



# BRAMPTON

## Planning, Building and Growth Management

Date: April 8, 2024

TO: Kealy Dedman, Commissioner, Public Works, Region of Peel

FROM: Steve Ganesh, Commissioner, Planning, Building and Growth Management

Re: Request for Amendment to the Brampton Plan  
0, 1735 & 1750 Steeles Ave W  
Metrus Central Properties Inc.  
Our File: OZS-2023-0014 & OZS-2023-0015

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Dear Ms. Dedman,

Further to our conversation on March 19, 2024, this letter is to formally request that the Region make a modification to the Mississauga Road at Steeles Major Transit Station Area land use schedule (Schedule 13n) to the Council approved Brampton Plan.

As you are aware, Brampton Council endorsed the Metrus Central Properties Inc. application (File Number OZS-2023-0014 and OZS-2023-0015) at the Planning and Development Committee Meeting on January 29, 2024. The Council endorsed plan included changes to the MTSA land use schedule resulting in a reduced area for the 'Office Mixed Use' designation along Steeles Avenue West, while maintaining the designation along Mississauga Road.

City staff feel this change is supportable, given the following:

- The proposal exceeds the minimum 160 persons and jobs per hectare and will achieve 716 persons and jobs per hectare based on the Planning Justification Report submitted in support of the application. This would result in approximately 239 office jobs per hectare and an additional 63 retail jobs per hectare at full build-out.
- There will be additional opportunities to increase employment density through additional height permissions on the 'Office Mixed Use' designated lands. The Zoning By-law will permit heights upwards of 20-storeys, which is much greater than the 6-storey office building currently shown in the Metrus Concept Plan.
- The 'Mixed-Use High-Rise' designation does not preclude office uses from being located on a majority of the Metrus lands and within the podiums of residential buildings. Metrus also includes a flexible office building along Steeles Avenue West, which can accommodate either residential or office uses, and will be protected through the use of a holding provision.

City staff feel there are many opportunities across Brampton to meet employment objectives as new employment lands continue to come online across Brampton's Secondary Plan 47 and Heritage Heights areas, as well as other infill opportunities within Brampton's built-up area. The Metrus proposal strikes an appropriate balance of providing opportunities to add new housing

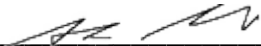
units in the City, while also accommodating for employment through both the proposed offices, and offices within the commercial areas, as the nature of employment continues to evolve.

It is our understanding that the Region intends to approve the Brampton Plan on April 25, 2024. City staff formerly request that this amendment is made prior to Regional approval of the Brampton Plan.

Please refer to the revised Schedule 13n included as a separate attachment to this letter for the modifications proposed.

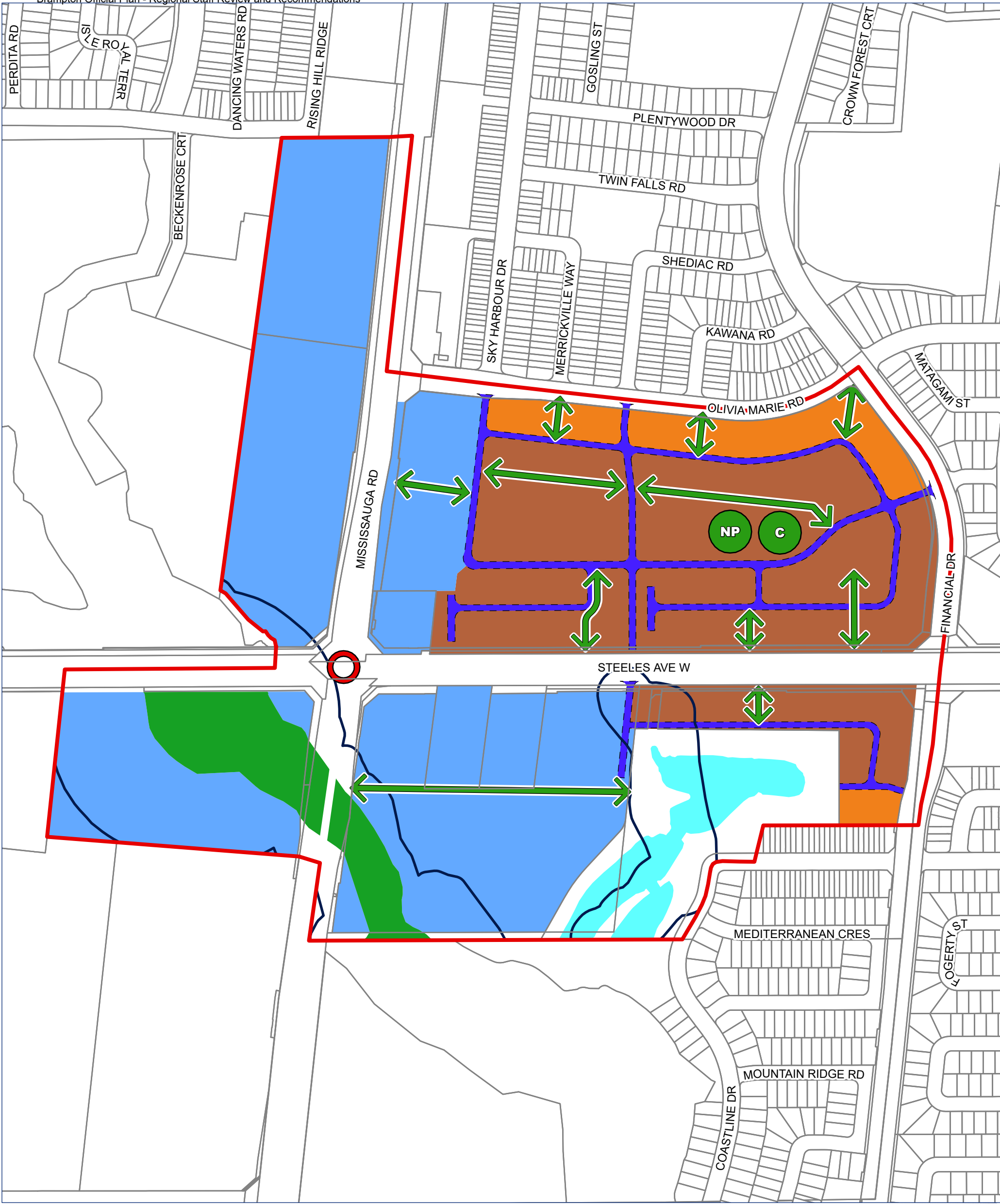
Should there be any questions, please do not hesitate to contact the undersigned.

Sincerely,



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Steve Ganesh  
Commissioner, MCIP, RPP  
Planning, Building and Growth Management



- MIXED-USE (MID-RISE MIXED-USE)
- MIXED-USE (HIGH-RISE MIXED-USE)
- MIXED-USE EMPLOYMENT (OFFICE MIXED-USE)
- NATURAL SYSTEM
- NP PROPOSED NEIGHBOURHOOD PARK
- C POTENTIAL COMMUNITY HUB
- PROPOSED PUBLIC OR PRIVATE STREET NETWORK
- POTENTIAL MID-BLOCK CONNECTION
- STORMWATER MANAGEMENT POND
- CVC REGULATION LIMIT
- MTSA BOUNDARY
- MTSA STATION

0 50 100 200 metres

NOTE: THE LEGAL BASIS FOR DELINEATING CONSERVATION AUTHORITY REGULATED AREAS IS DEFINED IN THE TEXT OF THE RESPECTIVE REGULATIONS ISSUED IN ACCORDANCE WITH SECTION 28 OF THE CONSERVATION AUTHORITIES ACT. THE INFORMATION IDENTIFYING REGULATED AREAS SHOWN ON THIS SCHEDULE, INCLUDING THE LIMITS OF REGULATED FEATURES AND HAZARDS, MAY BE UPDATED AS NEW INFORMATION BECOMES AVAILABLE. REFERENCE SHOULD BE MADE TO THE TEXT AND MAPPING OF THE RELEVANT CONSERVATION AUTHORITY REGULATION. SITE INVESTIGATIONS AND DETAILED STUDIES REQUESTED AT THE TIME OF AN APPLICATION MAY FURTHER REFINE OR DELINEATE THE REGULATED AREA, INCLUDING FLOOD PLAIN SPILL AREAS.

Date: April 2024  
 Planning, Building and Growth Management  
 Brampton Plan  
 This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text and other schedules.