

July 31, 2023

GWD File: PN.23.3215.00

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

Attention: City of Brampton Planning & Development Committee

**Subject: Public Input – Letter of Concern
Item 7.11 - Recommendation Report – “Primary” Major Transit Station
Areas – Preliminary Land Use Plans, City-wide; July 31, 2023 Planning
and Development Committee
Draft Gateway Station MTSA Land Use Plan
Choice Properties Limited Partnership and Loblaws Properties
Limited**

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Choice Properties Limited Partnership and Loblaws Properties Limited (collectively “Choice/Loblaws”), 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 and is located within the Regionally approved Gateway ‘Primary’ Major Transit Station Area (“MTSA”). The Subject site is currently developed with a 7,432 m² (80,000 ft²) grocery store, however that portion of the lands located to the south of Lancashire Lane are vacant. Choice/Loblaws are currently assessing the existing and future use of the Subject Site.



We write to express Choice/Loblaws’ concerns regarding:

- (1) the City’s approach to seeking Committee/Council endorsement in principle of the Draft MTSA Land Use Plans in the absence of a related detailed policy framework, and
- (2) the potential implications of the Draft Gateway Station MTSA Land Use Plan on the Subject Site.

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W0B4 • 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.



The Draft MTSA Land Use Plans Should be Considered with Applicable Policies

We understand that the City Planning Department Recommendation Report seeks Council endorsement in principle of numerous Draft MTSA Land Use Plans, including the Draft Gateway Station MTSA Land Use Plan, prior to the preparation of detailed policy associated with these Draft MTSA Land Use Plans.

Choice/Loblaw's has a fundamental concern about the prematurity of any City Council endorsement or adoption of the applicable Draft MTSA Land Use Plan in the absence of any related associated policy/development framework. In the absence of any specific land use and development planning policy, it is not possible for Choice/Loblaw's to review, assess and provide meaningful input on the Draft Gateway Station MTSA Land Use Plan in the context of the existing and/or future use of the Subject Site, or opine on the Draft MTSA Land Use Plan's consistency with/conformity to Provincial, Regional and City policies/plans.

Concerns Regarding Draft Gateway Station MTSA Land Use Plan

Notwithstanding the challenge of considering the Draft MTSA Land Use Plans in the absence of related policies, GWD has reviewed the Draft Gateway Station MTSA Land Use Plan recently made available on the City of Brampton website (enclosed). Based on our review of this Draft MTSA Land Use Plan, we offer the following comments and recommendations on behalf of Choice/Loblaw's:

1. Proposed Land Use Designation

The Subject Site is proposed to be designated 'High-Rise Mixed-Use', 'Mid-Rise Mixed-Use' and 'Mid-Rise Residential' pursuant to the Draft Gateway Station MTSA Land Use Plan.

While it appears the majority of the Subject Site has been designated to permit high-rise and mid-rise development, it is not possible to assess the appropriateness of the proposed land use designations within the Draft Gateway Station MTSA Land Use Plan in the absence of detailed policies associated within the proposed land uses; including, but not limited to policies related to the permissions or restrictions concerning existing or new proposed low-rise, stand-alone commercial buildings (i.e. grocery stores).

Prior to any consideration of potential land use designations within the Gateway Station MTSA, associated detailed draft planning policies must be provided for review and comment.

2. Proposed Public or Private Street Network

The Draft Gateway Station MTSA Land Use Plan identifies a 'Proposed Public or Private Street Network' on the Subject Site.



Insufficient information has been made available to understand the policy and/or development framework associated with any identified Proposed Public or Private Streets; including, but not limited to: policy flexibility regarding the location and configuration of any public/private streets, phasing, cross-section details and the criteria to which they are to be provided as private or public.

Further, no technical justification has been provided to rationalize the location and configuration of the Proposed Public or Private Street Network within the Subject Site.

3. *Mid-Block Connections*

Three (3) 'Mid-Block Connections' are identified on the Subject Site. No details or draft policies are provided to determine their intended function, design and ownership.

4. *Height Transition Area*

A 'Height Transition Area' overlay has been applied along the south limits of the Subject Site. Similar to the above, no policy framework has been advanced to clarify the intent of this proposed overlay, or to enable Choice/Loblaw's to assess its potential impact on the Subject Site.

5. *Existing Active Transportation Link*

The Draft MTSA Land Use Plan identifies an 'Existing Active Transportation Link' between Tina Court and Lancashire Lane through the south portion of the Subject Site. At this time our Clients are not aware of any legal agreement(s) that formally permit a publicly accessible active transportation/trail link through these private lands, and accordingly this should be deleted.

Closing Remarks

Choice/Loblaw's does not support the recommendations of the City's Planning Department as identified in its May 19, 2023 Report entitled "Recommendation Report – "Primary" Major Transit Station Areas – Preliminary Land Use Plans, City-wide"; including, but not limited to the Staff recommendation that the Draft MTSA Land Use Plans be endorsed in principle at this time.

On behalf of Choice/Loblaw's we request that the City defer any consideration of the Draft MTSA Land Use Plans until such time as a detailed draft policy framework has been prepared. In our view, the Draft MTSA Land Use Plans can only be considered together with the associated policy framework.

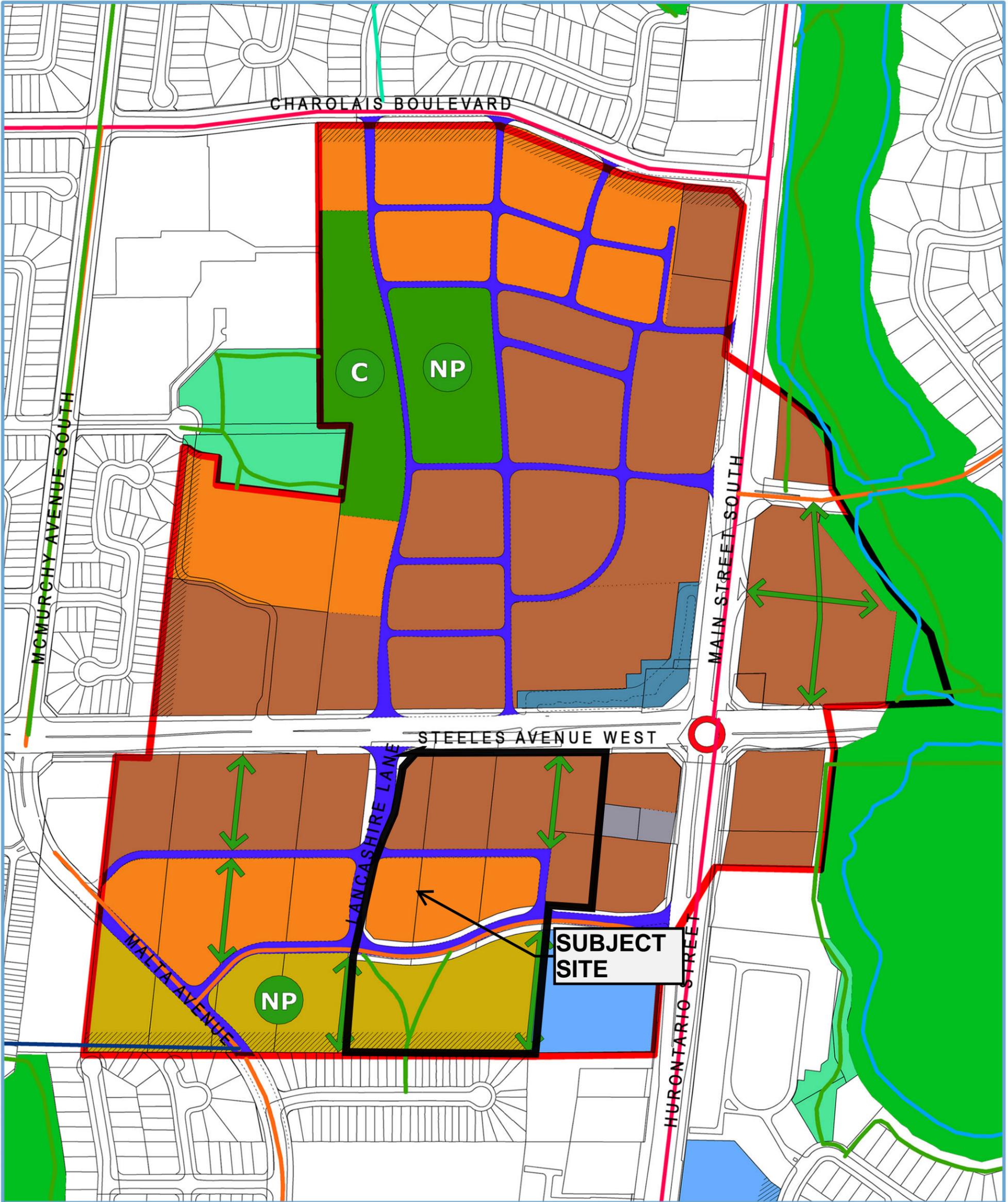
We would welcome opportunity to meet with City Staff to further discuss its concerns. Choice/Loblaw's reserve the right to provide additional further comments.



Yours truly,

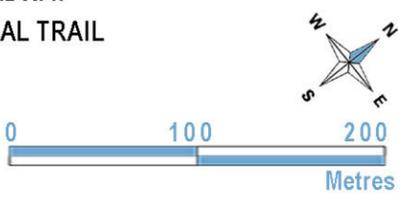
Richard Domes, B.A., C.P.T
Principal Planner

cc: Choice Properties Limited Partnership
Loblaws Properties Limited
M. Gagnon/ N. Dawan, Gagnon Walker Domes Ltd.



LEGEND

- | | | |
|------------------------|---|---|
| MID-RISE RESIDENTIAL | PROPOSED PUBLIC OR PRIVATE STREET NETWORK | EXISTING ACTIVE TRANSPORTATION NETWORK LINK |
| MID-RISE MIXED-USE | MID-BLOCK CONNECTION | PROPOSED PROTECTED BIKE LANE OR CYCLE TRACK |
| HIGH-RISE MIXED-USE | PROPOSED OPEN SPACE | PROPOSED BIKE LANE OR BUFFERED BIKE LANE |
| OFFICE MIXED-USE | NATURAL HERITAGE SYSTEM | PROPOSED SHARED ROADWAY |
| TRANSIT STATION | EXISTING OPEN SPACE | PROPOSED RECREATIONAL TRAIL |
| UTILITY | MTSA BOUNDARY | TRCA FLOODLINE |
| PROPOSED PARK | MTSA STATION | HEIGHT TRANSITION AREA |
| PROPOSED COMMUNITY HUB | | |



POLICY PLANNING | PLANNING, BUILDING AND ECONOMIC DEVELOPMENT | CITY OF BRAMPTON

BRAMPTON MAJOR TRANSIT STATION AREAS GATEWAY STATION DRAFT LAND USE PLAN

DRAFT FOR DISCUSSIONS ONLY

MAY 2023