

August 22, 2023

MGP File: 22-3221 &
22-3222

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

via email: cityclerksoffice@brampton.ca

Dear Mayor, Members of Council and the Planning and Development Committee:

**RE: August 28, 2023 – Planning and Development Committee Meeting
Item 5.1: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-Wide
Report No. Planning, Bld & Growth Mgt-2023-708
56, 58, & 60 Nelson Street West, 26, 28, & 32- 34 Park Street, & 41-45 Mill Street
Comments from Greenwin Corp. and Sweeny Holdings Inc.**

Malone Given Parsons Ltd. is the Planning Consultant for Greenwin Corp. and Sweeny Holdings Inc. ("Greenwin and Sweeny"), the owner of lands located at 56, 58, & 60 Nelson Street West, 26, 28, & 32-34 Park Street, and 41-45 Mill Street in the City of Brampton (the "Subject Lands"). The Subject Lands are generally bounded by Mill Street North, Nelson Street West, Park Street and the future Denison Avenue extension and are within the Brampton GO Major Transit Station Area ("Brampton GO MTSA").

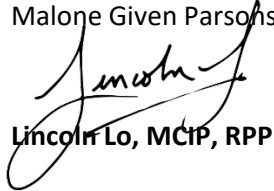
On behalf of Greenwin and Sweeny, we have been monitoring the City's MTSA Study and associated City-Initiated MTSA Official Plan Amendment, specifically as it relates to the Subject Lands and the Brampton GO MTSA. Most recently, we provided comments on the Brampton GO MTSA Preliminary Land Use Plan presented to Planning and Development Committee on July 31, 2023 requesting that our previous comments to amend the Land Use Plan to better align with the policy direction from the Peel Region and Brampton Official Plans for MTSAs be received and considered (see Attachment 1).

In our review of Information Report: "Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide" (Report No. Planning, Bld & Growth Mgt-2023-708), we note that our comments have been considered in Attachment 5 of the Information Report and that the draft policies and land use schedules have been revised to remove maximum building heights within Brampton's Primary MTSAs, including the Brampton GO MTSA, per the Province's direction.

We appreciate the effort City staff have put into the preparation of the City-wide Draft Brampton Plan Policies and thank staff for the opportunity to provide comments. We look forward to working with staff throughout the remainder of the Official Plan Amendment process. As the process advances, we reserve the right to provide further comments.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170 ext. 107.

Yours very truly,
Malone Given Parsons Ltd.



Lincoln Lo, MCIP, RPP

cc: Greenwin Corp.
Sweeny Holdings Inc.
Steve Ganesh, City of Brampton
Michelle Gervais, City of Brampton
City of Brampton Clerks Department

Attachment 1: MGP Letter to City of Brampton re: Primary MTSA Preliminary Land Use Plan
Comments – July 28, 2023



Lincoln Lo
905 513 0170 x107
llo@mgp.ca

July 28, 2023

MGP File: 22-3221 &
22-3222

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

via email: cityclerksoffice@brampton.ca

Attention: City of Brampton Council and Planning and Development Committee

Dear Mayor and Members of Council and the Planning and Development Committee:

**RE: Item 7.11 - 'Primary' Major Transit Station Areas – Preliminary Land Use Plans, City-wide, Report No. Planning, Bld & Growth Mgt-2023-315
July 31, 2023 – Planning and Development Committee Meeting
56, 58, & 60 Nelson Street West, 26, 28, & 32- 34 Park Street, & 41-45 Mill Street
Comments from Greenwin Corp. and Sweeny Holdings Inc.**

Malone Given Parsons Ltd. is the Planning Consultant for Greenwin Corp. and Sweeny Holdings Inc. ("Greenwin and Sweeny"), the owner of lands located at 56, 58, & 60 Nelson Street West, 26, 28, & 32-34 Park Street, and 41-45 Mill Street in the City of Brampton (the "Subject Lands"). The Subject Lands are generally bounded by Mill Street North, Nelson Street West, Park Street and the future Denison Avenue extension and are within the Brampton GO Major Transit Station Area ("Brampton GO MTSA"), as shown in Figure 1.

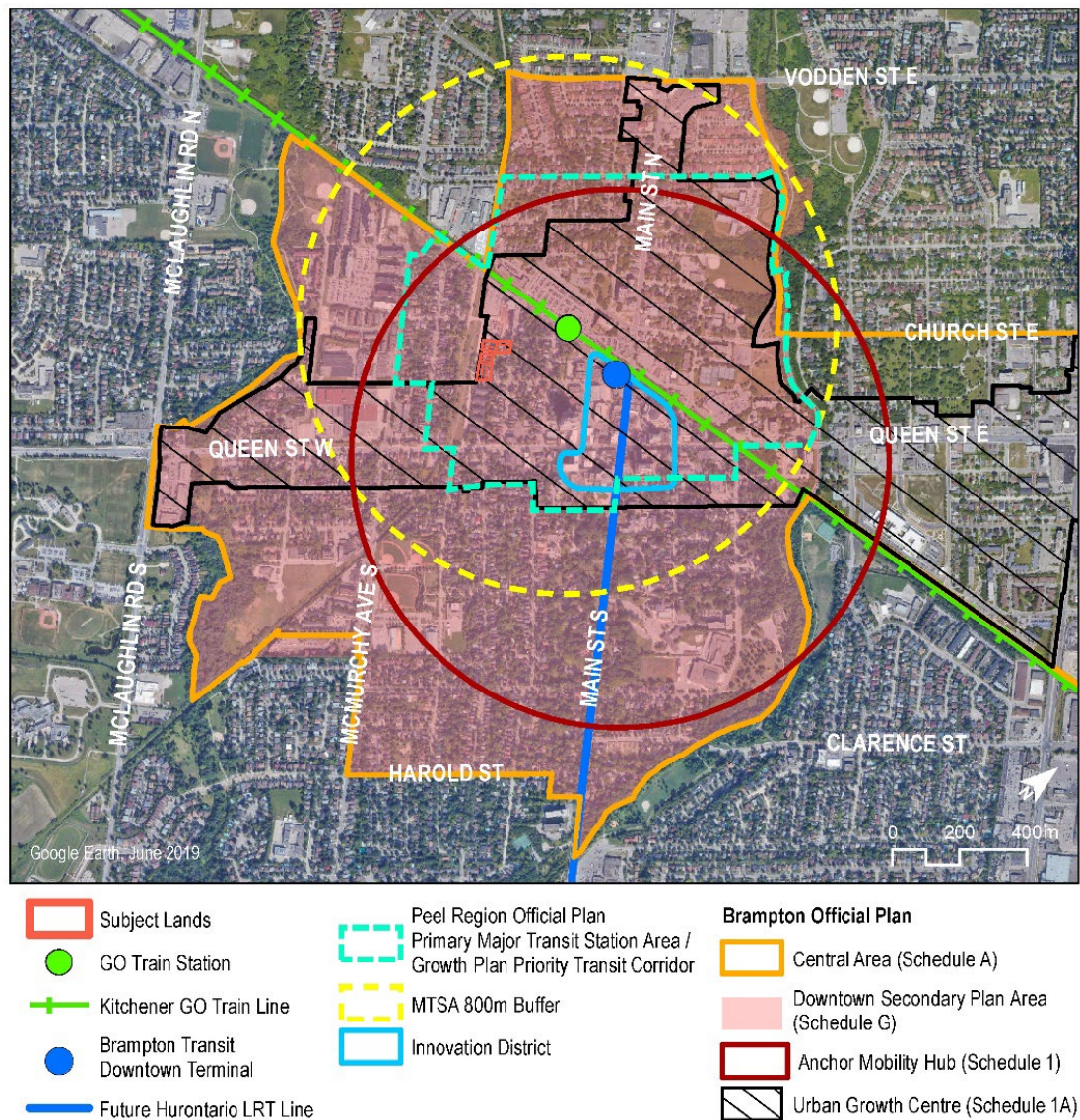
On behalf of Greenwin and Sweeny, we attended the Brampton GO MTSA Focus Group Session held on May 11, 2023 and reviewed the related materials that were posted online on June 16, 2023. Subsequently, we submitted a letter providing comments on the Brampton GO Draft Land Use Plan on June 26, 2023 (see **Attachment**). In our letter to staff, we had requested that the Brampton GO Draft Land Use Plan be revised to designate the Subject Lands and the remaining lands in the block as Downtown 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.

In our review of the Recommendation Report: "'Primary' Major Transit Station Areas – Preliminary Land Use Plans, City-wide" (Report No.: Planning, Bld & Growth Mgt-2023-315), we note that our comments were not included or considered in Appendix 3 or Appendix 4 of the Recommendation Report. As such, we continue to believe there is an opportunity to better align Figure 2: The Brampton GO MTSA Preliminary

Land Use Plan within Appendix 2 of the Recommendation Report with the policy direction from the Peel Region and Brampton Official Plans for MTSA.

We therefore continue to request that, prior to Council's final consideration, the Brampton GO MTSA Preliminary Land Use Plan be amended to designate the Subject Lands as Downtown Mixed Use-1 (High Rise Plus). Furthermore, we believe that 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. This amendment is generally consistent with the policies of Official Plan Amendment 247 (an amendment to the MTSA policies in the current Official Plan), the Draft Brampton Official Plan and the emerging neighbourhood context, as described in our June 26th letter.

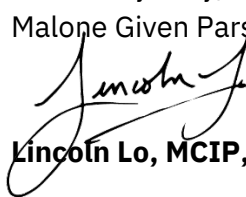
Figure 1: Subject Lands Context



We look forward to working with Staff to address our comments and to finalize the Brampton GO MTSA Study. As we advance further discussions with Staff on the Brampton GO MTSA Study, the MTSA Official Plan Amendment, and the Draft Official Plan, we reserve the right to provide further comments.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170 ext. 107.

Yours very truly,
Malone Given Parsons Ltd.



Lincoln Lo, MCIP, RPP

cc: Greenwin Corp.
Sweeny Holdings Inc.
Steve Ganesh, City of Brampton
Michelle Gervais, City of Brampton
City of Brampton Clerks Department

Att: MGP Letter to City of Brampton re: Brampton GO MTSA Study Comments –
June 26, 2023



Lincoln Lo
905 513 0170 x107
llo@mgp.ca

June 26, 2023

MGP File: 22-3221 &
22-3222

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

via email: michelle.gervais@brampton.ca & mtsa@brampton.ca

Attention: Ms. Michelle Gervais
Policy Planner, Planning and Development Services

Dear Ms. Gervais:

RE: Brampton GO MTSA Study
56, 58, & 60 Nelson Street West, 26, 28, & 32- 34 Park Street, & 41-45 Mill Street
Comments from Greenwin Corp. and Sweeny Holdings Inc.

Malone Given Parsons Ltd. is the Planning Consultant for Greenwin Corp. and Sweeny Holdings Inc. ("Greenwin and Sweeny"), the owner of lands located at 56, 58, & 60 Nelson Street West, 26, 28, & 32-34 Park Street, and 41-45 Mill Street in the City of Brampton (the "Subject Lands"). The Subject Lands are generally bounded by Mill Street North, Nelson Street West, Park Street and the future Denison Avenue extension and are within the Brampton GO Major Transit Station Area ("Brampton GO MTSA").

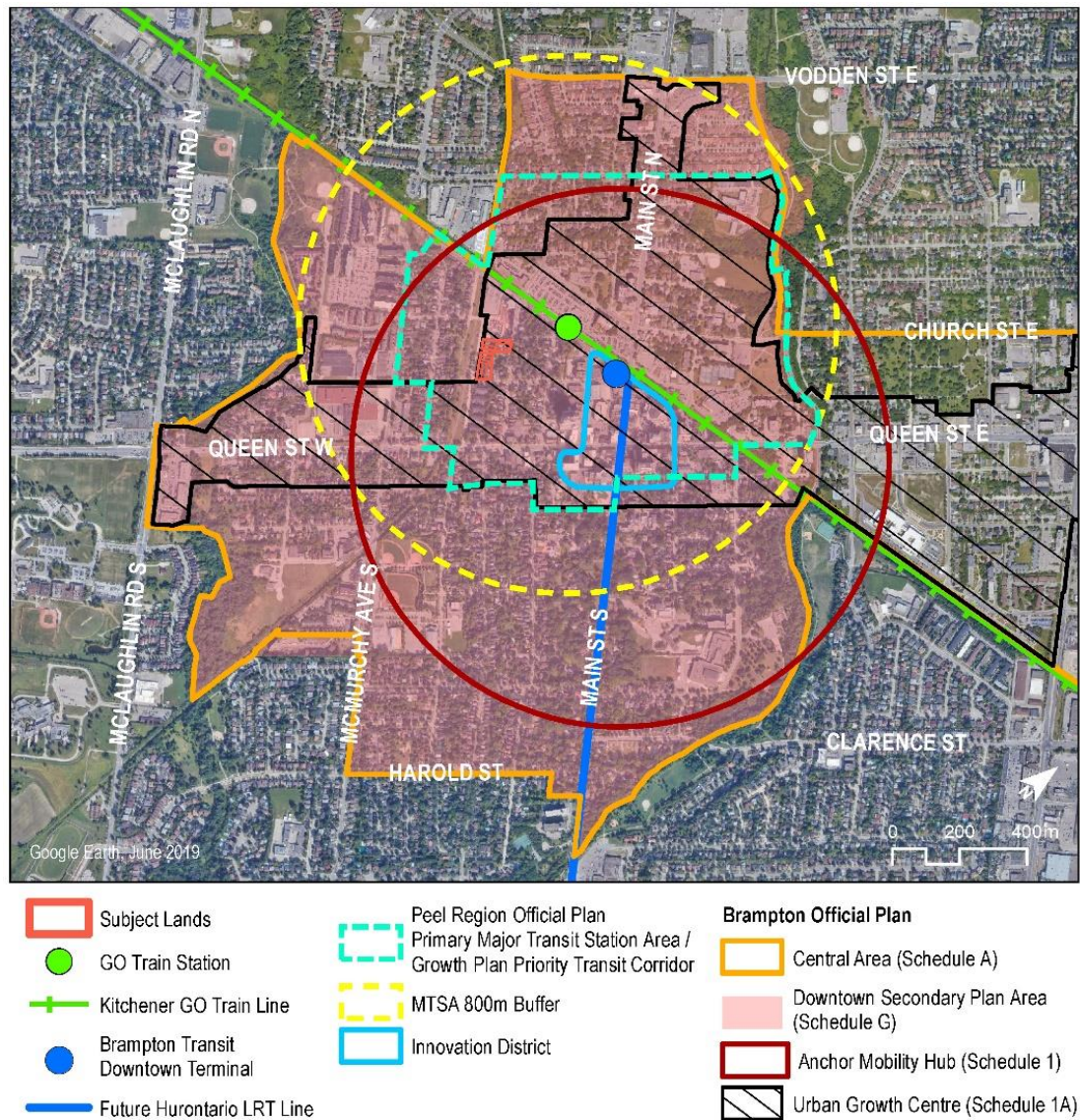
On behalf of Greenwin and Sweeny, we attended the Brampton GO MTSA Focus Group Session held on May 11, 2023 and have reviewed the related materials that were posted online on June 16, 2023. While we appreciate Staff's revision to designate the Subject Lands as Downtown Mixed Use-2 (High Rise), we believe there is an opportunity to better align the Brampton GO Draft Land Use Plan that will be presented to Planning and Development Committee on July 31, 2023 with the policy direction for MTSA's provided in the Peel Region and Brampton Official Plans. For the reasons described in this letter, we respectfully request that the Brampton GO Draft Land Use Plan be revised to designate the Subject Lands and the remaining lands in the block as Downtown Mixed Use-1 (High Rise Plus).

Surrounding Context

The Subject Lands are within approximately 300 metres of the Brampton GO station, 350 metres of the Downtown Brampton Bus Terminal, and 450 metres of the BRT on Main Street (the future Hurontario LRT).

The Subject Lands are within a Primary Major Transit Station Area, the City's Urban Growth Centre, and the Downtown Central Area, all of which are the focus of height, density, activity, and transit investment in the City of Brampton (see Figure 1).

Figure 1: Subject Lands Context



The surrounding area is currently comprised of predominantly single detached dwellings; however, redevelopment in the area is beginning. A 27-storey mixed use development is under construction to the north of the Subject Lands. To the east, a Minister's Zoning Order has been requested to permit a minimum of 200,000 ft² of office and retail uses. To the southwest, at the intersection of Nelson and Elizabeth Streets, Greenwin and Sweeny recently obtained approvals for a high density mixed use redevelopment project with two towers (37-storeys and 42-storeys). The decommissioned OBRY rail corridor is located to the west of the Subject Lands along Park Street and is envisioned as a future linear park.

Brampton GO MTSA Study

The May 2023 Brampton GO MTSA Draft Land Use Plan identifies the Subject Lands as Downtown Mixed Use-2 (High Rise). The Draft Brampton Official Plan defines High-Rise

buildings as being between 13 and 25 storeys, while an additional building typology, High-Rise Plus, is defined as being 26 full storeys or greater.

The recently adopted Official Plan Amendment 247 (an amendment to the MTSA policies in the current Official Plan), directs that the highest intensity development is to be concentrated within close proximity to the transit station while providing transition to lower intensity built-forms.

Given the significant investments in rapid transit and community infrastructure in the Downtown since the Secondary Plan's approval and the emerging policy context regarding MTSA's as detailed in OPA 247, we believe that the Brampton GO MTSA Study should designate some land for High-Rise Plus buildings to optimize the investment in transit and community infrastructure and to support the diversification of land uses emerging in the area. Both recent development approvals in this part of the Downtown would be considered High-Rise Plus buildings under the Draft Brampton Official Plan. Designating lands as High-Rise Plus will provide consistency with both the emerging policy context and the neighbourhood context.

Designating lands as High-Rise Plus will also support the achievement of the Brampton GO MTSA's minimum density target of 200 people and jobs per hectare required by the Region of Peel.

Considering that the Subject Lands are within walking distance of two higher-order transit stations and a range of community amenities and are buffered from the adjacent lower-density development by the OBRY rail corridor, it is our opinion that they are an appropriate location for high density development in the High-Rise Plus building typology and should be designated as such.

We therefore request, the Downtown Mixed Use-2 (High Rise) designation shown on the Subject Lands in the Brampton GO MTSA Draft Land Use Plan be amended to designate the Subject Lands as Downtown Mixed Use-1 (High-Rise Plus). Furthermore, we believe that the entire block bounded by Mill Street North, Nelson Street West, Park Street, and the future Denison Avenue extension should share the same High-Rise Plus mixed use land use designation to promote opportunities for comprehensive planning and land assemblies.

We recognize the effort that City staff have put into the preparation of the Brampton GO MTSA Study and thank Staff for the opportunity to provide comments. We look forward to working with Staff to address our comments and to finalize the Brampton GO MTSA Study. As we advance further discussions with Staff on the Brampton GO MTSA Study, we reserve the right to provide further comments.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170 ext. 107.

Yours very truly,
Malone Given Parsons Ltd.

A handwritten signature in black ink, appearing to read "Lincoln Lo", with a stylized flourish at the end.

Lincoln Lo, MCIP, RPP

cc: Greenwin Corp.
Sweeny Holdings Inc.
Claudia LaRota, City of Brampton
City of Brampton Clerks Department