



MEMORANDUM

Date: April 24, 2024

To: Tara Buonpensiero, Chief Planner and Director, Planning and Development Services, Region of Peel

From: Steve Ganesh, Commissioner, Planning Building and Growth Management, City of Brampton

RE: Revised Modifications to Council Adopted Brampton Plan, the City of Brampton's new Official Plan

BACKGROUND

On November 1, 2023, City of Brampton Council passed By-law No. 195-2023 to adopt Brampton Plan, the City's new Official Plan and complete the City's Official Plan Review. On January 19th, 2024, the Region of Peel deemed the City's submission of materials regarding the Official Plan Review complete as per the *Planning Act* and Ontario Regulation 543/06.

On March 28, 2024, the City provided a memo to the Region outlining requests for technical modifications to the Council Adopted Brampton Plan, for the Region to consider as part of their conformity review. One modification in that memo included changes to policies in the Mississauga Road Corridor Special Study Area (hereinafter referred to as "Special Study Area") to reflect comments received from stakeholders. Since then, correspondence was received and endorsed at the Planning & Development Committee meeting on April 22, 2024 by Kaneff Group requesting a modification to the Special Study Area to remove "warehousing" as a permitted use.

PROPOSED TECHNICAL MODIFICATIONS

City staff request the Region to consider the modifications outlined in Appendix 1 as part of their review of Brampton Plan, in order to reflect correspondence received and endorsed at Brampton's Planning & Development Committee meeting on April 22, 2024.

Further, staff request the Region to disregard Modification #2 regarding the Mississauga Road Corridor Special Study Area in the memo dated March 28, 2024.

SUBMISSION FOR REGIONAL APPROVAL

The proposed changes to Brampton Plan, adopted through By-law 195-2023 on November 1, 2023, and submitted to the Region of Peel for approval are required to correct inconsistencies and provide clarity.

ATTACHMENTS

Appendix 1: Correspondence – Anna-Maria Kaneff, Kaneff Group

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Jaswal, Gagandeep

From: Jaswal, Gagandeep
Sent: 2024/04/22 7:45 PM
To: Jaswal, Gagandeep
Subject: FW: [EXTERNAL]Miss Rd Special Policy Area - request and follow-up

From: Anna-Maria Kaneff <akaneff@kaneff.com>
Sent: Sunday, April 21, 2024 2:43 PM
To: Ganesh, Steve <Steve.Ganesh@brampton.ca>
Cc: Kristina Kaneff <kkaneff@kaneff.com>; Didi Kaneff <didikaneff@kaneff.com>; Paul Snape <[REDACTED]>; Kevin Freeman <kfreeman@kaneff.com>
Subject: [EXTERNAL]Miss Rd Special Policy Area - request and follow-up

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Steve Ganesh
Commissioner of Planning, Building
and Growth Management Department

Dear Mr. Ganesh,

Further to the meeting with you, Councillor Palleschi and our Kaneff representative, I am sending this email to formally revise our previous request concerning the wording for the Mississauga Road Corridor Special Policy Area. It appears that there have been concerns raised about the term "warehousing" in the policy. To address these concerns, I am asking that the term "warehousing", secondary or otherwise be deleted, and that the policy be worded as follows:

"Mississauga Road Corridor Special Policy Area

According to Schedule 12 of the new Brampton Official Plan, a section of the Mississauga Road Corridor has been designated a Special Policy Area to support major office development and limit the range of employment uses that would otherwise be permitted by the "Employment" designation. The Mississauga Road Corridor Office Centre permits the following uses:

- i) Office, research and development facilities, lab space and aerospace;*
- ii) Prestige industrial with no outside storage, including light and clean advanced manufacturing that emphasizes green infrastructure, assembly, innovation and technology;*
- iii) Hotels, and conference/convention centres;*
- iv) Limited retail and service commercial uses that provide support to the permitted employment uses; and*
- v) Opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained."*

I trust that this revised wording addresses the issue to your satisfaction. I would kindly ask that you forward this revised policy wording to City Council and to the Region of Peel, or to whom and whatever manner you see it appropriate to properly effect this change in the City of Brampton new Official Plan.

Yours very truly,

Anna-Maria

Anna-Maria Kaneff
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