

Note: This table includes public comments received by Peel Region regarding the November 1, 2023 decision of Brampton Council to adopt the City’s new Official Plan (Brampton Plan). Comments made directly to the City of Brampton prior to this date as part of their public consultation are not included in this table, and form part of the Brampton Plan record submission to Peel Region.

Subject	Date of Correspondence	Contact	Address / Location	Comment Summary	Response Summary – April 2024
Peel Decision and Timing	November 5, 2023	Azar Davis, Zelinka Priamo	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future meetings related to the Brampton Plan. Asked about the timeline for Peel’s decision. 	<p>Notification will be forwarded as requested.</p> <p>The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.</p>
Peel Decision	November 15, 2023	Kevin Freeman, Kaneff Group	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	November 16, 2023	Tatjana Trebic, Urban Strategies	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. 	Notification will be forwarded as requested.
Peel Decision	November 16, 2023	Nikhail Dawan, Gagnon Walker Domes Planners on behalf of AvranceCorp Developments	85 Heart Lake Road South, Brampton	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. 	Notification will be forwarded as requested.
Peel Decision	November 16, 2023	Nikhail Dawan, Gagnon Walker Domes Planners on behalf of Centennial Mall Brampton Ltd.	227 Vodden Street East, Brampton	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. 	Notification will be forwarded as requested.
Peel Decision	November 16, 2023	Nikhail Dawan, Gagnon Walker Domes Planners on behalf of Hillside TO Properties Inc.	‘0’ Steeles Avenue West (Part of Lot 14, Registered Plan 347), Brampton	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. 	Notification will be forwarded as requested.
Peel Decision	November 16, 2023	Nikhail Dawan, Gagnon Walker Domes Planners on behalf of Loblaw Properties Limited	85 Steeles Avenue West, Brampton	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. 	Notification will be forwarded as requested.
Peel Decision	November 16, 2023	Nikhail Dawan, Gagnon Walker Domes Planners on behalf of Mr. Zia Mohammad and Ms. Shamyla Hameed	8671 Heritage Road, Brampton	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. 	Notification will be forwarded as requested.

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Peel Decision	November 16, 2023	Nikhail Dawan, Gagnon Walker Domes Planners on behalf of Soneil Markham Inc.	2 County Court Boulevard, Brampton	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. 	Notification will be forwarded as requested.
Peel Decision	November 21, 2023	Jenna Thibault, Weston Consulting	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision and Public Consultation	November 21, 2023	Jonathan Rodger, Zelinka Priamo Ltd.	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. Asked to be added to the Regional Council agenda subscribers list. 	Notification will be forwarded as requested. Added to the Regional Council agenda subscribers list.
Peel Decision	November 21, 2023	Mike Everard, Augusta National Inc. on behalf of 2707193 Ontario Inc. (a.k.a. 'Bank Bros.')	109 East Drive, Brampton	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	November 21, 2023	Natalie Deluca, Turkstra Mazza Associates	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	November 22, 2023	Keith Marshall, Davies Howe LLP on behalf of 16 Lisa Street Ltd.	Not indicated.	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of all future Regional Council meetings related to the Brampton Plan. Asked about Peel staff's anticipated timeline for issuing a decision on the Brampton Plan. 	The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.
OPA 2006-249	November 22, 2023	Tate Kelly, Infrastructure Ontario	Parts 1-18 of 43R39894, and Parts 1-4 43R39893, Brampton	<u>Email to Peel Staff with Attached Notice</u> <ul style="list-style-type: none"> Infrastructure Ontario recently amended the City of Brampton Official Plan Amendment (OPA) 249 for Ministry of Infrastructure-owned properties: Parts 1-18 of 43R39894 and Parts 1-4 43R39893 in Brampton. OPA 246 redesignated a portion of the lands along the north side of Highway 407 and near Tomken Road, as 'Industrial' to permit industrial uses, and 'Open Space' to recognize the existing natural heritage system. IO missed the deadline to submit comments to Brampton during the Official Plan Review, so Brampton staff suggested that Peel may be able to revise the Brampton Plan to reflect OPA 249 through the Regional approval process. Requested revisions: <ul style="list-style-type: none"> Schedule 1 – Structure: Update to match OPA 249; Schedule 2 – Designations: Update to match OPA 249; Schedule 10 – Secondary Plan Areas: Include the sites within the boundaries of 5 – Highway 420 and Steeles; and 	Peel staff has made the requested modifications for the redesignation of Ministry of Infrastructure owned properties along Highway 407 between Highway 410 and Tomken Road. The modifications reflect the August 9, 2023 City Council approved official plan amendment (OPA 249) which was not reflected in the adopted Brampton Plan.

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				<ul style="list-style-type: none"> ○ Schedule 5 – PSEZ should be expanded to include the sites. 	
Mississauga Road Corridor Special Policy Areas	November 23, 2023	Kristina Kaneff, Kaneff Properties Limited	1876 Hallstone Road, Brampton (Streetsville Glen Golf Course)	<p><u>Email and Letter to Peel Staff</u></p> <ul style="list-style-type: none"> • The Mississauga Road Corridor Special Policy Area limits employment uses permitted on the Streetsville Glen Golf Course lands. • Schedule 12 of the Brampton Plan designates a section of the Mississauga Road Corridor as ‘Special Policy Area’ to support major office development and limits the range of employment uses that would otherwise be permitted by the ‘Employment’ designation. • Kaneff is concerned that the implementation of the Special Policy Area on the subject site would limit their ability to attract significant employers. • Kaneff is of the view that designating a Special Policy Area on the subject site would not be in keeping with the RPOP, which states that a diverse range of employment opportunities are to be accommodated and protected near goods movement corridors and within the vicinity of 400-series highways and the Toronto Pearson International Airport. • Requested a policy modification for the Mississauga Road Corridor Special Policy Area to permit Prestige Industrial uses and not expressly prohibit any form of prestige industrial use, including warehousing, manufacturing, food processing, or packaging. • Requested meeting with Chair Iannicca and staff to discuss this revision. • Appended location map for the subject site, policy excerpts from the Brampton Plan, and correspondence to Brampton staff from January 26, 2023 to October 20, 2023. 	<p>Peel met with Kaneff representatives as requested.</p> <p>Peel’s review of the Brampton Plan is to ensure conformity with provincial policies and the Region of Peel Official Plan (RPOP). Land use designations are a local municipality responsibility based on local studies and characteristics, as long as they conform with the RPOP.</p> <p>In a March 28, 2024 letter (Appendix II), Brampton staff requested modifications to policies in the Mississauga Road Corridor Special Policy Area to allow for ancillary warehousing uses in response to stakeholder comments. Subsequently, at the April 22, 2024 Brampton Planning and Development Committee (PDC) meeting, stakeholder correspondence was received and endorsed requesting further policy revisions to the Mississauga Road Corridor Special Policy Area to remove the ancillary warehousing use permission. Peel received an additional letter from Brampton staff on April 24, 2024 (Appendix V), requesting revisions be made to reflect the PDC endorsed modifications. The resulting modifications included in the Brampton Plan are minor wording adjustments, not affecting the intent of the adopted policy.</p>
Peel Decision	December 18, 2023	Erik Retz, WND Associates	Not indicated.	<p><u>Email to Peel Staff</u></p> <ul style="list-style-type: none"> • Requested timing on Brampton Plan consideration by Regional Council. 	The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.
Halton Peel Boundary Area Transportation Study	December 21, 2023	Kailen Goerz, Halton Region	Not indicated.	<p><u>Email and Letter to Peel Staff (letter previously provided to Brampton staff on June 3, 2022)</u></p> <ul style="list-style-type: none"> • Requested Notice of Decision. • The attached comment noted that Halton Region, the Town of Halton Hills, the City of Brampton, Peel Region, and the Town of Caledon entered into a Memorandum of Understanding (MOU) dated April 4, 2012 to ensure protection for cross boundary transportation improvements that were recommended in the Halton Peel Boundary Area Transportation Study (HPBATS). <ul style="list-style-type: none"> ○ This MOU requires all municipal partners to update their respective official plans to provide corridor protection policies to enable timely implementation of the HPBATS improvements. 	Peel staff confirmed the Brampton Plan contains policies for corridor protection areas, including protection of an East-West Connection between Guelph Street and Bovaird Drive. No modification required.

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				<ul style="list-style-type: none"> ○ The Brampton Plan does not contain any explicit transportation and corridor protection policies regarding HPBATS transportation improvements (i.e., protection of an east-west connection between Guelph Street and Bovaird Drive). ○ Requested a revision to the Brampton Plan to incorporate policies in accordance with the HPBATS MOU. 	
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc.	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> • Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of 7927959 Canada Corp.	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> • Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of the Brampton Block Plan 40-5 Landowners Group	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> • Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of Candeco Realty Limited	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> • Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of Claireville Holdings Limited	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> • Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of the Heritage Heights Landowners Group	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> • Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> • Requested Notice of Decision. 	Notification will be forwarded as requested.

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		behalf of Lark Investments Inc.			
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of Manga (Queen) Inc.	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of Starbank Developments 285 Corp.	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	December 21, 2023	Andrew Walker, Gagnon Walker Domes Planners on behalf of Surinder Malhi	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision	January 5, 2024	Linda Esho, MHBC	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision and status update of Peel's approval/review of the Brampton Plan. Requested contact for comment submission. 	Notification will be forwarded as requested. The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.
Peel Decision	January 9, 2024	Josh Jeyamohan, Weston Consulting	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. Requested status update and timing of Peel's decision on the Brampton Plan. Requested deadline for comments submission. 	Notification will be forwarded as requested. There is no formal end to the commenting period under the Planning Act and comments continue to be considered during Peel's review.
Peel Decision and Appeal Rights	January 24, 2024	Anusha Singh, Wood Bull LLP	Not indicated.	<u>Email to Peel Staff</u> <ul style="list-style-type: none"> Requested Notice of Decision. Requested timeline on Peel's decision and appeal period for Brampton Plan. 	The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024. Some aspects of Peel's decision can be appealed within 20 days after the notice of decision is issued; by the local municipality, the Minister, or any person who made an oral submission at the public meeting or written submissions prior to Brampton Council adoption. However, the appeal cannot apply to the entirety of the plan or Regional Council decision. Appeals of the approval are limited to specific matters of the <i>Planning Act</i> . Approval of certain policies are restricted and/or limited in certain circumstances including certain Protected Major Transit Station Areas policies, inclusionary zoning policies, and additional residential unit policies as noted in the Planning Act.
Expedited Review	January 24, 2024	James Stevenson, Holborn Group	Block 140 on Plan 43M-2092, Brampton	<u>Email to Peel Staff with Attached Letter</u> <ul style="list-style-type: none"> Requested an expedited review of the Brampton Plan to avoid non-conformity-related delays for their mixed-use (office/retail and residential) development proposal. The subject site is located within QUE-14 MTSA and is currently designated 'Mixed-Use Employment (Office Mixed-Use)' by Schedule 13K of the Brampton Plan. The required zoning by-law amendment is being submitted on the basis that the new Brampton Plan will be approved in advance of the statutory public meeting anticipated for Q2 of 2024. 	The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.

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Peel Decision Timing	January 31, 2024	Erik Retz, WND Associates	Not indicated.	<p><u>Email to Peel Staff</u></p> <ul style="list-style-type: none"> Requested update on timeline for Peel’s decision. 	The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.
Bramalea GO KIT-2 MTSA – Redesignation of	February 3, 2024	James Todd, Weston Consulting	110 East Drive, Brampton	<p><u>Email and Letter to Peel Staff (previously provided letter to Brampton staff on October 31, 2023)</u></p> <ul style="list-style-type: none"> Requested a meeting with Peel staff. The Brampton Plan (November 2023) identifies the subject site as Employment and being within a Primary MTSA and a Provincially Significant Employment Zone – as a result, residential uses are not permitted. The draft Brampton Plan (June 2022) had designated the subject site ‘Mixed-Use District’ and ‘Employment’ – residential uses were permitted within the ‘Mixed-Use District’ designation. Requested rationale from staff for the removal of the subject site from the ‘Mixed-Use District.’ Requested additional flexibility in the official plan to allow residential uses on the subject site. Appended previous letter provided to Brampton staff on June 3, 2022. 	<p>Peel staff met with Weston Consulting as requested.</p> <p>RPOP Policy 5.6.19.9 directs local municipalities to establish policies addressing land uses and minimum densities for Protected MTSAs, which is a local planning exercise being conducted by Brampton. RPOP policy 5.6.19.10 outlines the comprehensive planning work required by each municipality. The policy framework and process for the Bramalea GO MTSA and subject site are the following:</p> <ul style="list-style-type: none"> The subject site is located within the Bramalea GO Protected MTSA. The Bramalea GO MTSA is designated ‘Employment Area’ in the RPOP. However, the MTSA is subject to RPOP policy 5.8.36, which may permit the introduction of non-employment uses through a municipally led study – a local municipal planning exercise. The adopted Brampton MTSA-level land use designations are informed by the municipally led study and supporting technical and policy work. 110 East Drive is designated ‘Employment (Prestige Industrial)’ in the adopted Brampton Plan, which was informed by Brampton’s technical study addressing RPOP policy 5.8.36. Land use designations only become a matter of Regional interest if staff identify a RPOP conformity concern through its review of the supporting technical studies. <p>Peel’s review of the Brampton Plan is to ensure conformity with provincial policies and the RPOP. The request to redesignate the subject lands would need to be requested by Brampton and informed by the technical work addressing RPOP policy 5.8.36. Requested modifications were not made.</p>
Kennedy QUE-2 MTSA – Redesignation of Mixed-Use Lands	March 4, 2024	Stefan Staicu, MHBC on behalf of Mayer Investments Limited	16 to 26 Kennedy Road North, Brampton	<p><u>Email and Letter to Peel Staff</u></p> <ul style="list-style-type: none"> Requested to re-designate the subject lands from ‘Mixed-Use (Mid-Rise Mixed Use)’ to ‘Mixed-Use (High-Rise Mixed Use)’ in the Brampton Plan. It is the opinion of MHBC that this redesignation would promote the stated objectives of increased housing and employment opportunities within a Primary MTSA and the Urban Growth Centre. Mayer Investments Limited is in the process of submitting official plan amendment (OPA) and rezoning applications to facilitate the development of two high-rise (34 storeys and 26 storeys) mixed-use buildings. The OPA will likely be submitted before the adopted Brampton Plan is approved. 	<p>RPOP Policy 5.6.19.9 directs local municipalities to establish policies addressing land uses and minimum densities for Protected MTSAs, which is a local planning exercise conducted by Brampton. RPOP policy 5.6.19.10 outlines the comprehensive planning work required by each municipality.</p> <p>Peel’s review of the Brampton Plan is to ensure conformity with provincial policies and the RPOP. The request to redesignate the lands would need to be requested by Brampton and informed by its MTSA technical work. Determination of land use designations and heights is a local municipal responsibility and determined based on local studies and characteristics. Land use designations only become a matter of Regional interest if staff identify a RPOP conformity concern through its technical review. Peel staff are satisfied that the City-wide growth forecasts and minimum density targets for the MTSA will be met and would not be unduly impacted by maintaining the current designation on these lands. Any changes to MTSA land use designations would be required to address the RPOP MTSA policy framework through a municipally led study. Requested modifications were not made.</p>
Peel Decision	March 6, 2024	Marc DeNardis, Gagnon Walker Domes	Not indicated.	<p><u>Email to Peel Staff</u></p> <ul style="list-style-type: none"> Requested Notice of Decision. 	Notification will be forwarded as requested.
Peel Decision and Timing	March 6, 2024	Gursewak Singh Saini (resident)	Not indicated.	<p><u>Email to Peel Staff</u></p> <ul style="list-style-type: none"> Requested Notice of Decision and timeline of Peel’s approval/review of the Brampton Plan. 	<p>Notification will be forwarded as requested.</p> <p>The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.</p>
Bramalea GO KIT-2 MTSA	March 14, 2024	Azar Davis, Zelinka Priamo Ltd. on behalf of Choice Properties REIT	1 Presidents Choice Circle; 25 Cottrelle Boulevard; 250 First Gulf Boulevard; 55 Mountainash Road;	<p><u>Email and Letter Peel Staff</u></p> <ul style="list-style-type: none"> Requested a contact at Peel for the Brampton Plan review and decision date at Regional Council. Primarily concerned with the land use policies applicable to 379 Orenda Road. 	<p>The Brampton Plan record submission was deemed complete by Peel on January 19, 2024, commencing the 120-day statutory review period in which Peel will make a decision by May 19, 2024.</p> <p>RPOP policy 5.6.19.9 directs local municipalities to establish policies addressing land uses and minimum densities for Protected MTSAs, which is a local planning exercise being conducted by the City of Brampton. RPOP policy 5.6.19.10</p>

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			and 379 Orenda Road, Brampton	<ul style="list-style-type: none"> Requested that Peel review the MTSA and 'Mixed-Use Employment (Office Mixed-Use)' policies applicable to 379 Orenda Road with other applicable policies to ensure clear interaction, sufficient flexibility for non-employment uses, and effective implementation of the provincial direction for MTSAs. 	<p>outlines the comprehensive planning work required by each municipality. Peel cannot amend local land use planning designations unless there is a RPOP policy conflict.</p> <p>The policy framework and process for the subject site is the following:</p> <ul style="list-style-type: none"> The subject site is located within the Bramalea GO Protected MTSA. The Bramalea GO MTSA is designated 'Employment Area' in the RPOP. However, the MTSA is subject to RPOP Policy 5.8.36, which may permit the introduction of non-employment uses through a municipally led study – a local municipal planning exercise. The adopted Brampton MTSA-level land use designations are informed by the municipally led study and supporting technical and policy work. 379 Orenda Road is designated 'Mixed Use Employment (Office Mixed Use)' informed by Brampton's technical studies addressing RPOP policy 5.8.36. Land use designations only become a matter of Regional interest if staff identify a RPOP conformity concern through its review of the supporting technical studies. <p>Peel's review of the Brampton Plan is to ensure conformity with provincial policies and the RPOP. The request to redesignate the subject site would need to be requested by Brampton and informed by the technical work addressing the applicable RPOP MTSA policy framework. Requested modifications were not made.</p>
Peel Decision and Brampton Plan Comments	March 20, 2024	Andrew Walker, Gagnon Walker Domes on behalf of the Brampton Block Plan 40-5 Landowners Group (Winston Heights Developments Inc., Embleton Heights Developments Inc., 49 Browns Lane Inc., 2778830 Ontario Inc., Mr. Iqbal Gill, Mr. Sher Gill and Mr. Mandeep Grewal., Embleton Homes Inc., and 2352628 Ontario Inc.)	Sub-Area 40-5 of the Bram West Secondary Plan Area 40A, Brampton	<p><u>Email and Letter to Peel Staff</u></p> <ul style="list-style-type: none"> Requested Notice of Decision and to be notified of future meetings related to the Brampton Plan. Confirmed that all previous comments and correspondence regarding the Bram West Secondary Plan review and the Brampton Plan review process have been made in the individual capacity of each developer in the Block 40-5 Landowners Group, as well as on behalf of the group as whole. Reserved the right to provide further comments as necessary prior to Peel's final approval of the new Brampton Plan. <p>Provided the following comments:</p> <ol style="list-style-type: none"> General comments regarding Brampton Plan reference to the RPOP, Natural Heritage System references, and policies that outline performance standards such as materials and colors which are zoning related matters. Clarification of the Brampton Plan City Wide Growth Management Framework Request to amend Table 1 title from "Minimum" to "target". Clarification on how the limit of precinct plans will be determined. Clarification on the application of "Community Hubs" and the use of "future-proof" terminology. Clarification on "adaptation checklist" Requesting flexibility to affordable housing policy language related to affordable housing targets which notes City working with other levels of government will 'work to achieve' the targets. 	<p><u>Comments 1, 3, 4, 5, 6</u></p> <p>Comments were submitted for consideration by Brampton staff during its Brampton Plan review. Comments are deemed local municipal land use planning matters and modifications were not made or requested by Brampton.</p> <p><u>Comment 2</u></p> <p>Peel staff modified the Brampton Plan glossary definition for "City Wide Growth Management Framework" to provide clarity on the framework.</p> <p><u>Comment 7</u></p> <p>Table 4 of the RPOP identifies Peel-wide new housing unit targets on rental, density, and affordability. These targets are based on need as determined through the Peel Housing and Homelessness Plan and the Regional Housing Strategy. The City of Brampton's housing targets are consistent with and respond to Peel-wide housing targets. These targets are collectively achieved through partnership between local municipalities, the Region, other orders of government, private developers and the non-profit sector. The Region and local municipalities continue to advocate to the federal and provincial governments for increased funding and incentives, improved cost-sharing agreements, policies and regulatory frameworks to support innovative and alternative housing options, and sufficient and predictable funding within a flexible framework. This will help municipalities and developers to better meet housing needs of diverse populations and respond to changing market conditions. Investments will support the development of permanent and long-term affordable housing to achieve Peel-wide new housing unit targets and support full implementation of the Regional Housing Strategy and Peel Housing and Homelessness Plan.</p> <p>New development applications are expected to provide a range and mix of housing options, including affordable housing. While it is not expected that every development application meet each target, all applicants are expected to demonstrate contributions towards housing targets.</p>

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Protection for Highway 413 and the Northwest GTA Transmission Corridor	March 27, 2024	Laurie Miller, Heather Watt & Jennifer Le, Ministry of Municipal Affairs and Housing	N/A	<p><u>Email and Letter to Peel Staff</u></p> <ul style="list-style-type: none"> Requested Notice of Decision. Based on Ministry staff’s review of the Brampton Plan, it is understood that Schedule 1A proposes to identify a Secondary Urban Boulevard within Heritage Heights. Ministry staff are concerned that the Secondary Urban Boulevard within Heritage Heights is intended to follow a proposed street, specifically The Grand Boulevard. <ul style="list-style-type: none"> If approved, development permissions would be enabled within the proposed Highway 413 corridor and the Northwest Greater Toronto Area (GTA) Transmission Corridor, which are being planned for and protected by the Ministry of Transportation and the Ministry of Energy, respectively. It is the Ministry’s view that the new Brampton Plan is contrary to in-effect provincial policies in the PPS and Growth Plan respecting corridor protection. Ministry staff requested the following modifications to the Brampton Plan: <ul style="list-style-type: none"> Remove the ‘Secondary Urban Boulevard’ overlay and instead reflect the ‘Planned Corridors’ overlay in Schedule 1A for the Heritage Heights Secondary Plan Area; and Include policies related to the ‘Planned Corridors’ overlay that specifically require the Highway 413 and Northwest GTA Transmission Corridor to be planned for and protected, and to prohibit development in these planned corridors that could impact the use of the corridors for the identified purposes. 	<p>Peel staff have made the requested modifications to ensure protection of Highway 413 and Northwest GTA Transmission Corridors. Modifications were made to Brampton Plan Schedule 1A – City Structure to remove the Secondary Urban Boulevard overlay replacing it with the Planned Corridors overlay along the Highway 413 and Northwest GTA Transmission Corridors in the Heritage Heights Secondary Plan. New policies and revisions related to the “Planned Corridors” overlay were also added to prohibit development that could preclude or negatively affect the intended use and purpose.</p>
Bramalea GO KIT-2 MTSA and Mixed Use Employment (Office Mixed Use) Policies	March 28, 2024	Azar Davis, Zelinka Priamo Ltd. on behalf of Choice Properties REIT	1 Presidents Choice Circle; 25 Cottrelle Boulevard; 250 First Gulf Boulevard; 55 Mountainash Road; and 379 Orenda Road, Brampton	<p><u>Email to Peel Staff</u></p> <ul style="list-style-type: none"> Follow-up to Peel staff response from March 18, 2024, email. Concerned with the adopted language of the ‘Mixed Use Employment (Office Mixed Use)’ policies and how these policies would apply. It is Zelinka Priamo Ltd.’s view that there are contradictions in these policies when read together, which would make their implementation and intent unclear. Provided examples for closer review by Peel staff: <ul style="list-style-type: none"> A primary use within the ‘Mixed Use Employment (Office Mixed Use)’ designation is to be Major Office and a secondary use is to be Major Office Employment. It is unclear how these uses functionally are different from one another. Other secondary/non-employment uses are only to be permitted within a primary office building, which may have the unintended consequence of stalling development within the ‘Mixed-Use Employment (Office Mixed-Use)’ designation. 	<p>RPOP policy 5.6.19.9 directs local municipalities to establish policies addressing land uses and minimum densities for Protected MTSA, which is a local planning exercise being conducted by the City of Brampton. RPOP policy 5.6.19.10 outlines the comprehensive planning work required by each municipality. Peel cannot amend local land use planning designations unless there is a RPOP policy conflict.</p> <p>The policy framework and process for the subject site is the following:</p> <ul style="list-style-type: none"> The subject site is located within the Bramalea GO Protected MTSA. The Bramalea GO MTSA is designated ‘Employment Area’ in the RPOP. However, the MTSA is subject to RPOP policy 5.8.36, which may permit the introduction of non-employment uses through a municipally led study – a local municipal planning exercise. The adopted Brampton MTSA land use designations are informed by the municipally led study and supporting technical and policy work. 379 Orenda Road is designated ‘Mixed Use Employment (Office Mixed Use)’ informed by Brampton’s technical studies addressing RPOP policy 5.8.36. Land use designations only become a matter of Regional interest if staff identify a RPOP conformity concern through its review of the supporting technical studies. <p>Peel’s review of the Brampton Plan is to ensure conformity with provincial policies and the RPOP. The request to redesignate the subject lands would need to be requested by Brampton and informed by the City’s technical work addressing the applicable RPOP MTSA policy framework. Modifications were not made.</p>

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				<ul style="list-style-type: none"> ○ The minimum FSI for ‘Mixed-Use Employment (Office Mixed-Use)’ may not make sense within the Bramalea GO MTSA. ○ The threshold for ensuring an “appropriate amount” of the “primary” (office) use is unclear. • Suggested that Peel investigate introducing more flexibility in the ‘Mixed-Use Employment (Office Mixed-Use)’ land use policies to respond to broader market trends. 	
Bramalea GO KIT-2 MTSA	April 9, 2024	James Todd, Weston Consulting	110 East Drive, Brampton	<p><u>Email and Letter to Peel Staff</u></p> <ul style="list-style-type: none"> • Follow-up to Peel staff response from a February 7, 2024, email. • Request to permit non-employment uses (residential) on the subject lands. • Outlines the rationale for permitting mixed-uses on the subject lands which are designated “Employment” in Schedule 13a of the Brampton Plan for which residential uses are not permitted. • Justification that proposed modification will help meet minimum density target for the Bramalea GO MTSA and provide a transitional built form to surrounding uses. 	<p>RPOP policy 5.6.19.9 directs local municipalities to establish policies addressing land uses and minimum densities for Protected MTSA’s, through a local planning exercise conducted by the City of Brampton. RPOP policy 5.6.19.10 outlines the comprehensive planning work required by each municipality. The policy framework and process for the Bramalea GO MTSA and subject site are the following:</p> <ul style="list-style-type: none"> • The subject site is located within the Bramalea GO Protected MTSA. • The Bramalea GO MTSA is designated ‘Employment Area’ in the RPOP. However, the MTSA is subject to RPOP policy 5.8.36, which may permit the introduction of non-employment uses through a municipally led study – a local municipal planning exercise. • The adopted Brampton MTSA land use designations are informed by the municipally led study and supporting technical and policy work. • 110 East Drive is designated ‘Employment (Prestige Industrial)’ in the adopted Brampton Plan, which was informed by Brampton’s technical study addressing RPOP policy 5.8.36. • Land use designations only become a matter of Regional interest if staff identify a RPOP conformity concern through its review of the supporting technical studies. <p>Peel’s review of the Brampton Plan is to ensure conformity with provincial policies and the RPOP. The request to redesignate the subject lands would need to be requested by Brampton and informed by the City’s technical work addressing RPOP Policy 5.8.36. Requested modifications were not made.</p>
Brampton Plan Comments and Bramalea GO KIT-2 MTSA	April 12, 2024	Andrew Walker, Gagnon Walker Domes on behalf of Ebrahim Investments Inc., Lark Investments Inc., EP 24 Bramalea Inc., and EP 383 Orenda Inc.	24 Bramalea Road; 383 Orenda Road; 10 Victoria Crescent; 376, 379, 387, 390 and 391 Orenda Road; and 26 Victoria Crescent, Brampton	<p><u>Email and Letter to Peel Staff</u></p> <ul style="list-style-type: none"> • Requested Notice of Decision and to be notified of future meetings related to the Brampton Plan. • May provide additional comments prior to Peel’s final approval of the new Brampton Plan. <p>Provided the following comments:</p> <ol style="list-style-type: none"> 1. General comments regarding Brampton Plan reference to the RPOP, Natural Heritage System references, and policies that outline performance standards such as materials and colors which are zoning related matters. 2. Clarification of the Brampton Plan City Wide Growth Management Framework. 3. Request to amend Table 1 title from “Minimum” to “Target.” 4. Clarification on how the limit of precinct plans will be determined. 5. Clarification on the application of “Community Hubs” and the use of “future-proof” terminology. 6. Clarification on “adaptation checklist.” 7. Flexibility to affordable housing policy language related to affordable housing targets which notes City working with other levels of government will “work to achieve” the targets. 	<p><u>Comments 1, 3, 4, 5, 6</u></p> <p>Comments were submitted for consideration by Brampton staff during its Brampton Plan review. Comments are deemed local municipal land use planning matters and modifications were not made or requested by Brampton.</p> <p><u>Comment 2</u></p> <p>Peel staff modified the Brampton Plan glossary definition for “City Wide Growth Management Framework” to provide clarity on the framework.</p> <p><u>Comment 7</u></p> <p>Table 4 of the RPOP identifies Peel-wide new housing unit targets on rental, density and affordability. These targets are based on need as determined through the Peel Housing and Homelessness Plan and the Regional Housing Strategy. The City of Brampton’s housing targets are consistent with and respond to Peel-wide housing targets. These targets are collectively achieved through partnership between local municipalities, the Region, other orders of government, private developers and the non-profit sector. The Region and local municipalities continue to advocate to the federal and provincial governments for increased funding and incentives, improved cost-sharing agreements, policies and regulatory frameworks to support innovative and alternative housing options, and sufficient and predictable funding within a flexible framework. This will help municipalities and developers to better meet housing needs of diverse populations and respond to changing market conditions. Investments will support the development of permanent and long-term affordable housing to achieve Peel-wide new housing unit targets and support full implementation of the Regional Housing Strategy and Peel Housing and Homelessness Plan.</p>

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				<p>8. Requested the re-designation of lands South of Orenda Road from 'Mixed Use Employment (Office Mixed Use)' to 'Mixed Use (High-Rise Mixed-Use)' and the re-designation of lands North of Orenda Road from 'Mixed Use (Mid-Rise Mixed Use)' to 'Mixed Use (High-Rise Mixed Use)'.</p>	<p>New development applications are expected to provide a range and mix of housing options, including affordable housing. While it is not expected that every development application meet each target, all applicants are expected to demonstrate contributions towards housing targets.</p> <p><u>Comment 8</u> RPOP policy 5.6.19.9 directs local municipalities to establish policies addressing land uses and minimum densities for Protected MTSA's, which is a local planning exercise being conducted by the City of Brampton. RPOP policy 5.6.19.10 outlines the comprehensive planning work required by each municipality. The policy framework and process for the Bramalea GO MTSA is the following:</p> <ul style="list-style-type: none"> • The Bramalea GO MTSA is designated 'Employment Area' in the RPOP. However, the MTSA is subject to RPOP policy 5.8.36, which may permit the introduction of non-employment uses through a municipally led study – a local municipal planning exercise. • The adopted Brampton MTSA land use designations are informed by the municipally led study and supporting technical and policy work addressing RPOP policies 5.6.19.10 and 5.8.36. • Land use designations only become a matter of Regional interest if staff identify a RPOP conformity concern through its review of the supporting technical studies. <p>Peel's review of the Brampton Plan is to ensure conformity with provincial policies and the RPOP. The request to redesignate the subject lands would need to be requested by Brampton and informed by the MTSA technical work. Modifications were not made.</p>