is recognized, we continue to seek clarity that the forthcoming Zoning By-law Review for MTSA lands will also include a provision to recognise lawfully existing uses as permitted uses, so as not to render the existing industrial use as legal non-complying. As previously stated, there is no expectation on the part of either Weston Foods or Choice that this well-established and important industrial employer will vacate the lands in the foreseeable future.

We thank you for the opportunity to provide comment on this process, and look forward to continuing to work with City of Brampton and Region of Peel Staff to address our remaining concerns prior to final approval of the Brampton Official Plan.

Please kindly ensure that the undersigned is notified of any further meetings with respect to this matter, including notice of adoption of the Official Plan and future updates regarding the ongoing MTSA implementation project.

Should you have any questions, or require further information, please do not hesitate to call.

Sincerely,

ZELINKA PRIAMO LTD.



Azar Davis, BURPI, CPT
Planner

cc. Choice Properties REIT (via email)