



Principals

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June 3, 2022

**GWD File: 16.2262.00
'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
Rotary Club of Brampton Glen Community Centre
Draft Brampton Plan (Official Plan)**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Rotary Club of Brampton Glen Community Centre (Rotary), the Registered Owner of 1857 Queen Street West, 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-2021-0018) was filed on May 17, 2021 and deemed 'Complete' on June 30, 2021. The Application establishes land use permissions only and will facilitate the future re-development of the property for residential purposes including two (2) apartment buildings having heights of twelve (12) and fourteen (14) storeys. The Application has been circulated to City Departments and external agencies. A Statutory Public Meeting was held on September 13, 2021. A Recommendation Report is anticipated to be tabled for consideration at the City's Planning & Development Committee's before the end of June 2022. 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'

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- *'Natural Heritage System'*
- *'Corridors' (Queen Street West)*

Schedule 2 – City-Wide Growth Management

- *'Corridors' (Queen Street West)*
- *'Neighbourhoods'*
- *'Natural Heritage System'*

Schedule 3 – Transit Network

- *'Higher Order Transit' (Queen Street West, Mississauga Road)*
- *'Future Rapid Transit Routes (Mississauga Road)*

Schedule 4 – Provincial Plans & Policy Areas

- *'Built-Up Area'*

Schedule 5 – Designations

- *'Neighbourhoods'*
- *'Natural Heritage System'*

Schedule 6 – Natural Heritage System

- *'Natural Heritage System'*

Schedule 7 – Natural Heritage Features

- *'Valleyland and Watercourse Corridor'*
- *'Woodland'*
- *'Areas of Natural and Scientific Interest – Life Science'*

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. **2.1.2.c** states that Corridors represent key current and planned Rapid Transit linkages that provide connections within and across Brampton and the broader region. Along corridors, a broad mix of uses and more intense built forms are directed.
4. **Section 2.1.2.d** states that Neighbourhoods reflect new and existing lower-scale residential, commercial, and institutional areas in the City.
5. **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.
6. **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.

7. **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.
8. **2.2.3.c** states that the Corridors overlay is found along specific streets with rapid, high-frequency transit whose planned function combines a moderate form of development and greater mix of transit-supportive uses in certain locations than currently exists in Neighbourhoods and the Mixed-Use Employment designation.
9. 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**. Lands which are located within Corridors on **Schedule 2** will comprise of a Mid-Rise building typology. A Precinct Plan is required to permit Tall buildings where located within an Urban Centre, Town Centre and/or MTSA.
10. According to **Table 5** the segment of Queen Street West which the subject site fronts onto is Classified as a Regional Road. A range of uses are permitted including residential and mixed-use buildings.
11. According to the Building Typologies Table within the Glossary Section of Chapter 3 Implementation and Measurement, Mid-Rise Buildings shall have a height range between 5 and 12-storeys, Tall Buildings 13 to 25-storeys.

Prior to Council approving the 'new' Official Plan, we respectfully request confirmation that the Rotary Application ([City File OZS-2021-0018](#)) complies with Draft Official Plan. Based on our interpretation of policy and mapping, there are no land use conflicts and the proposal satisfies the additional permissions criteria.

The subject site and abutting lands are located within the Queen Street West Special Policy Area 2 Tertiary Plan Area (Non-statutory) which was approved in 2019. The Plan demonstrates that the area can be developed in a comprehensive and coordinated manner. It includes, among other things, residential categories, a street/road network, and the location of a public park, stormwater management ponds, and natural heritage feature buffers.

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,

A handwritten signature in black ink, appearing to read 'Marc De Nardis'.

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A handwritten signature in blue ink, appearing to read 'Michael Gagnon'.

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c.c. **Adrian Smith, Region of Peel**
Andrew McNeil, City Brampton
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