



October 20, 2023

City Clerks Office
City of Brampton
2 Wellington Street West
Brampton, ON, L6Y 4R2

Attn: Mr. Peter Fay, City Clerk

Re: Comments in Response to Item #7.2 - Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan) - October 23, 2023

Further to our letter's dated January 26, 2023, and September 29, 2023, we continue to have concerns with the draft policy language for the Mississauga Road Corridor (Bram West) Special Policy Area. This Special Policy Area applies to our Streetsville Glen Golf Course lands located at 1876 Hallstone Road. We have met with staff on several occasions to discuss our concerns at length, however, our comments and concerns have not been addressed.

We have been prudent in our planning for the eventual redevelopment of our golf course to support future employment opportunities, while leveraging the locational attributes of our property and proximity to Highway 401, Highway 407, and major goods movement corridors. The Mississauga Road Corridor Special Policy Area intentionally limits the scope of employment uses that would otherwise be permitted by the 'Employment' designation.

The Mississauga Road Corridor Special Policy Area does not permit prestige industrial uses, general manufacturing, any form of warehousing, food processing or packaging. Our golf course lands have a total developable area of approximately 16.5 hectares (40+ acres) and can accommodate prestigious employment uses capable of creating a significant number of jobs within the City of Brampton and furthering economic development. We are not confident that we will be able to develop our lands if we continue to be subject to restrictive land use permissions that only permit office development, advanced manufacturing (assembly, innovation, and technology), hotels, and accessory uses. This is not a favourable outcome for the City of Brampton, Kaneff, or quality, first-class businesses looking for opportunity in Brampton.

For example, according to the Mississauga Road Corridor Special Policy Area, we would not be permitted to accommodate the operational needs of first-class businesses such as Mars Canada, Nestle, Amazon, General Mills, Proctor & Gamble or PepsiCo Canada, due to the restrictive nature of the policy.

We respectfully request that the policy language for the Mississauga Road Corridor Special Policy Area be revised to permit Prestige Industrial Uses and not specifically prohibit any





form of prestige industrial use including warehousing, manufacturing, food processing, or packaging. We request that the policy be amended as follows:

The primary function of the Mississauga Road Corridor Office Centre will be protected and enhanced by:

a) Aligning with the Mixed-Use Employment designation in this Plan ~~and the Office Centre designation in the Bram West Secondary Plan~~, the following uses are permitted and may be refined through the Bram West Secondary Plan review process, without an amendment to this Plan:

- i) Office, research and development facilities, lab space and aerospace;*
- ii) **Prestige industrial uses;** ~~Light and clean advanced manufacturing that emphasizes green infrastructure, assembly, innovation and technology;~~*
- iii) Hotels, and conference/convention centres; and,*
- iv) Limited retail and service commercial uses that provide support to the permitted employment uses.*

f) ~~Warehousing, logistics, food processing, packaging, heavy manufacturing, and outdoor storage are not permitted uses.~~

Since 2015, the City of Brampton has averaged 1,200 sq.m (13,000 sq.ft.) of new office GFA annually. For these reasons, we question the intent and purpose of the Special Policy Area to implement restrictive land use policies focused on supporting major office employment outside of the Urban Growth Centre, Intensification Corridor, and Primary MTSAs. The policies that implement the Special Policy Area, as drafted, will inhibit our ability to attract meaningful employment to support economic development, competitiveness, and investment within the City of Brampton and Region of Peel.

We would respectfully request that the decision to adopt the new Brampton Plan be deferred until we have had an opportunity to resolve this issue with City staff and refine the policy language to support the future development of our lands. We would welcome an opportunity to meet with City staff to discuss this matter further.

Sincerely,

Kevin Freeman, MCIP, RPP

Director of Planning & Development
Kaneff Group

