



April 2, 2024

**City of Brampton**  
**Planning & Development Committee**  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

**Attention: Members of Planning and Development C/O  
Office of the City Clerk**

**RE: Request of Committee:**  
Agenda Items 7.1 & 7.2 Proposed Amendments to Brampton Plan,  
Major Transit Station Area Updates  
137 Steeles Avenue West  
City of Brampton, Region of Peel

Dear Madams and Sirs,

We write on behalf of our client, Avalon Developments Inc. being the Registered Owner of lands municipally addressed as 137 Steeles Avenue West ("*Subject lands*"), regarding the captioned Agenda Items.

Specifically, we write to request:

***Planning & Development Committee endorse a request, to the Region of Peel, to Modify Schedule 13m of the adopted Brampton Plan to re-designate the south portion of the Subject Lands, to a 'Mixed-Use (High-Rise Mixed-Use)' land use including the below requested Policy Modifications***

The above request is being made as part of the proposed Amendments being proposed, by the City, to Major Transit Station Area (*MTSA*) policies forming part of *Brampton Plan*, which is awaiting approval by the Region of Peel.

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### Subject Lands & Transit Oriented, Mixed-Use Development

The Subject Lands are located on the south side of Steeles Avenue West, west of Lancashire Lane, east of Malta Avenue, within Ward 4 and are approximately 1.91 Hectares (*4.71 Acres*) in gross Site Area.

The Subject Lands are proposed for development, in two Phases with Phase 1 being subject Site-Specific Zoning By-law No. 205-2023 permitting a Mixed-Use Development, generally consisting of two Apartment Buildings of 45 and 50 Storeys, together with a seven-storey mixed use podium.

Phase 2 is intended to also be planned as a Mixed-Use, Transit Oriented Development consisting of Apartment Buildings of 45 and 50 storeys including a Mixed-Use Podium, Private Road, portion of a new Public Road and portion of new Public Park.

The implementation of Phase 2 will require an additional Site-Specific Zoning By-law Amendment wherein specific regulations including the arrangement of building heights, Floor Space Index and other site-specific standards will be established.

### HLRT-22 Primary MTSA, Land Use Plan, & Modification Requests

The Subject Lands form part of an ongoing Tertiary Plan process which will ensure coordination of uses and infrastructure within a Primary MTSA being the Gateway Terminal Charolais MTSA (HLRT-22) with a Minimum Density Target of 160 persons and jobs per Hectare.

In accordance with Schedule 13m-Gateway Terminal Land Use Plan, of the adopted *Brampton Plan*, the Subject Lands are designated:

- ‘Mixed-Use (*High-Rise Mixed-Use*)’ being **Phase 1** and...
- ‘Mixed-Use (*Mid-Rise Mixed-Use*)’, ‘Neighbourhood (*Mid-Rise Residential*)’, being **Phase 2** together with a portion of a future ‘Neighbourhood Park’, a ‘Proposed Public or Private Street Network’ and a ‘Potential Mid-Block Connection’.

The Subject Lands function as a ‘catalyst’ to the advancement of mixed-use, transit supportive development within the noted MTSA and Hurontario LRT corridor, which is intended to accommodate higher order transit services.

The Subject Lands are located within immediate Walking Distance from the MTSA Station at the corner of Steeles Avenue West and Hurontario Street/Main Street South.

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The Gateway Terminal Charolais Primary MTSA is a vitally important in ensuring the Hurontario LRT's success, in that, the above noted MTSA Land Use Plan will fulfill the overarching Objective of directing mixed-uses and intensification adjacent to higher order transit.

In reviewing the proposed Policy Modifications per Attachment 5 of the Recommendation Report, our client is supportive of the Modification which permits opportunities for unlimited height for lands 'adjacent' to the transit station or stop, as appropriate, **but 'adjacent' should be replaced with 'within Walking Distance'**.

Further, the Policy Modification pertaining to the appropriate maximum FSI densities is also supportable subject to consideration of revising the proposed Modification **to include *Planning Act* applications such as a Zoning By-law Amendment or implementation of a Tertiary Plan**, not just City-initiated amendments. The Tertiary Plan and Site-Specific Planning Act process would also determine the final alignment of the conceptual road network shown on Schedule 13m below, as the network is presently not reflective of our Client's proposed Plan for Phase 2.

The above Policy Modification requests would ensure the detailed land use analysis including the implementation of mix of land uses, roads alignment, appropriate hierarchy of heights and density can also be implemented through the Tertiary Planning, Zoning and Development Review process, ensuring an efficient land use approvals process.

Without significant and sustained Ridership, the LRT will be underutilized, with continued automobile dependency being the predominant mode of movement for residents and visitors along the Hurontario corridor.

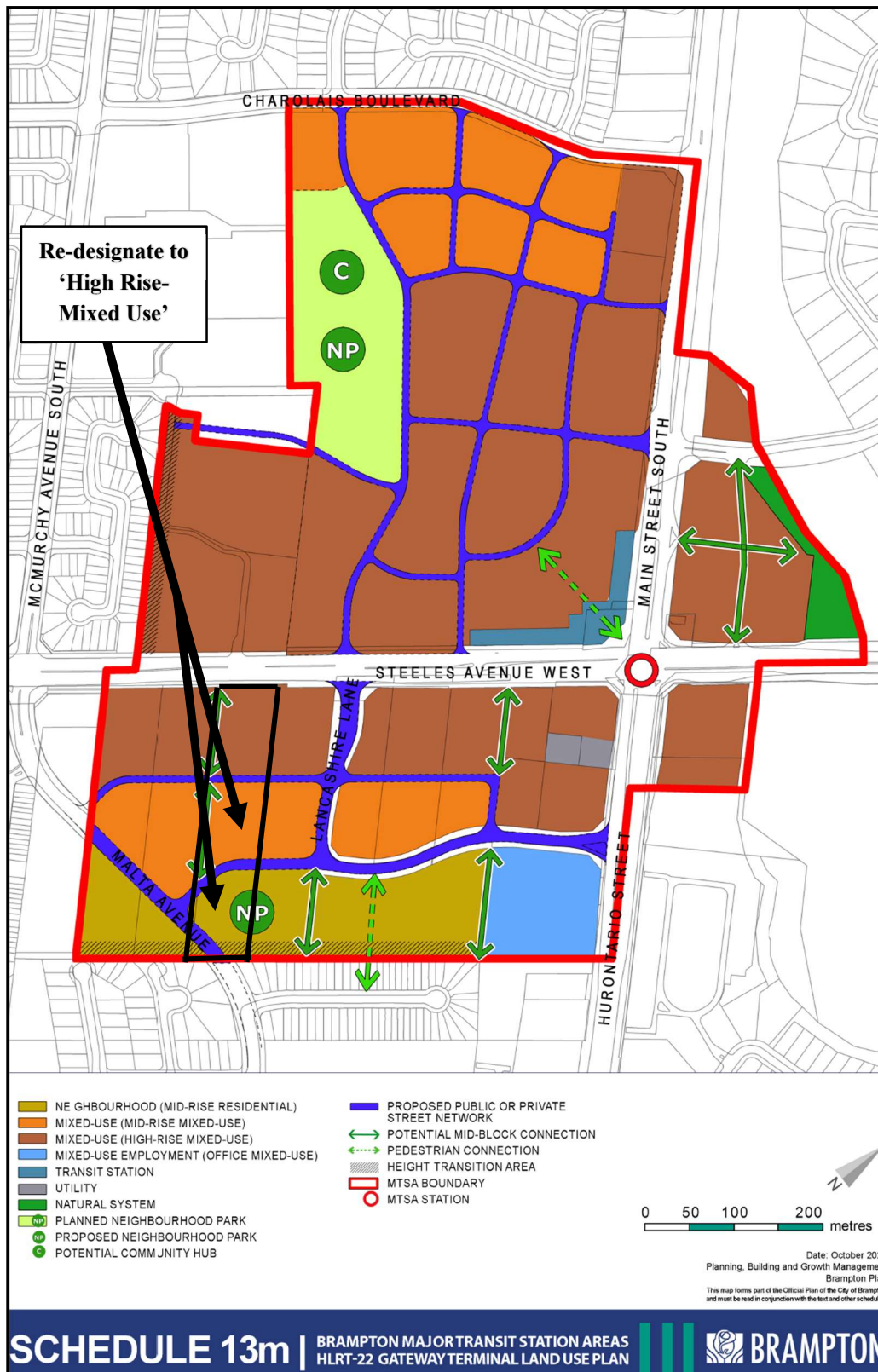
Considering the significant investment undertaken to support delivery of the Hurontario LRT, advancement of a flexible Land Use Plan and Policies, which establishes intensified land use patterns supported by required infrastructure is warranted.

***Accordingly, in addition to the suggested Policy Modifications above, we also request the land use designation pertaining to the Subject Lands be Modified by amending Schedule 13m to a 'Mixed-Use (High-Rise Mixed-Use)' land use designation, while maintaining 'Neighbourhood Park', 'Proposed Public or Private Street Network' and 'Potential Mid-Block Connection' designations.***

Refer to **Figure 1** below to view the MTSA (HLRT-22) Gateway Terminal Land Use Plan denoting the Subject Land and Modification Request:

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**Figure 1: Gateway Terminal Land Use Plan & Modification Request**



Source: City of Brampton, Adopted Brampton Plan Schedule 13m

## **BLACKTHORN DEVELOPMENT CORP.**

Thank you for the opportunity to provide comments on the proposed MTSA Policy Modifications and thank you for considering our Modification Request.

Please notify the undersigned of available meeting dates and times.

Should you have any questions or comments, please do not hesitate to contact the undersigned.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

**BLACKTHORN DEVELOPMENT CORP.**

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.

Principal

Email Copy:

Client

Ms. Michelle Gervais, MCIP, RPP, Policy Planner, City Integrated Planning Division

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

Mr. Henrik Zbogar, MCIP, RPP, Director, Integrated City Planning

Mr. Angelo Ambrico M. Pl, MCIP, RPP, Manager, Development Services