



Principals

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**August 28, 2023**

GWD File: PN.20.2728.00

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

**Attention: Mayor and Members of City of Brampton Planning and Development Committee/City Council**

**Peter Fay, City Clerk**

**Steve Ganesh, Commissioner, Planning, Building and Growth Management**

**Michelle Gervais, Policy Planner**

**Claudia LaRota, Supervisor/Principal Planner**

**Subject: Public Input – Item 5.1: August 28, 2023 Planning and Development Committee Meeting;  
Information Report – Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide  
227 Vodden Street East – Centennial Mall Brampton Ltd.**

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Centennial Mall Brampton Ltd. (“Davpart”); the registered owner of the property municipally known as 227 Vodden Street East (located at the southeast corner of Kennedy Road North and Vodden Street East) in the City of Brampton (“subject site”). The subject site is located within the Kennedy ‘Primary’ Major Transit Station Area (“MTSA”).

Davpart submitted Applications to Amend the City of Brampton Official Plan and Zoning By-law in December 2021 – City File No. OZS-2022-0001 (“Amendment Applications”). The Amendment Applications were deemed complete by the City of Brampton on January 28, 2022. The Statutory Public Meeting for the Amendment Applications was held on June 6, 2022. Davpart also submitted a corresponding Draft Plan of Subdivision Application in December 2022 (City File No. OZS-2022-0046) to create a phased public road connection through the proposed Master Plan development.

The Davpart Amendment Applications propose the phased redevelopment of the subject site for a mixed use, transit oriented Master Plan generally comprised of townhouse, mid-rise and tall buildings. Approximately 2,724 residential dwelling units are proposed at full build out of the phased Master Plan that will be facilitated within a range of housing typologies, including townhouse and mid-rise development along Hansen Road North and

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tall buildings up to a maximum height of 39 storeys along Kennedy Road North. Approximately 5,400 m<sup>2</sup> (58,500 ft<sup>2</sup>) of new commercial is proposed within the Master Plan, including a new grocery store, which will be oriented along Kennedy Road North.

The Amendment Applications, as submitted, have been advanced in the context of the current, in-force City of Brampton Official Plan/Secondary Plan policies pertaining to the subject site and MTSA. It is our belief that all City of Brampton comments have been appropriately addressed in respect to the Amendment Applications and Draft Plan of Subdivision Application and that a final Recommendation Report recommending approval of the proposal will be advanced to Planning and Development Committee imminently.

Davpart has been actively engaged in the City of Brampton's MTSA Planning Study process. This has included, but is not limited to, Davpart's participation in the Kennedy MTSA Focus Group Session that was hosted by City Planning Staff on March 23, 2023 and most recently through written submission dated July 17, 2023.

Davpart is also an appellant to City of Brampton Official Plan Amendment OP2006-247.

### **City of Brampton Information Report and Statutory Public Meeting**

The City of Brampton Planning Department is holding a Statutory Public Meeting and is tabling the Information Report entitled, 'Information Report – Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide' ("Information Report"), to the August 28, 2023 Planning and Development Committee Meeting, in connection with the proposed draft MTSA policies and land use schedules that are intended to form part of the future new City of Brampton Official Plan (referred to as the "Brampton Plan").

Additional public input on the proposed MTSA policies is being sought by the City at the Statutory Public Meeting in advance of the comprehensive draft of the Brampton Plan being considered for adoption by City Council in November 2023.

While the Information Report does address some of the issues previously raised by Davpart, a number of concerns remain.

### **Comments and Concerns Regarding Draft City-Wide MTSA Policies and Kennedy Road Station MTSA**

GWD has reviewed the Information Report. Based on our review we offer the following comments, observations and recommendations on behalf of Davpart:

#### ***1. Proposed 'Mixed-Use (High-Rise Mixed-Use)' Land Use Designation***

The Draft Kennedy Road Station MTSA Land Use Plan has been modified to identify the entire subject site as being within the 'Mixed-Use (High-Rise Mixed-Use)' land use designation. Davpart supports the 'Mixed-Use (High-Rise Mixed-Use)' land use designation as this would facilitate the mix of uses and built forms as contemplated in the Davpart Master Plan.



Notwithstanding the above, we note that the draft Mixed-Use Areas MTSA policies require that commercial and retail uses be provided at grade along the frontage of designated ‘Corridors’ pursuant to the draft Brampton Plan. The Mixed-Use Areas MTSA policies should be modified to allow for flexibility to provide ground floor residential uses along ‘Support Corridors’, such as the subject site’s Vodden Street East frontage, where a retail focus may not be necessary, planned or appropriate.

## **2. Height Transition Area**

A ‘Height Transition Area’ overlay continues to be applied along the south limits of the subject site. According to the draft MTSA policies that are proposed to be included in the proposed Brampton Plan, the maximum building height within the ‘Height Transition Area’, may be limited by a 45 degree angular plane that extends from the centre of a street, or corresponding lot line.

Clarity is required from the City to confirm if the potential building height limitation proposed by the Height Transition Area policies is intended to apply to only those lands specifically subject to the extent of the Height Transition Area overlay on the Draft MTSA Land Use Plan, and/or those additional abutting lands.

Davpart would not support the limitation of building heights within its Master Plan along Kennedy Road North based on this new proposed built form limitation; if applicable.

## **3. Proposed Public or Private Street Network**

The ‘Proposed Public or Private Street Network’ within the Draft Kennedy Road Station MTSA Land Use Plan has been modified to more closely reflect the Davpart Master Plan.

We also acknowledge draft Mixed-Use Areas MTSA policies that specifically state that the ‘Proposed Public or Private Street Network’ is shown conceptually within the Draft MTSA Land Use Plans and that any changes to the location or alignment of the ‘Proposed Public or Private Street Network’ would not require an amendment to the future Brampton Plan provided that the general intent and purpose is maintained.

Davpart supports the conceptual ‘Proposed Public or Private Street Network’ as outlined in the modified Draft Kennedy Road Station MTSA Land Use Plan and further supports the necessary flexibility granted to this road alignment/location within the draft MTSA Brampton Plan policies.

## **Closing Remarks**

It is GWD’s understanding that the City of Brampton intends on tabling the proposed new Brampton Plan, inclusive of the proposed MTSA Land Use Plans and associated policies, for Council adoption on November 1, 2023. The last iteration of the draft Brampton Plan was released in December 2022, at which time modifications were anticipated by City



Staff. In our view, the draft MTSA policies and land use designations can only be considered together with the full policy framework of the draft Brampton Plan. Accordingly, we reserve to the right to modify or provide additional comments until such time as all proposed Brampton Plan policies, maps and schedules are released in final draft for review and comment.

Davpart would welcome opportunity to meet with City Staff to further discuss its remaining concerns.

**Yours truly,**

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

cc: Centennial Mall Brampton Ltd./Davpart  
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D. Bronskill, Goodmans LLP