

October 4, 2024  
File 10995-01

Environmental Registry of Ontario  
Provincial Land Use Plans Branch  
13th Flr, 777 Bay St  
Toronto, ON  
M7A 2J3

**Re: 99 Hereford Street, Brampton**  
**ERO Posting 019-9065**

**Consideration of transition of land use planning matters to facilitate the introduction of a new policy statement issued under the Planning Act**

Weston Consulting has been retained as the Planning Consultant to assist Lixi Group, the owners of 99 Hereford Street, with the redevelopment of their lands. Lixi Group is proposing to develop the vacant portion of their property with a mid-rise hotel and conference centre at approximately 14 storeys. This letter has been prepared in response to ERO posting 019-9065 to identify potential land use transition matters with the introduction of the new Provincial Planning Statement which takes effect on October 20, 2024.

The subject property is located on the west side of Mississauga Road and is currently occupied by a 3-storey office building and associated parking lot. The northern portion of the site remains vacant and is defined as the Medtronic surplus lands severed in July, 2022. The overall property has an approximate area of 4.20ha. (10.3 ac) with an approximate frontage of 149.5 m. along Hereford Road.



Figure 1: Arial Image of Subject Property

The subject lands are designated *Employment* in the City's new 2024 Official Plan. Retail and Commercial uses, which include hotels and conference centres, are permitted subject to the following criteria:

- a. *Located on the periphery of the Employment designation:*
- b. *Provide a buffer to sensitive land uses to maintain land use compatibility in accordance with the policies of this Plan and provincial plans and guidelines; and,*
- c. *Are in close proximity to transit services.*

The proposed development meets these criteria as the subject lands are:

- i. located on the edge of the Churchill Business Community along Mississauga Road;
- ii. are buffered from sensitive (residential) uses to the east by the Streetsville Glen Golf Club and Levi Valley and Creek; and,
- iii. in close proximity to transit offering Brampton Transit service via Routes 50- Hereford, 58- Financial, and 60- Mississauga Rd. The lands are also within 15 min. walking distance of the Steeles Ave. ZUM rapid transit corridor.

Further, the Official Plan identifies the lands within the Mississauga Road Corridor (Bram West) Area. This Special Study Area is intended to function as an Office Centre permitting a range of employment uses including hotels and conference/ convention centres. The lands are also zoned *Office Commercial (OC) Special Exception 2803* in Zoning By-law 270-2004. The OC zone permits offices and financial institutions while *Special Exception 2803* adds hotels and conference centres as additional uses.

Based on the above analysis, the proposed use on the subject lands is permitted through local policy and regulation. The purpose of this letter is to ensure that these land use permissions of the Brampton Official Plan and Zoning By-law are allowed continue.

The new Provincial Planning Statement seeks to amend the definition of *Employment Area* from the former Provincial Policy Statement. The new PPS definition is copied below for reference:

*Employment area*: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

This new definition appears to prohibit commercial uses which is further reflected in the policies of Section 2.8.2.3.b). It is our position that transition regulations should be considered to allow the continued permission of commercial uses on the subject lands. The City's new Official Plan, approved by Peel Region in May 2024, provides the City's vision for the Mississauga Road corridor which is to support Major Office Development that is well served by transit. This corridor will also serve as a

gateway to the Major Transit Station Area centred around the Steeles/ Mississauga intersection. It is our opinion that hotels and conference centers are ancillary uses to Employment Areas and are needed support their function given the existing context.

Section 2.8.1.1 provided policy directions for supporting a modern economy including *“providing an appropriate mix and range of employment, institutional, and broader mixes of uses to meet long-term needs”* in addition to *“encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities”*. By permitting the continued permissions of hotels and convention centres, the redevelopment of the subject land will support Provincial direction to offer supportive uses to meet the needs of the current economic base in a transit supportive manner.

It is Lixi Group’s intention to file a site plan control application for the proposed 14 storey hotel in Q4 2024/ Q1 2025 that will conform to the City’s Official Plan and Zoning By-law. It is our expectation that the Province will see merit in the continued permission of these uses. Should you have any questions, please contact the undersigned at extension 266.

Yours Truly,  
**Weston Consulting**  
Per:



Martin Quarcoopome, BES, MCIP, RPP  
Vice President