



Principals

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April 24, 2023

**GWD File:**  
**21.2883.00 MTSA**

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

**Attention: Mayor and Members of Planning Committee/Council  
Peter Fay, City Clerk  
Steve Ganesh, Commissioner, Planning, Building and Growth  
Management  
Michelle Gervais, Policy Planner, City Planning and Design  
Claudia LaRota, Supervisor/Principal Planner, City Planning and  
Design**

**Subject: PUBLIC INPUT – April 24, 2023 Planning & Development Committee  
Item 7.2 – City-Initiated Official Plan Amendment  
Major Transit Station Areas (City-Wide)  
Mr. Mario Matteo Silvestro, Mr. Guido D'Alesio, 2088205 Ontario Ltd.**

**To Whom it May Concern:**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Mario Matteo Silvestro, Mr. Guido D'Alesio and 2088205 Ontario Ltd., the Registered Owners of the lands municipally known as 22, 24, 26, 28 and 32 John Street, in the City of Brampton (hereinafter referred to as the "subject site"). The subject site is located on the northwest corner of John Street and Chapel Street and within the southeastern limits of the Brampton GO 'Primary' MTSA.

Our Client has been monitoring the City's MTSA Planning Study process closely. By way of background Development Application OZS-2022-0035 was filed July 22, 2022 and deemed "Complete" on August 22, 2022. The purpose and effect of the application is to facilitate the development of a 39-storey mixed-use apartment building. The Application has been circulated to City Departments and external agencies and the Statutory Public Meeting was held on August 22, 2022.

**City-Initiated Official Plan Amendment – MTSA**

On behalf of our Client, we have reviewed the City of Brampton Staff Recommendation Report dated March 8, 2023, along with the accompanying revised Draft Official Plan

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Amendment (OPA), and offer the following comments, observations and recommendations.

1. **Policy 3.2.4.1** of the draft revised OPA directs that “...a minimum number of residents and jobs will be applied.” The next sentence then references “The minimum number of residents and jobs combined per hectare...outlined in Table 1...” In the first sentence, this would represent a total number of residents and jobs, while the second sentence and Table 1 are density targets that are calculated across the whole of the MTSA. We recommend that the first sentence be amended to read: “...a minimum density target of residents and jobs per hectare will be applied.”
2. **Policy 3.2.5.1** – It is not clear if the objectives of this policy are meant to be met across the whole of the MTSA, or within each development application within a “Primary” MTSA. We recommend that language be added to the policy lead-in paragraph that the objectives are to be achieved across the whole of the MTSA.
3. **Policy 3.2.5.1 b)** – The objective for transitioning to lower density established neighbourhoods is supportable, however, the reference to “properties that do not have frontage along existing or planned higher order transit corridors” should be removed. There are areas in the ‘Primary’ MTSA’s, including the subject site, where there are properties that do not have frontage along existing or planned higher transit corridors that do not necessarily require transition to lower heights. The policy should simply remove this part, and direct transitioning from the location of the highest built form to the existing lower density areas to achieve appropriate transitions.
4. **Policy 3.2.5.2 b) and c), and Policies 3.2.5.4 and 3.2.5.5** – While the revised Draft OPA replaced “if required” to “and if appropriate” with regard to maximum building heights and maximum FSI, we recommend that the policy be amended to only reference the minimum heights. The subject site, along with other MTSA locations, are located in an area of the City that is subject to the recently adopted Council resolution on unlimited height and density, in addition to the letter dated February 9, 2023 to the Region of Peel which clarifies that through the modifications and approval of the Region of Peel Official Plan in November 2022, the local municipalities are NOT permitted to assign maximum building heights in MTSA’s.
5. **Policy 3.2.5.3** – Is a new policy that has been added to this version of the draft OPA. The policy is vague and not clear when Inclusionary Zoning may apply, as it states that it may apply to ‘specific “Primary” MTSA’s’, but does not specify which ones. Further, it does not include criteria to decide when, if and where it would apply. Inclusionary Zoning is one (1) of many tools available to be utilized to address housing concerns, which is already being addressed through the housing compatibility component of the Planning Justification Report. We recommend that this policy be deleted in its entirety.
6. **Policy 3.2.6.3** – While the revised Draft OPA partially addresses our previous comments, we remain concerned as this policy still assumes that all planning



applications are proceeding at the same time. The requirement for the submission of one (1) joint Tertiary Plan does not recognize that different landowners may be at different stages of the development application process for their sites. We are concerned with this policy language as it has the potential to hold up applications that otherwise might be able to proceed. We recommend that the last sentence be deleted in its entirety. This is further supported by the inclusion of Policy 3.2.6.4 which speaks to the process whereby an already approved Tertiary Plan may be modified in the instance where different landowners are on different development timelines.

- 7. Policies 3.2.7.1 and 3.2.7.2** – These policies speak to the responsibility of the applicant to prepare a Growth Management Strategy to assess the timing and delivery of servicing infrastructure. The policy does not reflect that in most cases this requires assessing or recommending/implementing servicing upgrades across lands that are not in the applicants' control, or timing of improvements that are not in the applicant's control (i.e., City and Regional Capital Works Program changes, etc.).

Further, the policy requires that the Growth Management Study be included as a section in the Planning Justification Report, meet the established terms of reference, and be to the satisfaction of the City and Region, prior to deeming the application complete. It is inappropriate to require the strategy to be to the satisfaction of the municipalities prior to deeming the application complete. The policy should only require that the strategy be deemed to have met the requirements of the terms of reference prior to deeming it complete, and thereafter, through the processing of the application and the technical review will the strategy ultimately be approved to the satisfaction of the municipalities.

- 8. General Comment Policy 3.2.7** – Unless we are mistaken the revised Draft OPA does not include any transitional and/or exemptions policies. It would be inappropriate to subject active planning applications to the new processing requirements. We recommend that the section be updated to specify scenarios where exemptions are permitted including: Development, Site Plan Approval, Plan of Subdivision, Plan of Condominium, or Building Permit Applications received on or before the date of adoption of the amendment to the Brampton Plan.

### **Closing Remarks**

Thank you for the opportunity to provide comments on the Draft City-Initiated Official Plan Amendment – Major Transit Station Areas. Our Client reserves the right to provide further comments as necessary prior to Council approval of the Official Plan Amendment.

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 City-Initiated Official Plan Amendment – Major Transit Station Areas. Lastly, we request notification of the passage of any and all By-laws and/or Notices on this matter.



Should you have any questions, please contact the undersigned.

Yours truly,

  
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