



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

September 9, 2024

GWD File: PN.23.3215.00

The Corporation of the City of Brampton
Planning and Development Committee
2 Wellington Street West
Brampton, Ontario, L6Y 4R2

Attention: Mayor and Members of City of Brampton Planning and Development Committee/City Council

- and -

Genevieve Scharback, City Clerk

**Subject: PUBLIC INPUT – LETTER of CONCERN
85 Steeles Avenue West, City of Brampton – Loblaw Properties Limited
Item 5.1: September 9, 2024 Planning and Development Committee Meeting; Information Report: Primary Major Transit Station Areas – City-Initiated Official Plan Amendments**

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Loblaw Properties Limited ("Loblaw"); the registered owner of the property municipally known as 85 Steeles Avenue West in the City of Brampton ("subject site"). The subject site is located at the southwest quadrant of Hurontario Street/Main Street and Steeles Avenue West and is located within the Gateway Terminal 'Primary' Major Transit Station Area ("MTSA").

We write to express Loblaw's concerns regarding City Staff's Information Report entitled "Information Report: Primary Major Transit Station Areas – City-initiated Official Plan Amendments; Queen Street Corridor Secondary Plan Area 36, Bram West Secondary Plan Area 40, The Gore Secondary Plan Area 41, Mount Pleasant Secondary Plan Area 51, and" [sic], and its various attachments; including the Draft Official Plan Amendment ("OPA") and associated Draft Hurontario LRT Secondary Plan Area 11 ("Hurontario Secondary Plan" or the "Secondary Plan"). The Information Report is scheduled to be considered at the September 9, 2024 City of Brampton Planning and Development Committee Meeting.

BACKGROUND

Loblaw's Engagement in the City of Brampton Official Plan Review Process

Loblaw has been actively engaged in the City of Brampton's Official Plan Review process and associated MTSA Planning Study. This participation has included written

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



correspondence provided to the City of Brampton and Region of Peel, including letters dated June 1, 2022, July 31, 2023, August 28, 2023, October 22, 2023, April 8, 2024, and May 8, 2024.

Loblaw also participated in the Public Open House for the Gateway Terminal MTSA held by City Staff on May 23, 2024, in connection with Phase 2b of the City of Brampton MTSA Planning Study. At the May 23, 2024 Public Open House meeting, GWD expressed a series of questions and concerns to City Staff on behalf of Loblaw in relation to the City's ongoing Precinct Plan, Secondary Plan, and Zoning review.

Loblaw Development Vision

Loblaw currently envisions the redevelopment of the subject site for a mix of residential and commercial uses contained within a range of high-rise buildings located north of Lancashire Lane, and low-rise to mid-rise buildings located south of Lancashire Lane.

Loblaw's OLT Appeal of Brampton Plan

On June 5, 2024, Loblaw appealed Regional Council's approval of the new "Brampton Plan" to the Ontario Land Tribunal ("OLT") in light of the fact that Loblaw's concerns with the Brampton Plan had not been sufficiently addressed prior to its approval by the Region of Peel (OLT-24-000688). Loblaw's concerns with the Brampton Plan include, but are not limited to, Gateway Terminal MTSA Land Use Plan designations and overlays, permitted building typologies, urban design policies, maximum building height and density policies within MTSA's and precinct planning.

LOBLAW'S COMMENTS and CONCERNS

The following provides an overview of Loblaw's preliminary concerns with the Information Report; including the proposed OPA pertaining to the Draft Hurontario Secondary Plan and its Appendices.

- **OPA is Premature** – As a result of the various OLT Appeals to the Brampton Plan, including that filed by Loblaw, the Brampton Plan is not in full force and effect. We understand that the City's Planning Department anticipates tabling a final Recommendation Report to seek City Council endorsement of the proposed OPA and Draft Hurontario Secondary Plan in November 2024.

Loblaw has a fundamental concern about the prematurity of any City Council endorsement or adoption of the OPA and the related planning documents noted above in the absence of the resolution of Loblaw's OLT Appeal to the Brampton Plan.

- **Fails to Recognize Previous Loblaw's Concerns** – The Draft OPA and Secondary Plan policies and Appendices fail to adequately address Loblaw's previous concerns, as identified through the Brampton Plan and MTSA/Precinct Planning Study and related OLT Appeal.



- *Inconsistency with Loblaw's Development Vision* – The Hurontario Secondary Plan, including but not limited to Appendices C1, C2 and C3, being the proposed Gateway Terminal MTSA Height Distribution Map, Density Distribution Map and Potential Demonstration Plan, does not reflect, and is inconsistent with Loblaw's Development Vision.

CLOSING REMARKS

As summarized above, Loblaw has concerns with the proposed OPA and associated Hurontario Secondary Plan. We request that City Staff meet with Loblaw and its core consulting team to discuss the concerns as outlined herein prior to City Staff bringing forward a final Recommendation Report for City Council approval.

We reserve the right to provide additional comments to the City of Brampton in connection with this matter prior City Council's consideration of the final Recommendation Report.

By way of this correspondence we also respectfully request to be notified in writing of all future formal/information public meetings and open houses, as well as the tabling of any future Information and/or Recommendation Report(s) to Planning and Development Committee and/or City Council in connection with this matter; including all Notices of Decision.

Yours truly,

A blue ink signature of Richard Domes, consisting of a large, stylized 'R' and 'D'.

Richard Domes, B.A., C.P.T
Partner, Principal Planner

A blue ink signature of Nikhail Dawan, featuring a stylized 'N' and 'D'.

Nikhail Dawan, B.E.S.
Planning Associate

cc: Loblaw Properties Limited
M. Gagnon, Gagnon Walker Domes Ltd.
E. Costello, Aird & Berlis LLP
S. Ganesh, City of Brampton
M. Kallideen, City of Brampton
H. Zbogor, City of Brampton
M. Gervais, City of Brampton