



Principals

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August 28, 2023

**GWD File:
13.1950.00 MTSA**

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

**Attention: Mayor and Members of Planning Committee/Council
Peter Fay, City Clerk
Steve Ganesh, Commissioner, Planning, Building and Growth
Management
Claudia LaRota, Supervisor/Principal Planner, Integrated City
Planning**

**Subject: PUBLIC INPUT – August 28, 2023 Planning & Development
Committee
Item 5.1 – City-Initiated Official Plan Amendment
“Primary” Major Transit Station Areas (MTSAs), City-Wide
80 Scott Street – JTS Properties Inc.**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to JTS Properties Inc., now operating as Maebrook Scott Inc. (Maebrook), the Registered Owner of 80 Scott Street in the City of Brampton (hereinafter referred to as the “subject site”). The subject site is generally located north of Church Street, east of Ken Whillans Drive and the Etobicoke Creek, west of Centre Street North. It is located within the Centre Street Major Transit Station Area (“Centre Street MTSA”).

Our office has been monitoring the City’s MTSA Planning Study on behalf of our Client. Formal public input was previously submitted on July 17, 2023 requesting that the ‘Draft’ Centre Street Station Land Use Plan (May 2023) be revised to reflect site specific Official Plan Amendment (OP2006-185) which was adopted in July 2020.

We have had an opportunity to review the July 31, 2023 Information Report titled: Major Transit Station Area (MTSAs), Draft Brampton Plan Policies, City-Wide. Attachment #5 to the Report provides a summary of City Staff’s response to correspondence received.

The subject site is now designated ‘Neighborhoods (High-Rise)’ on the ‘Draft’ Centre Street Station Land Use Plan (August 2023). The ‘Height Transition Area’ overlay was to be removed however it continues to be depicted on the Plan. Through this correspondence we ask that Staff revisit the Land Use Plan and accordingly remove the overlay.

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Closing Remarks

It is understood that the City’s ‘new’ Official Plan (*Brampton Plan*) is tentatively scheduled to be presented to Council for adoption on November 1, 2023. The last iteration of the *Brampton Plan* was released for public review and comment in December 2022, nearly one (1) year ago. We urge Members of Committee/Council to direct Staff to release the latest version of the Brampton Plan so that it can reviewed in its entirety.

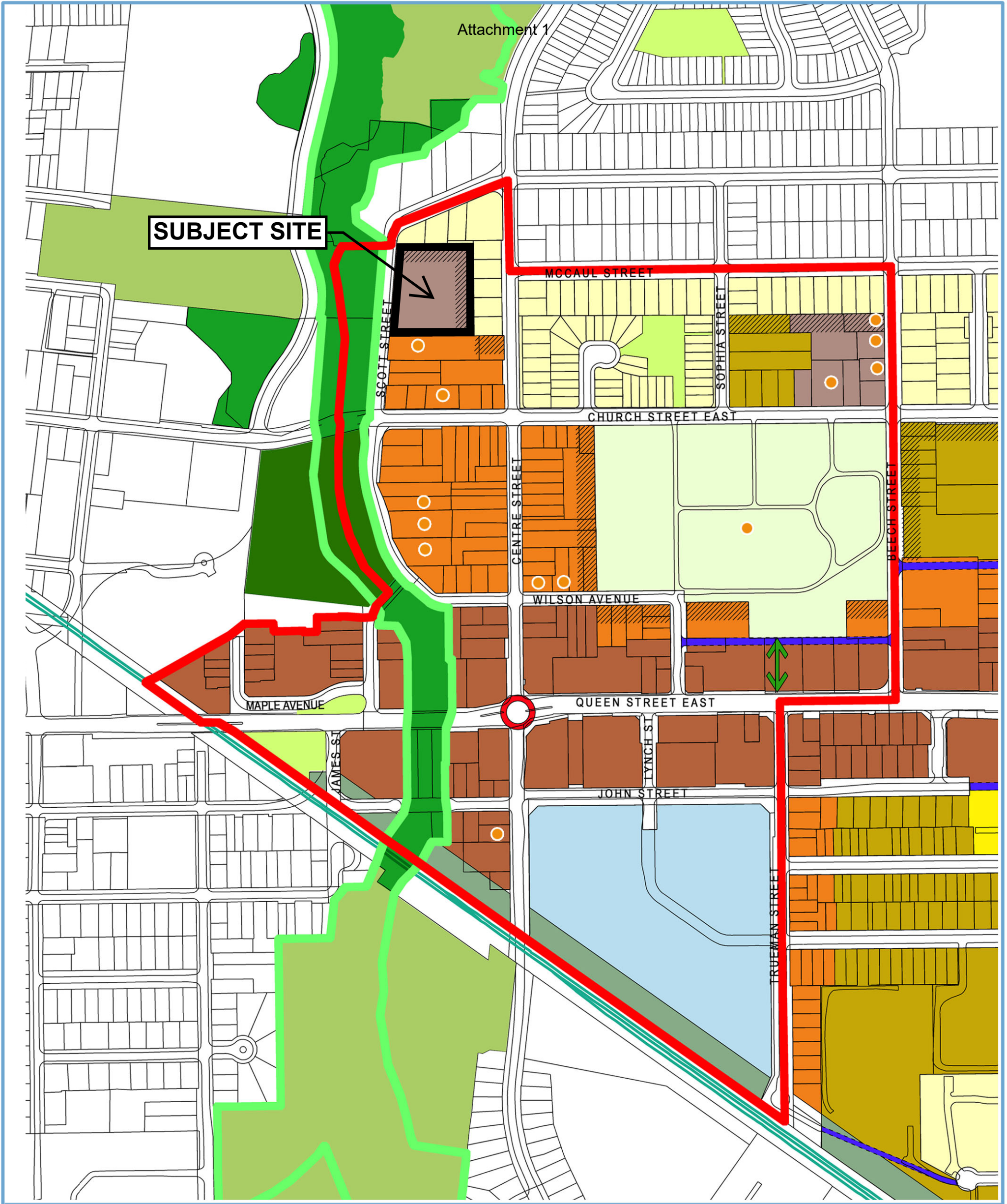
Thank you for the opportunity to provide public input. While our Client wishes to express its general support they do have reservations and may provide further comments as necessary during the process.

Should you have any questions, please contact the undersigned.


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C.c. H. Zbogar, City of Brampton
A. Parsons, City of Brampton
D. Vanderberg, City of Brampton
N. D'Souza, City of Brampton
T. Sidhu, City of Brampton
M. Gagnon, Gagnon Walker Domes Ltd.
M. Harris, Gagnon Walker Domes Ltd.



LEGEND

- | | | |
|---|---|---|
| NEIGHBOURHOOD (LOW-RISE RESIDENTIAL) | NATURAL HERITAGE SYSTEM (NHS) | PROPOSED PUBLIC OR PRIVATE STREET NETWORK |
| NEIGHBOURHOOD (LOW-RISE PLUS RESIDENTIAL) | NHS BOUNDARY IN PARK | MID-BLOCK CONNECTION |
| NEIGHBOURHOOD (MID-RISE RESIDENTIAL) | PARKS AND OPEN SPACE (CITY PARK) | RAILWAY 30M BUFFER |
| NEIGHBOURHOOD (HIGH-RISE RESIDENTIAL) | PARKS AND OPEN SPACE (COMMUNITY PARK) | LISTED HERITAGE PROPERTY |
| MIXED-USE (MID-RISE MIXED-USE) | PARKS AND OPEN SPACE (NEIGHBOURHOOD PARK) | RAIL LINE |
| MIXED-USE (HIGH-RISE MIXED-USE) | PARKS AND OPEN SPACE (CEMETERY) | HEIGHT TRANSITION AREA |
| MIXED-USE (INSTITUTIONAL) | MTSA BOUNDARY | |
| | MTSA STATION | |
- 0 100 200 Metres

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

BRAMPTON MAJOR TRANSIT STATION AREAS
CENTRE STREET STATION DRAFT LAND USE PLAN

DRAFT FOR REVIEW ONLY

AUGUST 2023