

Attachment 5 Response to Correspondence Received

Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
SGL Planning (May 17, 2023) c/o 75 Bramalea Road	Bramalea GO	<p>We support the “High Density Mixed-Use” land use designation along Bramalea Road, which will assist in the realization of a vibrant mixed-use MTSA. We also support the proposed height of 25+ storeys for “High Density Mixed-Use”, which is consistent with the December 2022 Draft Brampton Plan permissions for these land use designations.</p> <p>We question the rationale of the “Medium Density Mixed-Use” designation at the rear of the subject site. The rear of the subject site abuts employment lands to the east. As such, higher density development can be accommodated on the east side of the property without adverse impacts on adjacent properties such as shadowing or privacy.</p> <p>We question the need and role of the proposed north/south street from East Drive that aligns with Dorset Drive and crosses the subject site. It is unclear what the benefit is of connecting these high/medium residential density sites and industrial sites to a local road in a low-rise neighbourhood. A trail or path connection would be more appropriate.</p>	<p>Acknowledged.</p> <p>Agree</p> <p>Agree</p>	<p>No changes required.</p> <p>The “Medium Density Mixed-Use” designation at the rear of the subject site has been changed to “Mixed-use Areas (High Density).</p> <p>The proposed north-south potential road connection has been replaced with a “Mid-Block Connection” to denote a potential pedestrian or cycling connection.</p>
GSAI c/o 69 Bramalea Holdings Limited 69 Bramalea Road	Bramalea GO	<p>We request that the subject property be designated to align with the City’s “High-Rise Plus” policies and built form permissions. The “High Rise Plus” designation allows for height of “26 storeys or greater”, which is more appropriate for the subject property.</p>	<p>The draft Brampton Plan no longer includes a ‘High-Rise Plus’ building typology. The ‘High-Rise’ building typology will include buildings 13 storeys and greater. In addition, as per the Province’s direction, no maximum building heights will be implemented in Brampton’s Primary MTSAs. The proposed land use designation on the property is “Mixed-Areas (High-Rise)”.</p>	<p>No action required.</p>

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Gagnon Walker Domes (July 18, 2023) c/o Lark Investments Inc. 10 and 26 Victoria Crescent, 376, 383, 387 391 Orenda Road and 24 Bramalea Road	Bramalea GO	<p>Lark has significant concerns with the advancement of a MTSA land use plan that is not consistent with the Council endorsed MZO Resolution.</p>	<p>The December 8, 2021 Council Resolution (C411-2021) indicates Council support of a MZO and asks that the Minister of Municipal Affairs and Housing consider this request. The resolution also requests that the Province consider compatibility between any residential uses to be introduced through the MZO and employment lands. There is no reference in the Council Resolution about a Council “endorsed” concept that includes the desired land uses for each property within the MZO lands.</p> <p>The Council Resolution does not endorse any land use designations for lands subject to the MZO.</p>	No action required.
		<p>The subject site should be designated a combination of ‘High-Rise Mixed-use’ and ‘Mid-Rise Mixed-Use’, consistent with the Council endorsed MZO Resolution.</p>	<p>A mix of land uses are provided on the subject properties based on the work undertaken during Brampton’s MTSA Study and also taking into the consideration the recommendations of the Office Market Review of Major Transit Station Areas prepared by Watson & Associates Economists Ltd.</p>	No action required. If the MZO is approved by the Province, the land uses will be amended to reflect approved permissions.
		<p>The proposed public or private street network from Victoria Crescent in the north to Brampton GO in the south is not consistent with the Council endorsed MZO Resolution.</p>	<p>The proposed public or private street network that is shown on the Bramalea GO MTSA land use schedule is consistent with the road network shown on the Bramalea Mobility Hub Secondary Plan Area (Transportation Elements) Schedule 9(B).</p>	No action required.

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		<p>The proposed Neighbourhood Park should be deleted.</p> <p>In the absence of any detailed draft land use and development policies associated with the various land use designations it is not possible to review, assess and provide meaningful input on the draft land use plans in the context of the Lark Vision and the Council endorsed MZO Resolution.</p>	<p>Based on the projected population and employees within this MTSA area, a new Neighbourhood park is warranted in this area.</p> <p>The draft MTSA policies and land use schedules are found in Appendix 1 to this report.</p>	<p>No action required.</p> <p>The draft MTSA policies and land use schedules are found in Appendix 1 to this report.</p>
<p>Zelinka Priamo Ltd. (July 26, 2023) c/o Canadian Tire Corporation Limited 2021-2111 Steeles Avenue East, 10 and 12 Melanie Drive</p>	Bramalea GO	<p>If a MZO is issued it would supersede any potential conflicts in the proposed land use designations, as the City no longer has jurisdiction.</p> <p>The 'Mid-Block Connections' within the Canadian Tire lands should be removed as it will not be appropriate to have publicly-accessible connections through or adjacent to the warehouse use.</p> <p>The Bramalea GO MTSA Preliminary Land Use Plan should carry through the "All Moves Intersection" on Steeles Avenue East currently shown on the Transportation Elements Schedule 9(B) of the Bramalea Mobility Hub Secondary Plan Area 9, with a shift westwards to align with the proposed signaled intersection between the "Office Mixed-Use" and "Industrial" land uses.</p>	<p>Agree.</p> <p>The intent of the "Mid-Block Connections" is to enhance vehicular, pedestrian connections and mobility within and through the area. It may be determined through the development approval process that the mid-block connection is only appropriate for pedestrian connections, in this instance, for the employees in the surrounding employment uses.</p> <p>Due to the recent construction of the warehouse building on the north – east corner of Bramalea Road and Steeles Avenue Road there is no longer any land available to construct a collector road on the north side of Steeles Avenue between Bramalea Road and the rail spur line. Therefore, the "All Moves Intersection" on this</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>

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		<p>The proposed Secondary Plan policies should ensure that the “Industrial” land use would permit the first phase redevelopment of the Canadian Tire Lands for warehousing uses in order to reflect the MZO request.</p> <p>The “Office Mixed-Use” land use that would be applicable to the Second Phase Redevelopment of the Canadian Tire Lands will include a broad range of uses including office, commercial, institutional and retail in order to reflect the MZO Request.</p> <p>We note that a small portion of the Canadian Tire Lands is shown as “Natural Heritage System” with a note that that “this boundary is currently being updated for this MTSA”, whereby we reserve the opportunity to comment further once the Preliminary Land Use Plan is updated.</p>	<p>section of Steeles Avenue East is no longer being contemplated and will be removed from Schedule 9(B).</p> <p>The proposed MTSA Official Plan land use policies include some transition policies to provide some flexibility for infill development prior to comprehensive redevelopment. Refer to Appendix 1.</p> <p>The ‘Office Mixed-use’ designation includes a broad range of uses. Refer to Appendix 1.</p> <p>The Bramalea GO MTSA land use schedule reflects the current Natural Heritage System boundaries. NHS boundaries will be refined through subsequent development applications if necessary.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
Front Door Developments (July 27, 2023) c/o 150 Main Street North	Brampton GO	The property at 150 Main Street North should be shown as ‘Downtown Mixed-Use 3’.	150 Main Street North is located within the Main Street North Development Permit System (DPS) Area. The subject property will continue to have a ‘DPS’ land use designation on the Brampton GO land use schedule until such time as the review of the Downtown Brampton Secondary Plan review is completed.	No action required.
Malone Given Parsons	Brampton GO	The Brampton GO Draft Land Use Plan be revised to designate the Subject Lands and the remaining lands in the block as Downtown	The Brampton GO land use schedule designates the subject properties ‘Mixed-use Areas (High-Rise)’. The	No action required.

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c/o Greenwin Corp. and Sweeny Holdings Inc. 56, 58, & 60 Nelson Street West, 26, 28, & 32- 34 Park Street, & 41-45 Mill Street		Mixed Use-1 (High Rise Plus) to better align with the policy direction for MTSA's provided in the Peel Region and Brampton Official Plans. The Downtown Mixed Use-1 (High Rise Plus) designation should be extended to the entire block bounded by Mill Street North, Nelson Street West, Park Street, and the future Denison Avenue extension to promote opportunities for comprehensive planning and land assemblies.	draft Brampton Plan no longer includes a High-Rise Plus building typology. The High-Rise building typology will include buildings 13 storeys and greater. In addition, as per the Province's direction, no maximum building heights will be implemented in Brampton's Primary MTSA's. A 'Mixed-use Areas (High-Rise)' designation is now shown on the Brampton GO land use schedule for the entire block bounded by George Street, Queen Street, McMurchy Avenue and Railroad Street, except for a block of condominium townhouses on Park Street.	The Brampton GO land use schedule has been revised.
Blackthorn Development Corp. (July 28, 2023) c/o Sugrim Enterprises Inc. 55 – 65 Park Street	Brampton GO	To change the land use designation from 'Mid-Rise Mixed-Use' to 'High-Rise Plus Mixed-use' to align with the proposed development for a 30-storey apartment building.	The Brampton GO land use schedule has been updated to include more lands to be designated as 'Mixed-use Areas (High-Rise)', including the subject lands.	The Brampton GO land use schedule has been revised.
GSAI (July 28, 2023) 115, 117, 119, 121 and 123 Queen Street West and 2 and 2A Mill Street South	Brampton GO	It is our opinion, the Queen Street corridor within the City's UGC and MTSA serves as a prominent street supported by high-order transit and should be recognized as a priority corridor for increased growth and development in addition to what has been provided for in the current draft. We request that staff allow for flexibility within the MTSA policy framework for an applicant to explore increased heights and density along the Queen Street corridor.	The land use designation on the subject lands has been changed to 'Mixed-Use Areas (High Rise)'. The draft Brampton Plan no longer includes a High-Rise Plus building typology. The High-Rise building typology will include buildings 13 storeys and greater. In addition, as per the Province's direction, no maximum building heights or maximum densities will be implemented in Brampton's Primary MTSA's.	The Brampton GO land use schedule has been updated to include more lands to be designated as 'Mixed-use Areas (High-Rise)', including the subject lands.

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Committer	MTSA	Comment Summary	Brampton Response	Brampton Action
		We do not support the inclusion of the “Possible Connection” from Mill Street South to Queen Street through the subject lands. While conceptual, it is our opinion a mid block connection will severely limit the developability of the development block bounded by Queen Street, Mill Street South, Elizabeth Street and Bying Ave.	In accordance, with the Downtown Brampton Secondary Plan Area 7 a number of improvements to the road network may be required to accommodate redevelopment. One of these improvements includes the elimination of a jog at the Mill Street South and Queen Street West intersection. Based on this policy requirement, the “possible connection” is being shown through the subject properties. In order to remove the realignment of Mill Street from the proposed land use schedule, further justification is required to be submitted for the City’s review through development application OZS-2021-0009.	No action required.
GWD (July 17, 2023) c/o Mr. Mario Matteo Silvestro, Mr. Guido D’Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street	Brampton GO	<p>The proposed land use designations are not consistent with the approved development application (OZS-2022-0035). It is recommended that the subject properties be designated ‘Downtown Mixed-Use 2 (High Rise)’.</p> <p>The heritage overlay should be removed from the subject properties as staff will be removing the lands from the City’s Municipal Register of ‘Listed’ Cultural Heritage Resources.</p>	<p>The land use designation on the subject lands has been changed to ‘Mixed-Use Areas (High Rise)’ to reflect the Council approved land uses in association with the development application.</p> <p>The heritage overlay will be removed once Heritage staff sign off the demolition request.</p>	<p>The land use designations on the subject lands have been changed to ‘Mixed-Use Areas (High Rise)’ to reflect the Council approved land uses in association with the development application.</p> <p>The heritage overlay will be removed once Heritage staff sign off the demolition request.</p>
GSAI (July 27, 2023) c/o 1493951 Ontario Inc. 1, 11 and 23 Main Street, 21 Queen Street	Brampton GO	It is our understanding that the range/mix of uses currently permitted in Mixed Use Areas in Urban Growth Centres is anticipated to be carried over into the ‘Downtown Mixed Use 1’ policies as part of future Official Plan Amendments.	It is the intent that the ‘Downtown Mixed Use’ designation will permit primarily institutional uses that are supported by residential, office, retail and commercial uses. Infill development will be permitted as long as it is sympathetic to the established	No action required.

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		We are seeking clarification or confirmation that no maximum building heights within Primary Major Transit Station Areas will be imposed as part of the Phase 2 work associated with the PMTSAs.	residential areas and cultural heritage resources. As per the Province's direction, no maximum building heights or maximum densities will be implemented in Brampton's Primary MTSA's.	No action required.
Triage Development Corp. c/o Amdev Property Group	Brampton GO	<p>We feel that the preliminary land use plan being advanced in the Recommendations Report for the Brampton GO PMTSA is quite modest and provides a limited amount of high-density land suitable for residential intensification in tall buildings.</p> <p>The Province is taking an approach which consistently treats its municipal Growth Plan density targets as "minimums" and a more flexible direction to building density and heights in major transit station areas particularly those of the highest order (PMTSAs) like Downtown Brampton to encourage, facilitate and support new housing (optimize and push rather than make conservative plans with restraint). The development industry also seems to be responding to that by advancing proposals most of which are "High-Rise Plus" in the Downtown Brampton GO PMTSA while only limited areas are presently shown in the recommended preliminary land use plan to accommodate that without further changes. No areas are shown in the Brampton GO PMTSA now as "High-Rise Plus".</p>	<p>The Brampton GO MTSA land use schedule has been updated to include more lands to be designated as 'Mixed-use Areas (High-Rise)' both north and south of the Brampton GO Station.</p> <p>The draft Brampton Plan no longer includes a High-Rise Plus building typology. The High-Rise building typology will include buildings 13 storeys and greater. As per the Province's direction, no maximum building heights or maximum densities will be implemented in Brampton's Primary MTSA's.</p>	<p>The Brampton GO land use schedule has been updated to include more lands to be designated as 'Mixed-use Areas (High-Rise)' both north and south of the Brampton GO Station.</p> <p>No action required.</p>

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		<p>We are concerned about staff's recommendation to "endorse" in principle the preliminary land use plan for Downtown Brampton's PMTSA. Endorsement, even in principle, would be Council's declaration of public approval or support of staff's preliminary plans.</p> <p>The most important and optimal places that are planned and expected to be the "primary" focus for transit-oriented residential growth (PMTSAs) might deliver approximately 25% of Brampton's Housing Pledge.</p>	<p>At the July 31, 2023 Planning and Development Committee, the approved resolution for the MTSA Recommendation Report did not include the "endorsement" in-principle of the preliminary land use plans. They were only received by the Committee.</p> <p>A full analysis on how Brampton's "Primary" MTSAs will assist in achieving Brampton's Housing Pledge to deliver 113,000 new homes by 2031 will be provided in the future Recommendation Report that will be forwarded to PDC and Council in conjunction with the adoption of Brampton Plan.</p>	<p>No action required.</p> <p>No action required.</p>
GWD (July 17, 2023) c/o 17-35 Railroad Street, 48-50 Mill Street North and 55-59 Elizabeth Street North	Brampton GO	<p>Generally, we are supportive of the proposed 'Downtown Mixed-use -2 (High-Rise) designation shown on the preliminary Brampton GO land use plan.</p> <p>In the absence of any detailed draft land use and development policies associated with the various land use designations it is not possible to review, assess and provide meaningful input on the draft land use plans in the context of our client's development proposal.</p>	<p>Noted</p> <p>The proposed MTSA land use policies can be found in Appendix 1 to this report.</p>	<p>No action required.</p> <p>No action required.</p>
GWD (July 17, 2023) c/o Amexon Holdings Ltd. 21 Queen Street East	Brampton GO	The subject property is currently developed for a 9-storey office building. The proposed 'Low-Rise Mixed-use' designation is not consistent with the existing built form or the current Official Plan policies. It is recommended that the subject property be designated 'Downtown Mixed Use 2 (High-Rise).	The designation of the subject property has been changed to 'Downtown Mixed Use' which permits primarily institutional uses that are supported by residential, office, retail and commercial uses. Infill development shall be sympathetic to the established residential areas and cultural heritage resources.	Revisions to the Brampton GO land use plan have been made.

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		The draft Brampton GO Land Use Plan identifies a 'Listed Heritage Overlay' on the subject property, whereas the City's Municipal Register of 'Listed' Cultural Heritage Resources does not include the subject property.	The 'Listed Heritage Overlay' has been removed from the subject property.	Revisions to the Brampton GO MTSA land use schedule have been made.
Weston Consulting c/o Bovaird Commercial Centre Ltd.	Mount Pleasant GO	<p>We understand that the land use designation that is proposed for the subject property is "High-Rise Mixed-Use," which appears to include minimum and maximum height requirements of 13 and 25 storeys, respectively. This is not in keeping with the current policy framework guiding the active site plan application for the subject property, which is far along in the planning approvals process. It is our expectation that this preliminary land use plan, that is to inform City-Initiated Official Plan Amendments anticipated to be adopted this November, would not impact the active site plan application for the subject property.</p> <p>The proposed land use plan should not prevent the continued processing of the active site plan application on the property located at the north-west corner of Bovaird Drive and Creditview Road.</p>	<p>The designation on the subject property has been changed to 'Mixed-use (Mid-rise Mixed-Use).</p> <p>The proposed MTSA land use policies and schedules will not prevent the continued processing of active development applications currently being reviewed by the City.</p>	<p>Revisions to the Mount Pleasant GO land use schedule have been made</p> <p>No action required.</p>
KLM Planning partners Inc. c/o DG Group and Metrus Properties Inc.	Steeles at Mississauga	This is the first time we have seen the proposed land use concept for the Steeles and Mississauga Road MTSA. We are very disappointed that despite having discussed our concept plan with staff for over a year now, policy planning's concept does not remotely consider or resemble our concept plan.	Although the preliminary MTSA land use plan was not shared in advance, the principles of having an MTSA focused on employment growth were discussed in the charrettes as part of the Bram West Secondary Plan Review, which indicated that the focus for residential intensification would be located in the Town Centre, not within the MTSA. As this MTSA is located within one of the Region's employment areas, in accordance with	No action required.

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		<p>Never once were we informed that policy planning position and design on the Metrus Central lands would be completely different than what we have been providing to staff.</p>	<p>Policy 5.8.36 of the Region's Official Plan, non-employment uses may be permitted within this MTSA only through the completion of the City's MTSA study, which will identify areas where residential uses are to be permitted, provided that there is an overall net increase to the total jobs planned for this Employment Area.</p> <p>All of the MTSA preliminary land use plans that were attached to the July 31, 2023 Recommendation Report do not reflect any active development applications that are in various stages of the development approval process, including those that may have received Council approval. The proposed land use schedules found in Appendix 1 have been revised to reflect those development applications that have been approved by Council. Since the DG Group application is currently in the review process, there may be discrepancies between the proposed land use schedule and DG's application.</p>	<p>No action required.</p>
		<p>We were never invited to a focus meeting for Steeles and Mississauga, save and except as part of the update to the Bram West Secondary Plan.</p>	<p>The public engagement meetings for the Mississauga at Steeles MTSA were the charrette meetings that took place as part of the Bram West Secondary Plan review.</p>	<p>No action required.</p>
		<p>We are concerned that staff are seeking Planning Committee's recommendation to "endorse in principle" the land use concepts</p>	<p>At the July 31, 2023 Planning and Development Committee, the approved resolution for the MTSA</p>	<p>No action required.</p>

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		which will then be relied upon to create the Official Plan policies which are scheduled to come before Planning Committee for approval in November, 2023.	Recommendation Report did not include the “endorsement” in-principle of the preliminary land use plans. They were only received by the Committee.	
GWD (July 17, 2023) c/o JTS Properties Inc. 80 Scott Street	Centre	The proposed ‘Mid-Rise Residential’ land use is not consistent with the approved site-specific zoning of the property that was approved by Council in July 2020. The proposed land use designation should be “High-Rise Residential”.	The proposed land use designation has been changed to ‘Neighborhoods (High-Rise)’	Changes to the Centre MTSA land use schedule have been made.
		The ‘Height Transition Area’ overlay is not required as the site-specific zoning includes provisions with respect to building transition.	The ‘Height Transition Area’ overlay has been removed.	Changes to the Centre MTSA land use schedule have been made.
GWD (July 20, 2023) c/o Candeco Realty Limited 75-77 Eastern Avenue	Kennedy	<p>A Pre-Consultation Application will be submitted shortly for a transit-oriented mixed-use high density development.</p> <p>The property is currently shown as “Industrial” on the Kennedy MTSA land use plan. The subject site should be designated ‘High-Rise Mixed-Use’.</p>	No changes are being made to the “Industrial” designation on the subject lands. The “Industrial” designation conforms with the proposed “Employment” designation in Brampton Plan. The “Industrial” land use category reflects the intended employment function of the area south of Eastern Avenue. The nature of the industrial uses in the area could have practices creating noise, dust and odour, which is considered incompatible with residential development. Therefore, mixed-use (including residential) are not being recommended on any lands south of Eastern Avenue. In order to ensure that there are no incompatibilities with any future sensitive land uses along the Queen Street corridor, a Prestige Industrial land use is being shown on the north side of Eastern Avenue that will act as a transition between any sensitive land uses and	No action required.

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			the M2 industrial zoned lands located on the south side of Eastern Avenue.	
GWD (July 17, 2023) Centennial Mall Brampton Ltd.(Davpart) 227 Vodden Street East	Kennedy	<p>The proposed land uses are not consistent with the submitted development applications by Davpart. The subject site should be designated 'High-Rise Mixed-Use'.</p> <p>A 'Height Transition Area' overlay is being shown on the east and south limits of the property. What is the intent of the 'Height Transition Area'?</p> <p>The proposed public or private street network shown on the preliminary land use plan is inconsistent with the street network envisaged in the development applications, which Davpart does not support</p>	<p>The land use schedule has been revised to show a 'Mixed-Use Areas (High-Rise)' designation on the subject site.</p> <p>The 'Height Transition Area' overlay along the easterly property line has been removed. The 'Height Transition Area' overlay is still proposed along the southerly limits of the proposed development where the site abuts low-rise built form. The policies for this overlay can be found in Appendix 1.</p> <p>The proposed public or private street network shown on the preliminary land use plan is generally consistent with the Davpart development proposal. The policies for the proposed street network found in Appendix 1 state that the street network on the MTSA land use schedules is 'shown conceptually'.</p>	<p>Changes to the Kennedy MTSA land use schedule have been made.</p> <p>Changes to the Kennedy MTSA land use schedule have been made.</p> <p>No action required.</p>
GWD (July 18, 2023) c/o Soneil Mississauga Inc. and Soneil Oakville Inc. 261 and 263 Queen Street East	Rutherford	<p>The subject-site is proposed to be designated 'High-Rise Mixed-Use' and 'Mid-Rise Mixed-Use'. Given the subject site's proximity to transit and contextual considerations, Soneil believes the entirety of the site should be designated 'High-Rise Mixed-Use'.</p> <p>In the absence of any detailed draft land use and development policies associated with the</p>	<p>A small portion of the site is proposed to remain as "Mixed-Use Areas (Mid-Rise)". This land use designation is consistent with the proposed land uses that are being shown south of the proposed east-west street network between Kennedy Road and Highway 410.</p> <p>The proposed MTSA policies are found in Appendix 1.</p>	<p>No action required.</p> <p>No action required.</p>

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		<p>various land use designations it is not possible to review, assess and provide meaningful input on the draft land use plans in the context of our client's development proposal.</p> <p>A 'proposed public or private street network' is shown on the site. What are the policies that apply to this street network? The 'proposed public or private street network' is inconsistent with the proposed Soneil Master Plan.</p> <p>Soneil has a concern with the proposed street network which would result in the integration of industrial uses/employment traffic through the site which will deteriorate</p>	<p>The policies for the proposed street network can be found in Appendix 1, which state that the proposed public or private street network is 'shown conceptually' on the MTSA land use schedules.</p> <p>It is the intent that the truck traffic from the industrial/employment uses to the south will use the existing collector and arterial road network. The intent of the 'proposed public or private street network' is to provide a grid of local streets to encourage active transportation and to create a positive pedestrian experience, which in turn promotes transit use.</p>	<p>No action required.</p> <p>Planning staff will discuss with the City's Traffic By-law Services Division to see if heavy vehicle restrictions can be put in place for the proposed local street network within the Queen Street corridor to avoid deteriorating the desirability and walkability of the future mixed-use neighbourhoods.</p>
<p>GWD (July 17, 2023) c/o Starbank Developments 285 Corp. 285 and 289 Queen Street East</p>	Rutherford	<p>Given the subject site's proximity to transit and contextual considerations, Starbank believes the entirety of the site should be designated 'High-Rise Mixed-Use'.</p> <p>The proposed north-south public or private street network that connects Queen Street to Clark Boulevard should be relocated to be in the location of the current private driveway.</p>	<p>A small portion of the site (under the Proposed Neighbourhood Park layer) has been changed from "Mixed-Use Areas (Mid-Rise) to "Mixed-Use Areas (High-Rise)". The other areas of the site shown as "Mixed-Use Areas (Mid-Rise)" are proposed to remain on the site.</p> <p>The proposed north-south public or private street network that connects Queen Street to Clark Boulevard will not be relocated to the location of the current private driveway. The Ministry of Transportation (MTO) access</p>	<p>Changes have been made to the Rutherford MTSA land use schedule.</p> <p>No action required.</p>

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		<p>We request that the 'Proposed Neighbourhood Park' be relocated to the north-east corner where the current driveway is located.</p> <p>In the absence of any detailed draft land use and development policies associated with the various land use designations it is not possible to review, assess and provide meaningful input on the draft land use plans in the context of our client's development proposal.</p>	<p>requirements will likely require that the existing driveway be relocated once the property redevelops. The proposed street network conceptually shown on the Rutherford MTSA land use schedule generally reflects MTO's spacing requirements.</p> <p>The relocation of the proposed Neighbourhood Park adjacent to Queen Street and the on-ramp to the Highway 410 is not desirable. The proposed Neighbourhood Park has been located centrally on the site to provide safe and convenient access to future residents and employees.</p> <p>The proposed land use policies can be found in Appendix 1.</p>	<p>No action required.</p> <p>Refer to Appendix 1.</p>
GWD (July 18, 2023) c/o Manga (Queen) Inc. 249 Queen Street.	Rutherford	<p>Generally, we are supportive of the proposed 'High-Rise Mixed-Use' designation on the subject site.</p> <p>In the absence of any detailed draft land use and development policies associated with the various land use designations it is not possible to review, assess and provide meaningful input on the draft land use plans in the context of our client's development proposal.</p>	<p>Noted.</p> <p>The proposed land use policies can be found in Appendix 1.</p>	<p>No action required.</p> <p>Refer to Appendix 1.</p>
Glen Schnarr & Associates c/o CPVC 100 West Nominee Inc.	Laurelcrest	<p>We do not think that an Official Plan Amendment should be required to fulfil the MTSA vision of mixed-use and/or residential land uses on our clients' lands, when an OPA is</p>	<p>The proposed "Employment (Prestige Industrial)" land use designation will remain on the southern portion of the site as this area is intended to act as a</p>	<p>No action required.</p>

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
(Crestpoint Real Estate Investments Ltd.) 100 West Drive		<p>not required for the balance of the MTSA lands. We therefore request the MTSA land use designation of “High/Medium Density Mixed-Use” for the Subject Lands with the Special Land Use Policy Area as an overlay.</p> <p>It is requested that a site-specific policy be included in Brampton Plan to allow the continuation of industrial uses that is not contingent upon the continuation of current tenants.</p>	<p>transition between any future sensitive land uses on the northern portion of the property (Mixed Use Areas), and the M2 industrial zoned lands located on the south side of Clark Boulevard.</p> <p>The proposed MTSA land use and development policies for the future redevelopment of this site can be found in Appendix 1. Staff does not believe that a site-specific policy is required to allow the continued operation of the industrial use. On the northern portion of the site that is intended to be redeveloped for non-employment uses, expansion of any existing industrial use on these lands will be subject to meeting a set of criteria. The proposed transition policies can be found in Appendix 1.</p>	No action required.
GWD (July 17, 2023) c/o 16 Lisa Street Ltd. 16 Lisa Street	Dixie	In the absence of any detailed draft land use and development policies associated with the various land use designations it is not possible to review, assess and provide meaningful input on the draft land use plans in the context of our client’s development proposal.	The proposed land use policies can be found in Appendix 1.	Refer to Appendix 1.
MHBC Planning Limited c/o Morguard Corporation – Bramalea City Centre (BCC)	Dixie and Central Park	<p>No maximum height limits should be imposed.</p> <p>All lands within the central part of BCC should be shown as high density residential as per the Brampton 2040 Vision.</p>	<p>In accordance with direction from the Province, no maximum building heights or maximum densities will be implemented in the City’s “Primary” MTSA’s.</p> <p>All the lands within BCC are shown as “Mixed-use Areas (High-Rise)” on the Dixie and Central Park MTSA land use schedules.</p>	<p>No action required.</p> <p>Revisions were made to the MTSA land use schedules.</p>

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
		<p>The policies for the “Proposed Community Hub” should provide for flexibility in determining the hub’s location on the site, be based on an identified need and, should the need for the hub be confirmed, allow for innovative approaches to implementation.</p> <p>A symbol for Proposed Bus Terminal has been shown on the preliminary land use plans which was not present in the initial draft. Morguard has not been approached by any parties with respect to locating a bus terminal on their lands. We request that additional information and justification be provided for this terminal.</p> <p>The preliminary land use plans identify areas along the westerly portion of BCC as Natural Heritage System. This designation should be reconsidered as the feature being identified is a concrete drainage channel and abutting manicured lawn areas within the BCC parking lot.</p> <p>The locations and size of elements, such as roads and parks, should not rely upon the BCC Master Plan (dated June 2022) for the preparation of the MTSA land use plans as they were conceptual in nature and not based on a needs assessment.</p>	<p>The proposed policies for the “Proposed Community Hub” are flexible and indicate that the size, configuration, function and location of these land use designations will be determined through future Precinct Planning and will be based on a needs assessment by either the City or in conjunction with a development application.</p> <p>The location of the “Proposed Bus Terminal” overlay is conceptual and is subject to future studies that will determine the need to relocate the existing bus terminal.</p> <p>The location of the ‘Natural Heritage System’ on the site is consistent with the natural heritage system features (valleyland and watercourse corridor) shown on the draft Schedule 6B- Natural System Features of Brampton Plan. No changes are proposed to this land use designation on the subject site.</p> <p>Noted. The proposed MTSA policies note that the elements, such as roads and parks are shown conceptually on the MTSA land use schedules and are subject to more detailed planning through either Precinct Planning or the submission of a development application.</p>	<p>Refer to Appendix 1.</p> <p>Further discussions required between the City and Morguard.</p> <p>No action required.</p> <p>Refer to Appendix 1.</p>

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
		The text policy framework needs to recognize that BCC is not a “tear-down / rebuild” site but rather a use that will endure over the long term and gradually redevelop over time into the high density mixed use centre envisioned by the preliminary land use plans and Vision 2040.	The proposed MTSA policies acknowledge that the redevelopment of sites will occur over the long term and that infill buildings, building additions, and/or alterations may be permitted, where it can be demonstrated not to inhibit or preclude the desirable planned future redevelopment of the MTSA, as set out in this Plan. Please refer to the proposed MTSA Transition policies found in Appendix 1.	Refer to Appendix 1.
Arcadis Inc. c/o LEV Living 30 Peel Centre Drive	Dixie and Central Park	We encourage that no maximum building heights or densities should be imposed in MTSAs.	In accordance with direction from the Province, no maximum building heights or maximum densities will be implemented in the City’s “Primary” MTSAs.	No action required.
MGP (July 28, 2023) TACC Holborn North-east Corner of Queen Street East and The Gore Road	The Gore	The land use for Block 140 should be changed from “Office Mixed-Use” to “Mixed Use.”	<p>The land use designation for Block 140 will remain as “Office Mixed-use”, as it is located within a regional employment area, requiring that any proposed land uses achieve an overall net increase to the total jobs planned for this area. In order to achieve the City’s major office employment (MOE) targets, a minimum amount of office jobs are to be provided within The Gore MTSA and specifically within Block 140. Refer to the ‘Office Mixed-Use’ proposed policies in Appendix 1 that are proposed to apply to Block 140.</p> <p>Refer to the Office Market Review of Major Transit Station Areas Study prepared by Watson & Associates</p>	No action required.

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
			Economists Ltd. that can be found in Appendix in 3.	
GWD (July 31, 2023) c/o Choice Properties Limited Partnership and Loblaw's Properties Limited South-west quadrant of Hurontario Street and Steeles Avenue West	Gateway	In the absence of any detailed draft land use and development policies associated with the various land use designations it is not possible to review, assess and provide meaningful input on the draft land use plans in the context of the existing and/or future use of the subject site.	The proposed MTSA land use policies are found in Appendix 1.	Refer to Appendix 1.
		No technical justification has been provided to support the proposed public or private street network proposed for the subject site.	The 'proposed public or private street' network is shown conceptually on the land use schedules. Changes to the location or alignment of the 'proposed public or private street network' as shown on Schedules 13a through 13n will not require an amendment to the Official Plan. Refer to the proposed MTSA Transportation Network policies found in Appendix 1.	Refer to Appendix 1.
		What is the intent of the 'Mid-Block Connections'?	The intent of the 'Mid-Block Connections' is to enhance vehicular and/or pedestrian connections and mobility within and through the area. Refer to the proposed MTSA 'Mid-Block Connection' policies found in Appendix 1.	Refer to Appendix 1.
		No policy framework has been advanced for the 'Height Transition Area' overlay.	Refer to the proposed MTSA 'Height Transition Area' policies found in Appendix 1.	Refer to Appendix 1.
		The 'Existing Active Transportation Link' between Tina Court and Lancashire Lane through the subject site should be deleted.	Given the existing pedestrian connection on Tina Court, the intent is to provide a future pedestrian connection through the subject site to connect to Tina Court. The proposed	No action required.

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Committer	MTSA	Comment Summary	Brampton Response	Brampton Action
			land use schedule reflects this intent by way of the 'Proposed Pedestrian Connection.'	
Aird Berlis c/o Hillside TO Properties Inc. "0" Steeles Avenue West	Gateway	<p>The proposed land use categories proposed for the Subject Site, which has prominent frontage along the Lancashire Lane and Steeles Avenue West intersection, should be amended to reflect this opportunity for greater intensification, and not limit the heights and densities that should appropriately be achieved on this important site.</p> <p>Hillside is also concerned with respect to the proposed inclusion of the new neighbourhood park along the south-western boundary of the Subject Property as currently shown on the preliminary land use plan.</p>	<p>The proposed Gateway MTSA land use schedule includes the highest density to be concentrated along the Steeles Avenue frontage, as you move away from this frontage, a mix of mid-rise built form is proposed to act as a transition between the existing low-rise built form to the south. No changes to the proposed land uses have been made on the subject site.</p> <p>The "proposed Neighbourhood Park" is generally consistent with the location of the "Neighbourhood Park" designation on Schedule SP55(a) to the Hurontario-Main Corridor Secondary Plan Area. The proposed MTSA policies found in Appendix 1 indicate that the location of the "Proposed Neighbourhood Park" on the MTSA land use plans are conceptual.</p>	<p>No action required.</p> <p>No action required.</p>
Kaneff Properties Limited 210 and 220 Steeles Avenue West	Gateway	<p>The "Mid-Rise Mixed-Use" designation on 210 Steeles Avenue West does not reflect the existing 22 storey on the subject site and should be revised to a "High-Rise Mixed-Use" designation.</p> <p>210 and 220 Steeles Avenue West are split between two different Secondary Plan Areas. Request to add 210 Steeles Avenue West to the Hurontario-Main Corridor Secondary Plan Area.</p>	<p>Agree. The proposed land use designation on 210 Steeles Avenue West has been changed to "High-Rise Mixed-Use" designation.</p> <p>Noted.</p>	<p>Revision was made to the Gateway MTSA land use schedule.</p> <p>Staff will consider this request when the future MTSA Secondary Plan amendments will be prepared in 2024.</p>
GWD (July 18, 2023) c/o Soneil Markham Inc.	Ray Lawson	The proposed MTSA land use designations on the subject site is not consistent with the Soneil Zoning Amendment application. The subject	The land use designation for the subject site will remain as "Office Mixed-use", as it is located within a	Refer to Appendix 1.

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
2 County Court Boulevard		site should be designated "High-Rise Mixed-Use".	<p>regional designated employment area, and one of the City's main office nodes. In order to achieve the City's major office employment (MOE), a minimum amount of MOE jobs are to be provided within the Ray Lawson MTSA and specifically within the subject site. Refer to the Office Market Review of Major Transit Station Areas Study prepared by Watson & Associates Economists Ltd. that can be found in Appendix in 3.</p> <p>Section 5.8.36 of the Region of Peel's Official Plan, states that residential, commercial, and non-ancillary uses may be permitted in select "Primary" MTSA's that are designated "Employment Areas" on Schedule E-4. The introduction of residential uses in these MTSA's is subject to the completion of a planning study initiated by a local municipality that addresses a number of criteria (outlined in Section 5.8.36) to the satisfaction of the Region. Brampton staff note that Ray Lawson MTSA is not included in the list of "select MTSA's" that are permitted to have non-employment uses. The 'Office Mixed-Use' policies propose to permit non-employment uses, subject to receiving confirmation from the Region of Peel.</p> <p>The proposed 'Height Transition Area' overlay policies are found in Appendix 1 and are similar to the Height</p>	<p>Confirmation from the Region of Peel is required to determine if non-employment uses are permitted within the Ray Lawson MTSA.</p> <p>No action required.</p>

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
		A 'Height Transition Area' overlay is being shown on the east limits of the property. What are the associated policies with this overlay?	Transition Area policies in the Hurontario-Main Corridor Secondary Plan Area.	
WND (July 26, 2023) c/o County Court Centre Ltd 200 County Court Boulevard	Ray Lawson	<p>The proposed Height Transition Area along the southern boundary of the Subject Site is of concern as it did not exist within the preliminary land use plan for the Ray Lawson PMTSA when it was introduced in February 2023. Similarly, the Hurontario-Main Corridor Secondary Plan (the "HMCSP"), which came into force in 2017, currently does not identify the south portion of the Subject Site as a Height Transition Area.</p> <p>In our opinion, designating lands within the Ray Lawson PMTSA, in part or wholly, for Office uses is premature given the City's Economic Market Analysis has not yet been completed. We ask that the City revise the proposed "Office Mixed Use Areas" designation for the Subject Site to "Mixed Use Areas" which would facilitate non-residential uses, and housing.</p>	<p>The proposed "Height Transition Area" overlay along the southern property limit is essential to ensure that there is an appropriate transition between any proposed high-rise built form and the adjacent 3-storey condominium townhouses, which are not likely to redevelop based on the condominium tenure. The Height Transition Area policies are found in Appendix 1.</p> <p>The land use designation for the subject site will remain as "Office Mixed-use", as it is located within a regional employment area, and one of the City's main office nodes. In order to achieve the City's major office employment (MOE), a minimum amount of MOE jobs are to be provided within the Ray Lawson MTSA and specifically within the subject site. Refer to the Office Market Review of Major Transit Station Areas Study prepared by Watson & Associates Economists Ltd. that can be found in Appendix in 3.</p>	<p>No action required.</p> <p>Confirmation from the Region of Peel is required to determine if non-employment uses are permitted within the Ray Lawson MTSA.</p>

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
			<p>Section 5.8.36 of the Region of Peel's Official Plan, states that residential, commercial, and non-ancillary uses may be permitted in select "Primary MTSA's" designated as "Employment Areas" on Schedule E-4. The introduction of residential uses in these MTSA's is subject to the completion of a planning study initiated by a local municipality that addresses a number of criteria (outlined in Section 5.8.36) to the satisfaction of the Region. Brampton staff note that Ray Lawson MTSA is not included in the list of "select MTSA's" that are permitted to have non-employment uses. The 'Office Mixed-Use' policies propose to permit non-employment uses, subject to receiving confirmation from the Region of Peel.</p>	
Sylvia Menezes Roberts	All	<p>The City is still planning for there to be low density across the street from the GO station, how is this reasonable?</p> <p>Why are there low density areas still being shown within some of the MTSA areas given the existing or future active transportation network?</p>	<p>The Brampton GO land use plan has been revised to include more mixed-use high rise land use designations, including on the lands directly north of the GO station.</p> <p>A number of the low density areas shown on the MTSA land use schedules reflect stable residential areas (small single detached lots) that would require land assembly to accommodate mid-high rise development. These low-rise areas are not envisioned to be redeveloped by 2051. Some of the low density areas include condominium developments</p>	<p>Revisions have been made to the Brampton GO land use plan.</p> <p>No action required.</p>

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Commenter	MTSA	Comment Summary	Brampton Response	Brampton Action
		<p>What is the plan for the “proposed landscape buffer” behind the “High Density Mixed-use” areas along the north side of Queen Street?</p> <p>Peel Police is working on relocating the police station from Sir Lou Drive and Hurontario Street to Mississauga Road and Steeles, and the site should be redeveloped.</p> <p>How will Brampton meet its Housing Pledge numbers by 2031?</p>	<p>that are not likely to redevelop based on the tenure.</p> <p>The “proposed landscape buffer” is planned to function as a "transitional space" that physically separates and visually screens adjacent land uses. The ‘Landscape Buffer’ can function as a dual-purpose area and may include hard and soft landscaping elements such as, but not limited to, private passive outdoor amenity area, public art, landscaping (plants, berms, fences or walls) and low impact development stormwater management purposes.</p> <p>It is staff’s understanding that Peel Police want to utilize the site at Sir Lou and Hurontario Street for police related uses and therefore it will remain shown as “Institutional” on the Ray Lawson MTSA land use schedule.</p> <p>A full analysis on how Brampton’s “Primary” MTSA’s will assist in achieving Brampton’s Housing Pledge to deliver 113,000 new homes by 2031 will be provided in the future Recommendation Report that will be forwarded to PDC and Council in conjunction with the adoption of Brampton Plan.</p>	<p>No action required.</p> <p>No action required.</p> <p>To be addressed in the Brampton Plan Recommendation Report.</p>