



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

June 7, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6R 4R2

Attention: Mayor and Members of Planning Committee/Council
Peter Fay, City Clerk
Richard Forward, Commissioner of Planning and Development

Subject: FORMAL PUBLIC INPUT
Official Plan and Zoning By-law Amendment Application
1317675 Ontario Inc.
25 Kings Cross Road, City of Brampton, Ward 7
City File: C04E05.032, GWD File: PN 1106 Public Input

To Whom It May Concern:

Gagnon Walker Domes Ltd. represents Kingscross Plaza Partnership (our 'Client') the registered owner of 17 Kings Cross Road in the City of Brampton. Kingscross Plaza Partnership has requested that we review the Amendment Application filed by 1317675 Ontario Inc. for the redevelopment of 25 Kings Cross Road (the 'Subject Site').

'Original' vs. 'Revised' Amendment Application

On July 26, 2019, 1317675 Ontario Inc. filed an Official Plan and Zoning By-law Amendment Application to facilitate the redevelopment of the Subject Site for one, 9-storey, 144-unit mixed-use residential commercial building. On December 2, 2019, a Statutory Public Meeting was held in connection with what is referred to as the 'Original' Application. At that time, our office filed a formal Public Input Letter summarizing our Client's comments, observations, concerns and recommendations with the Application (see attached).

The Applicant has since 'Revised' the Amendment Application and now contemplates the redevelopment of the Subject Site for five (5), multiunit, multistorey mixed-use residential commercial buildings, ranging in height from 4-to-22-storeys. At full build-out the existing commercial which currently occupies the southern half of the property will be demolished. The following contrasts the 'Original' versus the 'Revised' Amendment Application.

'Original' Application

1 Residential Building – 144 units
(9-storey with ground floor commercial)

'Revised' Application

5 Residential Buildings – 425 Units
• Building A 193 Units
(17-storey with ground floor commercial)

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- Building B 161 Units
(22-storey with ground floor commercial)
- Building C 47 Units (6-storey)
- Building D 12 Units (4-storey)
- Building E 12 Units (4-storey)

Floor Space Index 1.4

Total Parking – 334 Spaces
New Commercial GFA 1,808 sq.m.
(19,464 sq.ft.)

Floor Space Index 3.34
(provided for Building A only)
Total Parking – 511 Spaces
New Commercial GFA 3,968 sq.m.
(42,711 sq.ft.)

Public Input

We have reviewed the May 13, 2021 Planning Department Information Report and on behalf of our Client would like to take this opportunity to register with the City of Brampton our Client's comments, observations, concerns and recommendations with the proposed 'Revised' Amendment Application.

1. We note for the record that the Report on the 'Revised' Application does not include any references to (nor copies of) the public input we or anyone else may have filed with the City of Brampton prior to, at or following the December 2, 2019 Statutory Public Meeting. *We respectfully request copies of all public input received to-date on this Application.*
2. 25 Kings Cross Road is currently zoned 'Recreational Commercial (RC) - 399.' Whereas Appendix 7 to the Information Report lists three (3) of the permitted uses, the following is the comprehensive list of what is permitted on the Subject Site:
 - A recreation facility;
 - A day nursery;
 - A convenience store;
 - A restaurant;
 - A gift, craft and hobby shop;
 - A billiard parlour;
 - A bowling alley; and
 - Purposes accessory to the other permitted purposes.
3. The Information Report does not specify what Official Plan/Secondary Plan and Zoning By-law categories the Applicant is seeking to facilitate the proposed redevelopment. On request, Planning staff provided us with a copy of the proposed draft Official Plan/Secondary Plan and Zoning By-law Amendments (text and schedules). We note that the Applicant is seeking to redesignate the Subject Site from Service Commercial 'SC' to Central Area Mixed Use One 'CMU1'. The proposed draft Zoning By-law indicates that the Applicant is proposing to change the Zoning By-law designation from Recreational Commercial – Special Exception (RC-399) to Central Area Mixed Use One – Special Exception (CMU1-XXX) and Central Area Mixed Use One – Special Exception (CMU1-YYY).
4. The Applicant seeks to replace the list of Zoning By-law permitted uses within the 'Recreational Commercial' category with the uses permitted within the 'CMU1' category, along with a number of additional uses. The following is our interpretation of the universe of 'CMU1' land uses which the Applicant is seeking:



- A retail establishment;
- A service shop;
- A personal service shop;
- A bank, trust company or finance company;
- An office;
- A dry cleaning and laundry distribution;
- A laundromat;
- A parking lot;
- A dining room restaurant, a convenience restaurant, take-out restaurant;
- A printing or copying establishment;
- A community club;
- An art gallery or studio;
- An animal hospital;
- A religious institution;
- A day nursery; and
- Purposes accessory to the other permitted purposes.

In addition to the aforementioned 'CMU1' uses, the Applicant is also seeking approval for the following additional uses:

- An apartment dwelling(s);
 - A townhouse dwelling(s);
 - A recreation facility;
 - A billiard parlour;
 - A bowling alley;
 - A fitness centre;
 - A custom workshop;
 - A private school;
 - A medical office; and
 - A daycare facility and associated outdoor play area.
5. Our Client's original concerns with the proposed scale and magnitude of commercial permissions have not been addressed. In fact, they have been magnified by virtue of the fact that the total amount of proposed commercial space has increased from 1,808 sq.m. (19,464 sq.ft.) to 3,968 sq.m. (42,711 sq.ft.); more than double the amount originally proposed.
6. The Application represents a fundamental change to the intent and purpose of the Zoning By-law. The Subject Site's current Zoning By-law limits the range of permitted uses. A similar approach applies to the Zoning By-law provisions for 27 Kings Cross Road and 17 Kings Cross Road (the Kingscross Plaza Partnership site); see below:

27 Kings Cross Road is zoned 'Institutional 1 (I1) – 346', the following are the **only** permitted uses:

- Institutional:
 - A day nursery; and,
 - Purposes accessory to the other permitted purposes.



- Non-Institutional:
 - Purposes accessory to the other permitted purposes.

17 Kings Cross Road is zoned 'Commercial One (C1) – 599', the following are the **only** permitted uses:

- A retail establishment having no outside storage;
 - A convenience store;
 - A service shop;
 - A personal service shop;
 - A bank, trust company or finance company;
 - An office;
 - A dry cleaning and laundry distribution station;
 - A laundromat;
 - A parking lot;
 - A take-out restaurant not including a take-out restaurant with a drive-through facility, and
 - Purposes accessory to the other permitted purposes.
7. In the context of the limitations included within Zoning By-law provisions, our Client is concerned with the potential undermining of the original intent and purpose of the Zoning By-law within the neighbourhood. The Zoning By-law does not contemplate broad, wide-open commercial land use permissions. To the contrary, the Zoning By-law provisions which apply to 17, 25, and 27 Kings Cross Road are meant to limit land uses, with the express purpose of ensuring that what is permitted on each of the individual properties is complementary.
8. Our Client respectfully requests that if the Municipality is inclined to support the Amendment Application, that the proposed Zoning By-law maintain the intent and purpose of the current in-force Zoning By-law as it relates to commercial land use permissions. More specifically, this would entail the inclusion of explicit language prohibiting the following uses (of which only a medical office is currently being sought by the Applicant):
- A grocery store/supermarket;
 - A medical office;
 - A sports/back clinic; and
 - A pharmacy/drug dispensary.
9. Other than the concerns expressed regarding the inclusion (or potential inclusion) of specific land uses, our Client does not take issue with the proposed five (5), multiunit, multistorey mixed-use residential commercial buildings.
10. In regards to the draft Zoning By-law, in order to ensure that the future redevelopment reflects what is currently before the public, our Client requests that the wording of the Zoning By-law be revised to require that the proposed residential and commercial uses be included as part of mixed-use buildings. The Zoning By-law should expressly state that no standalone commercial buildings are permitted; save and except for the existing building located on the south half of the site at the time of the passage of the Zoning By-law (with the aforementioned land use prohibitions – see Point # 8 above).



11. The Queen Street Corridor Secondary Plan (Area 36) designates the Subject Site as 'Service Commercial', without any site-specific provisions. Our Client respectfully recommends that in order for the Secondary Plan to reflect the intent and purpose of the Zoning By-law that the wording of the proposed Site-Specific Special Policy Area provisions include specific language prohibiting the following land uses:

- A grocery store/supermarket;
- A medical office;
- A sports/back clinic; and
- A pharmacy/drug dispensary.

We reserve the right to provide additional comments on the proposed Amendment Application. *We respectfully request to be notified of any and all future Open House, Statutory Public, Planning Committee and Council meetings being held in connection with the Applicant's proposal.* We note for the record that a similar request was made in our December 2, 2019 correspondence and to the best of our knowledge we were not notified of the scheduling of the June 7, 2021 Statutory Public Meeting; we were informed of the meeting by our Client who did receive a copy of the Notice.

We wish to be provided with copies of all Staff Reports and decisions made pertaining to the Amendment Application. Please send the aforementioned and all Notices to the attention of Michael Gagnon mgagnon@gwdplanners.com.

Thank you.

Yours truly,



**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner**

**c.c.: A. Parsons, City of Brampton
S. Dykstra, City of Brampton
J. Rabba, Kingscross Plaza Partnership
M. De Nardis, Gagnon Walker Domes Ltd.
A. Sirianni, Gagnon Walker Domes Ltd.
M. Mascarenhas, Gagnon Walker Domes Ltd.**



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

December 2, 2019

**City of Brampton
2 Wellington Street West
Brampton, Ontario
L6R 4R2**

**Attention: Mayor and Members of Planning Committee/Council
Peter Fay, City Clerk
Richard Forward, Commissioner of Planning and Development**

**Subject: Formal Public Input, Request for Information,
Notification Official Plan and Zoning By-law Amendments
1317675 Ontario Inc.
25 Kings Cross Road, City of Brampton
City File: C04E05.032, GWD File: PN 1106**

Dear Mayor and Members of Planning Committee/Council:

Gagnon Walker Domes Ltd. (GWD) represents Kingscross Plaza Partnership (our Client) the registered owner of 17 Kings Cross Road in the City of Brampton. Our office was retained to represent Kingscross Plaza Partnership in connection with the Application filed by 1317675 Ontario Inc. for the development of their property located at 25 Kings Cross Road. The property located at 25 Kings Cross Road has an area of approximately 1.62 ha (4.0 ac) and is accessed via Kings Cross Road. An existing one-storey commercial building is located on the southerly portion of the property.

Amendment Application

On July 26, 2019 1317675 Ontario Inc. filed an Official Plan and Zoning By-law Amendment Application to facilitate additional development of the property as follows:

- One 9-storey mixed-use building (ground floor commercial plus 8-storeys residential) having a total gross floor area of approximately 21,693 sq. m. (233,509 sq. ft.);
- 1,808 sq. m. (19,464 sq. ft.) of new ground floor commercial space;
- A total of 144 residential units comprised of:
 - 80 two-bedroom units; and

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- 64 one-bedroom units;
- A total of 334 parking spaces comprised of:
 - 97 existing surface parking spaces;
 - 25 additional surface parking spaces; and
 - 212 below grade parking spaces;
- A Floor Space Index of 1.4 over the entire site;
- Two (2) access points from Kings Cross Road; and
- A proposed severance to facilitate site servicing and a future draft plan of condominium application.

The proposed residential/commercial development is located approximately 54.0 m (177.16 ft) from our Client's property. Attached please find an air photo identifying the location of our Client's property, as well as 27 Kings Cross Road (located immediately north and adjacent to the Kingscross Plaza Partnership site) and 25 Kings Cross Road being the subject of the Official Plan and Zoning By-law Amendment Application. Also attached, please find a copy of the Applicants proposed Concept Site Plan.

Public Input

Our Client would like to take this opportunity to register with the City of Brampton the following comments, observations, recommendations and concerns with the proposed Amendment Application:

1. 25 Kings Cross Road is currently zoned 'Recreational Commercial (RC) - 399.' Listed below are the **only** uses currently permitted on the subject site:
 - A recreation facility;
 - A day nursery;
 - A convenience store;
 - A restaurant;
 - A gift, craft and hobby shop;
 - A billiard parlour;
 - A bowling alley; and
 - Purposes accessory to the other permitted purposes.
2. The Draft Zoning By-law submitted as part of the Amendment Application seeks to rezone the subject site to 'Service Commercial (SC) – XXX'. The Applicant seeks to replace the limited list of permitted uses within the 'Recreational Commercial' category with the **broad list of uses** permitted within the 'Service Commercial' category, along with other specific uses. The following is a comprehensive list of all of the uses the Applicant is seeking:



General 'Service Commercial' Uses:

- A retail establishment having no outside storage;
- A service shop;
- A personal service shop;
- A bank, trust company and finance company;
- An office;
- A dry cleaning and laundry distribution station;
- A laundromat;
- A parking lot;
- A dining room restaurant, a convenience restaurant, a take-out restaurant;
- A printing or copying establishment;
- A garden centre sales establishment;
- A community club;
- A health or fitness centre;
- A tavern;
- A custom workshop;
- An animal hospital;
- A place of worship;
- A day nursery;
- A group home type 2;
- A lodging house; and
- Purposes accessory to the other permitted purposes.

Additional 'Service Commercial' Uses:

- An apartment dwelling;
- A recreation facility;
- A convenience store;
- A gift, craft and hobby shop;
- A billiard parlour;
- A bowling alley;
- A private school;
- A medical office;
- A sports clinic;
- A back clinic;
- A commercial school;
- An adult secondary school; and
- A pharmacy.

3. Our Client is concerned with the prospect that the Application if approved will result in a fundamental change in the intent and purpose of the Zoning By-law as it applies to the subject site. It is evident from the information shared herein within point #1 above that the intent of the Zoning By-law as it exists is to limit the range of permitted uses allowed on the subject site. Truth be known, on the neighbouring sites; including, 27 Kings Cross Road and 17 Kings Cross Road



(the Kingscross Plaza Partnership site), the same approach applies; namely, the **limitation of permitted uses**; as follows:

27 Kings Cross Road is zoned 'Institutional 1 (I1) – 346', the following are the **only** permitted uses:

- Institutional:
 - A day nursery; and,
 - Purposes accessory to the other permitted purposes.
- Non-Institutional:
 - Purposes accessory to the other permitted purposes.

17 Kings Cross Road is zoned 'Commercial One (C1) – 599', the following are the **only** permitted uses:

- A retail establishment having no outside storage;
- A convenience store;
- A service shop;
- A personal service shop;
- A bank, trust company or finance company;
- An office;
- A dry cleaning and laundry distribution station;
- A laundromat;
- A parking lot;
- A take-out restaurant not including a take-out restaurant with a drive-through facility, and
- Purposes accessory to the other permitted purposes.

4. In the context of the aforementioned Zoning By-law our Client is concerned with the potential duplication of permitted uses and associated goods and services, which is clearly contrary to the **original intent and purpose** of the Zoning By-law. The Zoning By-law does not contemplate broad, wide open land use permissions. To the contrary, the Zoning By-law provisions which apply to 17, 25, and 27 Kings Cross Road are meant to limit land uses with the purpose being to avoid duplication and ensure that uses are complementary to one another. Our Client respectfully requests that if the Municipality is inclined to support the Amendment Application that the intent and purpose of the Zoning By-law be maintained by limiting the range of permitted uses **by specifically prohibiting** in the implementing Zoning By-law the following uses:

- A grocery store/supermarket;
- A medical office;
- A sports/back clinic; and
- A pharmacy/drug dispensary.



5. Our Client does not have any concerns in principle with the proposed addition of a 9-storey mixed-use building provided that the implementing Zoning By-law specify that permitted uses are limited to **only** the following:
- A retail establishment having no outside storage;
 - A service shop;
 - A personal service shop;
 - A bank, trust company and finance company;
 - An office;
 - A dry cleaning and laundry distribution station;
 - A laundromat;
 - A parking lot;
 - A dining room restaurant, a convenience restaurant, a take-out restaurant;
 - A printing or copying establishment;
 - A garden centre sales establishment;
 - A community club;
 - A health or fitness centre;
 - A tavern;
 - A custom workshop;
 - An animal hospital;
 - A place of worship;
 - A day nursery;
 - A group home type 2;
 - A lodging house; and
 - An apartment dwelling;
 - A recreation facility;
 - A convenience store;
 - A gift, craft and hobby shop;
 - A billiard parlour;
 - A bowling alley;
 - A private school;
 - A commercial school;
 - An adult secondary school; and
 - Purposes accessory to the other permitted purposes.
6. In regards to the drafting of the Zoning By-law in order to ensure that the future development of the subject site reflects what is currently before the public, Planning Committee and Council the wording of the By-law should be revised to require that both the proposed residential and commercial uses be included as part of a mixed-use building. In addition, in accordance with the proposed Concept Site Plan the mixed-use residential and commercial building should be restricted to the northern half of the subject site.
7. Continuing with the Draft Zoning By-law, there is an inconsistency between the aforementioned and the November 8, 2019 City of Brampton Information Report. More specifically, the Information Report on page 4.4-3 states that the proposed



Floor Space Index is 1.4 over the entire site, whereas the Draft Zoning By-law suggests that development is permitted to a maximum Floor Space Index of 3.15. This inconsistency is significant, and if not corrected would allow for more than twice as much development to be built; well beyond that which is illustrated on the Concept Site Plan.

8. With respect to the Draft Zoning By-law, it contains a provision stating that apartment dwelling units are permitted on all storeys within the proposed development. If this provision of the Draft Zoning By-law is carried forward into the implementing Zoning By-law then the original proposal which contemplates a mixed-use building will fail to materialize.
9. The Queen Street Corridor Secondary Plan (Area 36) designates the subject site as 'Service Commercial', without any site specific provisions. Our Client recommends that in order for the Secondary Plan to reflect the intent and purpose of the Zoning By-law that the wording of the proposed site specific Special Policy Area provisions include specific language **prohibiting the following land uses:**
 - A grocery store/supermarket;
 - A medical office;
 - A sports/back clinic; and
 - A pharmacy/drug dispensary.
10. It would appear that the proposed Draft Special Policy Area provisions as advanced by the Applicant would allow for either residential and/or additional commercial to be built. In order to accurately reflect the Concept Site Plan filed in support of the Amendment Application our Client recommends that the wording of the Special Policy Area provisions require that any additional development be for residential and commercial in a mixed-use building format.
11. With respect to the proposed Site Specific Special Policy Area provisions and associated Draft Schedule 'A', as previously referenced in connection with the Draft Zoning By-law there seems to be an inconsistency between the description of the proposal on page 4.4-3 of the November 8, 2019 City of Brampton Information Report and the Special Policy Area provisions. The Information Report suggests that the proposed Floor Space Index is 1.4 over the entire site, whereas the Draft Official Plan Amendment Site Specific Special Policy Area provisions state that the permitted Floor Space Index can be as high as 3.15.
12. On page 4.4-15 of the November 8, 2019 City of Brampton Information Report there is a list of documents submitted in support of the Amendment Application. We note that a Market Impact Study was not submitted. Our Client believes that on account of the fact that the Applicant is fundamentally changing the intent and purpose of the Zoning By-law as it relates to the range of proposed permitted uses that a Market Impact Study should be prepared and filed in support of the proposal.



13. From a review of the Concept Site Plan and the November 8, 2019 Information Report, it appears that there is an inconsistency with the proposed total Gross Floor Area of the proposed development. The Concept Site Plan identifies a total Gross Floor Area of 22,718.16 sq. m. (244,544.25 sq. ft.) whereas the Information Report identifies a total Gross Floor Area of 21,693 sq. m. (233,509 sq. ft.). City Staff should confirm the size of the proposed development.

14. We are in the process of reviewing all of the technical Reports, Studies and Plans which were filed in support of the Amendment Application and reserve the right to provide additional comments thereon.

We respectfully request to be notified of any and all future Open House, Statutory Public, Planning Committee and Council meetings being held in connection with the Applicant's proposal. We also wish to be provided with copies of all Staff Reports and decisions made pertaining to the proposal. Please send the aforementioned to the attention of Anthony Sirianni asirianni@gwdplanners.com and Michael Gagnon mgagnon@gwdplanners.com.

Thank you for this opportunity to provide public input.

Yours truly,

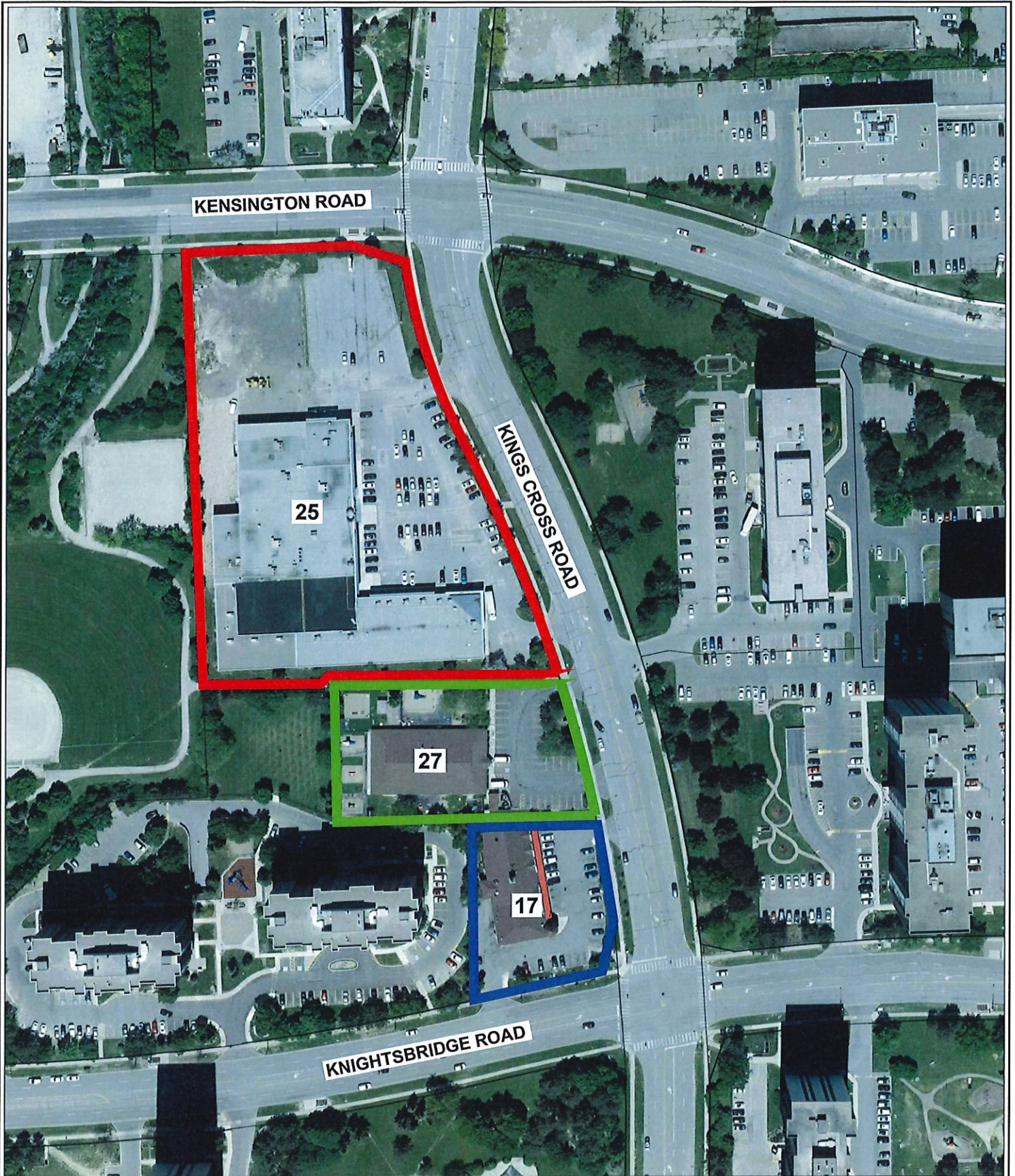
For A blue ink signature of Michael Gagnon, written in a cursive style.

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner

A blue ink signature of Anthony Sirianni, written in a cursive style.

Anthony Sirianni, B.A.
Associate Planner

c.c.: **A. Parsons, City of Brampton**
C. Caruso, City of Brampton
J. Rabba, Kingscross Plaza Partnership
M. De Nardis, Gagnon Walker Domes Ltd.
M. Mascarenhas, Gagnon Walker Domes Ltd.



AIR PHOTO - SUBJECT SITE
25 KINGS CROSS ROAD
CITY of BRAMPTON
REGION of PEEL

LEGEND

- SUBJECT SITE (1317675 ONTARIO INC.)
(25 KINGS CROSS ROAD)
- CLIENT'S PROPERTY (KINGSCROSS PLAZA PARTNERSHIP)
(17 KINGS CROSS ROAD)
- MINI-SKOOL 'A' CHILDS PLACE INC. (DAY CARE)
(27 KINGS CROSS ROAD)

P.N.: 05.1106.00

Date: December 2, 2019

Scale: N.T.S

Revised:

Drawn By: D.S.

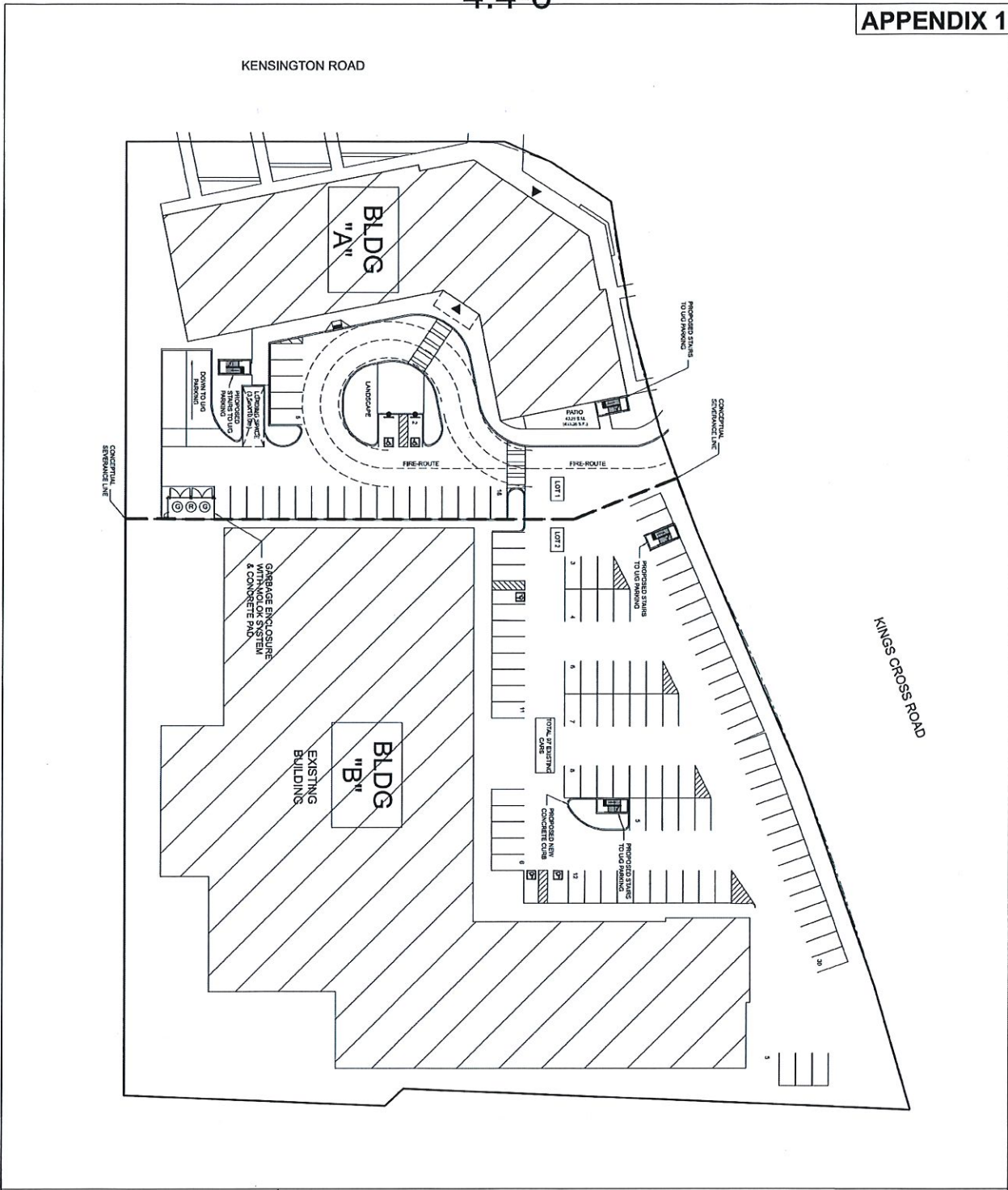
File No.: PN 1106 Aerial_Images



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BRAMPTON
FlowerCity
PLANNING AND DEVELOPMENT SERVICES

Date: 2019 10 24 Drawn By: CJK

APPENDIX 1
CONCEPT SITE PLAN
GLEN SCHNARR & ASSOCIATES - 1317675 ONTARIO INC.

CITY FILE: C04E05.032

EXTRACT from CITY of BRAMPTON
INFORMATION REPORT dated NOVEMBER 8, 2019
APPENDIX 1
CONCEPT SITE PLAN
25 KINGS CROSS ROAD
CITY of BRAMPTON

P.N.: 05.1108.00	Date: December 2, 2019
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 1108 Aerial_Images



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