



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

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'New' BOP 2022

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of Council
Peter Fay, City Clerk
Jason Schmidt-Shoukri Commissioner, Planning, Building &
Economic Development

Subject: FORMAL PUBLIC INPUT
1905372 Ontario Inc.
Draft Brampton Plan (Official Plan)

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 1905372 Ontario Inc. and its affiliated companies, the Registered Owners of 10785, 10799, 10807, 10817 McLaughlin Road North in the City of Brampton, (hereinafter referred to as the "subject site"). We have been asked to review and provide the City of Brampton with our comments, observations and recommendations on the 'new' Draft Brampton Plan (Official Plan).

By way of background a formal Amendment Application (City File OZS-2020-0037) was filed on December 18, 2020 and deemed 'Complete' on May 18, 2021. The Application establishes land use permissions only and will facilitate the future re-development of the property for residential purposes including two (2) mid-rise apartment buildings having heights of 7 and 5/6 storeys and a total of 150 units. The Application has been circulated to City Departments and external agencies. A Statutory Public Meeting was held on July 26, 2021. If approved, the enacting By-laws will amend the area Secondary Plan and Zoning By-law 270-2004.

Draft Brampton Plan (Official Plan)

We have reviewed the Draft Official Plan which was released on April 26, 2022.

1. The following is an overview of the designations and overlays that apply to the subject site within that Draft Official Plan:

Schedule 1 – City Structure

- 'Neighbourhoods'

GAGNON WALKER DOMES LTD.

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790
3601 Highway 7 East, Suite 310 • Markham ON Canada L3R 0M3 • P: 905-477-6556
www.gwdplanners.com • Toll Free: 1-855-771-7266

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Schedule 2 – City-Wide Growth Management

- *'Neighbourhoods'*

Schedule 3B – Transit Network

- *'Support Corridor' (McLaughlin Road, Wanless Drive)*

Schedule 4 – Provincial Plans & Policy Areas

- *'Built-Up Area'*

Schedule 5 – Designations

- *'Neighbourhoods'*

2. **Section 1.1.7.b.** states that policies of the Plan are general in nature and are intended to be supplemented by Secondary-Level Plans. Land uses and designations approved prior to the implementation of this Plan, and legally in existence prior to the implementation of this Plan, will be permitted to be established and continue without an amendment to the Plan.
3. **Section 2.1.2.d** states that Neighbourhoods reflect new and existing lower-scale residential, commercial, and institutional areas in the City.
4. **Section 2.1.6** states that Neighbourhoods will be planned at a lower scale than Centres, Boulevards, and Corridors and will accommodate the lowest densities and building heights, while providing a full range and mix of housing options.
5. **Section 2.1.21.c** states Intensification in Brampton will be accommodated, subject to the policies of this Plan, by: Promoting gentle intensification in Neighbourhoods. Neighbourhoods will continue to evolve through infill development on underutilized vacant properties and lands, the adaptive reuse of existing buildings, and the establishment of additional residential units, as appropriate.
6. **Section 2.2.2.b** states that the Neighbourhood designation is found throughout the City and will support the achievement of 15-minute neighbourhoods. They are to include a broad range of residential uses together with neighbourhood supportive commercial and community services and facilities that serve and support the residents of these neighbourhoods. The intensity of development and range of uses that may be permitted varies depending on the street typology that the property fronts onto, in addition to a number of other factors.
7. According to **Table 4** lands designated Neighbourhoods on **Schedule 5** will comprise of a Low-Rise building typology. Additional permissions include Low-Rise Plus within 400 metres of a Support Corridor shown on **Schedule 3B**.
8. According to **Table 5** the segment of McLaughlin Road which the subject site fronts onto is Classified as a Neighbourhood Connector. A range of uses are permitted including residential and mixed-use buildings.



9. According to the Building Typologies Table within the Glossary Section of Chapter 3 Implementation and Measurement, Low-Rise Plus Buildings shall have a height range up to and including 4-storeys.

Prior to Council approving the 'new' Official Plan, we respectfully request confirmation that the Amendment Application (OZS-2020-0037) conforms to the Draft Official Plan.

Policy Modification

1. **Section 2.1.6** and **Table 4** should be revised to provide greater flexibility to permit modest increases in building height on a site specific basis where appropriate.
2. **Section 2.2.64** does not appear to be a complete policy. It is missing the list of designation/overlays and criteria for development of 'new' Neighbourhoods. The policy needs to be corrected and re-issued for public review and comment before it can be advanced to Council for approval.
3. **Section 2.1.21.c** should be modified to state that appropriate intensification should be promoted in Neighbourhoods located outside of Centres, Major Transit Station Areas and Corridors.

Closing Remarks

Thank you for the opportunity to provide comments on the Draft Brampton Plan (Official Plan). Our Client reserves the right to provide further comments as necessary prior to Council approval of the 'new' Official Plan.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the Draft Brampton Plan (Official Plan). Lastly, we request notification of the passage of any and all By-laws and/or Notices in connection with the Draft Brampton Plan (Official Plan).

Should you have any questions, please contact the undersigned.

Yours truly,



Marc De Nardis, B.U.R.Pl., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com



Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
mgagnon@gwdplanners.com

c.c. Adrian Smith, Region of Peel
Andrew McNeil, City Brampton
1905372 Ontario Inc.
Andrew Walker, Gagnon Walker Domes Ltd.
Richard Domes, Gagnon Walker Domes Ltd.