

August 25, 2023

GSAI File: 571-002

City Council
City of Brampton
2 Wellington Street West
ON, L6YH 4R2

Attention: City Councillors, care of Michelle Gervais, MCIP, RPP
Policy Planner

**RE: Item 5.1: Major Transit Station Areas (MTSAs), Draft Brampton Plan
Policies, City-wide
Report No. Planning, Bld & Growth Mgt-2023-708
Bramalea GO
69 Bramalea Road, City of Brampton**

Glen Schnarr and Associates Inc. ('GSAI') are the planning consultants for 69 Bramalea Holdings Limited ('69 Bramalea'), owners of the property municipally known as 69 Bramalea Road ('subject property'). The subject property is located within the Bramalea GO Major Transit Station Area ('MTSA') as identified in the second draft of the Brampton Official Plan ('OP'), also known as the 'Brampton Plan'.

On behalf of 69 Bramalea, we have been monitoring the City's MTSA Study and associated City-Initiated MTSA Official Plan Amendment, specifically as it relates to the subject property and the Bramalea GO MTSA. GSAI provided comments on the Bramalea GO MTSA Preliminary Land Use Plan presented to Planning and Development Committee of July 31, 2023 (see Attachment No. 1)

On behalf of 69 Bramalea, GSAI has filed Official Plan and Zoning By-law Amendment applications (City file: OZS-2023-0020) to facilitate the redevelopment of the subject property from an older, auto-oriented commercial development into a mixed-use, transit oriented rental housing development within the Bramalea GO Major Transit Station Area (MTSA). The proposal contemplates a phased development with two high-density mixed-use towers to facilitate 572 dwelling units with retail uses at grade.

Phase 1 includes a mixed-use tower, with a maximum height of 28 storeys, 2 underground parking levels, and 2 above-ground parking levels. As part of the first phase of development, the existing BMO building will be retained. The second phase of the development introduces a second tower, with frontage onto East Drive and a maximum height of 22 storeys, and a continuation of the underground and above-ground parking structures. Vehicular access for both phases will be provided via East Drive.

The development proposal that is the subject of the applications is consistent with OPA 133, which permits the redevelopment of the subject property for a mixed-use apartment building that



includes residential and retail uses amongst other policies. OPA 133 was the result of the City's municipal comprehensive review that was completed in 2017, through which the subject property was converted from employment uses to permit a mix of uses including residential. The permission for high-rise residential and retail uses established by OPA 133 is also recognized in the Bramalea Mobility Hub Secondary Plan (OPA 173).

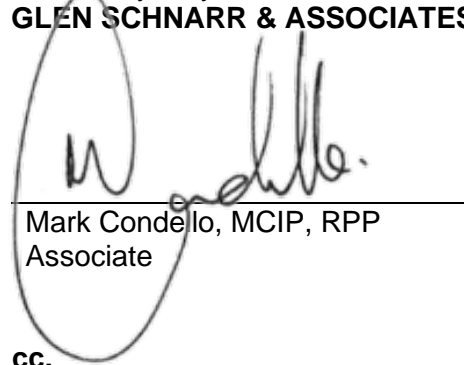
In our review of the City's Information Report (Report No. Planning, Bld & Growth Mgt-2023-708), we note that the policies have been revised and no longer include any maximum density or maximum building height for lands within a "Primary" MTSA, including the Bramalea GO MTSA. Our interpretation of the policies is that they now support the land use and built form permissions established by OPA 133 and the redevelopment proposal currently being reviewed by City staff.

We recognize and appreciate the effort that City staff have put into advancing the draft Brampton Plan and MTSA policy framework.

Should you have any questions or wish to discuss our comments, please contact the undersigned at 905-568-8888 ext. 265 or markc@gsai.ca

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Mark Condello, MCIP, RPP
Associate

cc.

69 Bramalea Holdings Limited
C. Chung, GSAI
J. Shapira, Wood Bull LLP

Attachment No. 1 – Letter to Council dated July 24, 2023

July 24, 2023

GSAI File: 571-002

City Council
City of Brampton
2 Wellington Street West
ON, L6YH 4R2

Attention: City Councillors, care of Michelle Gervais, MCIP, RPP
Policy Planner

**RE: Major Transit Station Area Study
Bramalea GO
69 Bramalea Road
City of Brampton**

Glen Schnarr and Associates Inc. ('GSAI') are the planning consultants for 69 Bramalea Holdings Limited ('69 Bramalea'), owners of the property municipally known as 69 Bramalea Road ('subject property'). The subject property is located within the Bramalea GO Major Transit Station Area ('MTSA') as identified in the second draft of the Brampton Official Plan ('OP'), also known as the 'Brampton Plan'.

It is our understanding that Phase 1 of the Brampton MTSA Study is now complete and has informed the preparation of the preliminary land use plans for Brampton's fourteen "Primary" MTSA's. We understand that City Staff will be seeking endorsement of the preliminary land use plans at the Planning and Development Committee ('PDC') meeting scheduled on July 31, 2023. On behalf of 69 Bramalea, we offer these submissions to the PDC and to City Council when the matter comes before it.

Existing Planning Permissions and Development Applications

On behalf of 69 Bramalea, GSAI has filed Official Plan and Zoning By-law Amendment applications (City file: OZS-2023-0020) to facilitate the redevelopment of the subject property from an older, auto-oriented commercial development into a mixed-use, transit oriented rental housing development within the Bramalea GO Major Transit Station Area (MTSA). The proposal contemplates a phased development with two high-density mixed-use towers to facilitate 572 dwelling units with retail uses at grade.

Phase 1 includes a mixed-use tower, with a maximum height of 28 storeys, 2 underground parking levels and 2 above-ground parking levels. As part of the first phase of development, the existing BMO building will be retained. The second phase of the development introduces a second tower, with frontage onto East Drive and a maximum height of 22 storeys and a continuation of the underground and above-ground parking structures. Vehicular access for both phases will be provided via East Drive.



The development proposal that is the subject of the applications is consistent with OPA 133, which permits the redevelopment of the subject property for a mixed-use apartment building that includes residential and retail uses amongst other policies. OPA 133 was the result of the City's municipal comprehensive review that was completed in 2017, through which the subject property was converted from employment uses to permit a mix of uses including residential. The permission for high rise residential and retail uses established by OPA 133 is also recognized in the Bramalea Mobility Hub Secondary Plan (OPA 173).

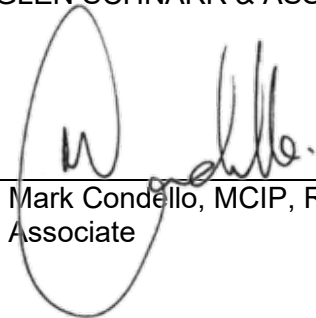
Brampton MTSA Land Use Plan

The subject property is proposed to be designated "High-Rise Mixed-Use" on the "Bramalea GO Station Draft Land Use Plan". We understand that this designation would limit the subject property to a maximum height of 25 storeys. We do not support a maximum height of 25 storeys. As noted earlier, site-specific applications have been filed with justification for building heights of 28 storeys. With the subject property's, lot area, depth, frontage and locational characteristics being a corner lot along an Intensification Corridor, a higher density development can be accommodated in a manner that is compatible with the emerging land uses within the Bramalea GO MTSA. **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.**

We recognize the effort that City staff have put into advancing the draft Land Use Plans for each of the Primary MTSA's and thank Council for the opportunity to provide comments. We look forward to continued participation in all future engagements relating to the Brampton MTSA Study and wish to be informed of updates and future meetings.

Should you have any questions or wish to discuss our comments, please contact the undersigned at 905-568-8888 ext. 265 or markc@gsai.ca

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.



Mark Condello, MCIP, RPP
Associate



Sebastian Alzamora, MCIP, RPP
Planner

cc.

Clients
C. Chung, GSAI
J. Shapira, Wood Bull LLP