



Principals

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**August 28, 2023**

**GWD File:  
21.2883.00 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  
22, 24, 26, 28 and 32 John Street**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Mario Matteo Silvestro, Mr. Guido D'Alesio and 2088205 Ontario Ltd., the Registered Owners of the lands municipally known as 22, 24, 26, 28 and 32 John Street, in the City of Brampton (hereinafter referred to as the “subject site”). The subject site is located northwest of the intersection of John Street and Chapel Street. It is located within the Brampton GO Major Transit Station Area (“Brampton GO 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’ Brampton GO Land Use Plan (May 2023) be revised to reflect site specific amendment application (OZS-2022-0035).

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 ‘Mixed-Use Areas (High-Rise)’ on the ‘Draft’ Brampton GO Land Use Plan (June 2023). This designation is consistent with redevelopment plans for the site which propose a 39-storey mixed-use apartment building.

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We acknowledge that draft MTSA land use policies do not include any maximum density or building height policies for lands within Primary MTSA's. Furthermore, according to Attachment #5, prescribed building typology will no longer include 'High-Rise Plus', buildings 13-storeys and greater will be captured under 'High-Rise'.

### **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 be 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.

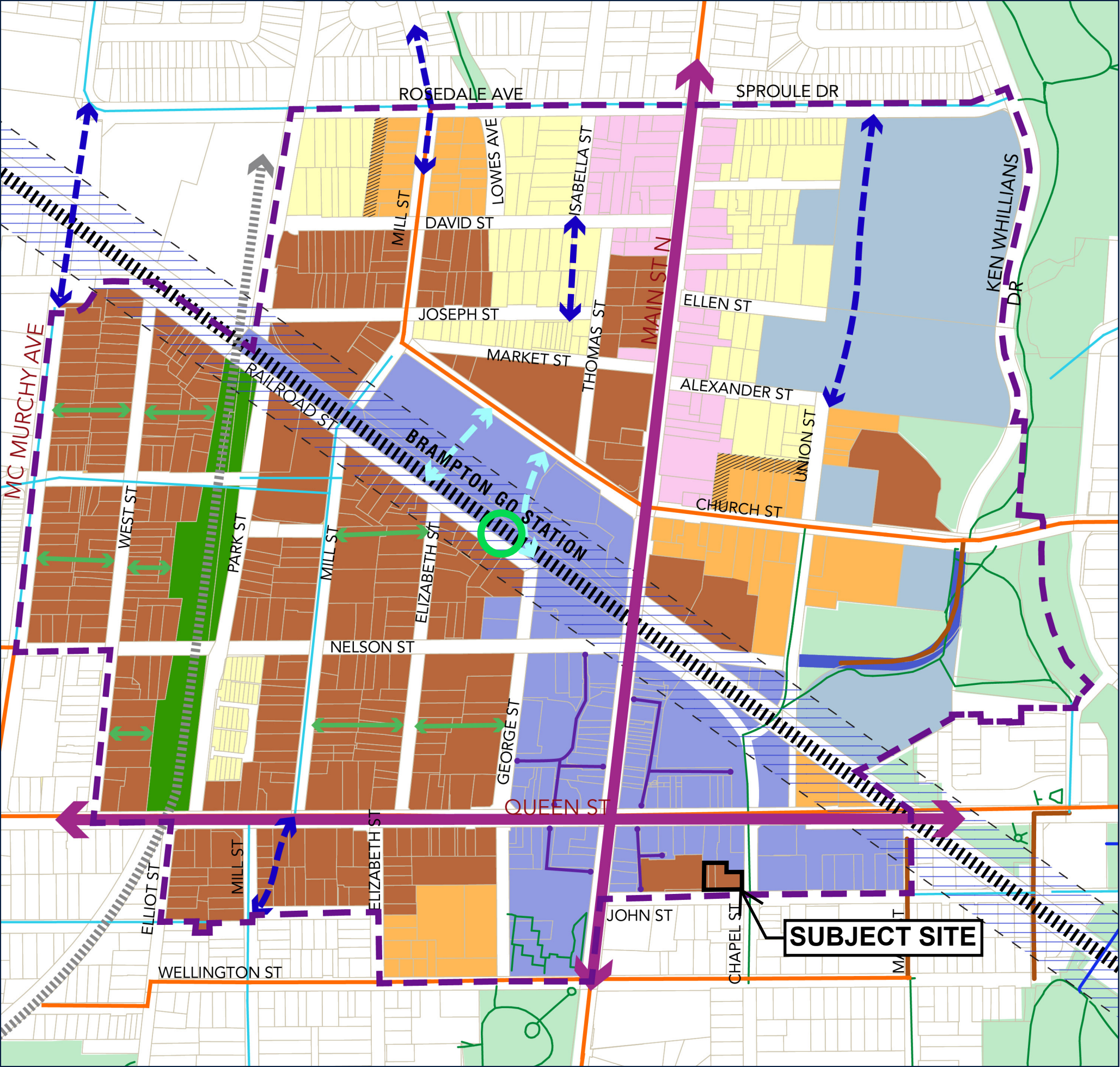
Should you have any questions, please contact the undersigned.

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.  
Planning Associate








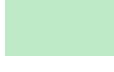













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D. Vanderberg, City of Brampton  
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A. Sepe, City of Brampton  
M. Gagnon, Gagnon Walker Domes Ltd.  
M. Harris, Gagnon Walker Domes Ltd.  
Overland LLP

PROPOSED LAND USE PLAN



LEGEND

- |   |   |   |
|---|---|---|
|  MIXED USE AREAS (DOWNTOWN MIXED USE) |  RAILWAY 30M BUFFER                      |  MTSA BOUNDARY                 |
|  MIXED USE AREAS (HIGH RISE)          |  NEIGHBORHOODS (INSTITUTIONAL)           |  MTSA STATION                  |
|  MIXED USE AREAS (MIDRISE)            |  PARKS AND OPEN SPACE (CITY PARK)        |  MID BLOCK CONNECTIONS         |
|  MIXED USE AREAS (LOW RISE)           |  DPS AREA                                |  HEIGHT TRANSITION AREA        |
|  NEIGHBORHOODS (LOW RISE)             |  RAILWAY TRACK                           |  PROPOSED STREET NETWORK       |
|  EXISTING ROAD EXTENSION              |  PROPOSED TO BE DECOMMISSIONED OBRY LINE |  PEDESTRIAN UNDER PASS         |
|  PROPOSED/EXISTING OPEN SPACE         |  CITY LANEWAYS                           |  HIGHER ORDER TRANSIT CORRIDOR |



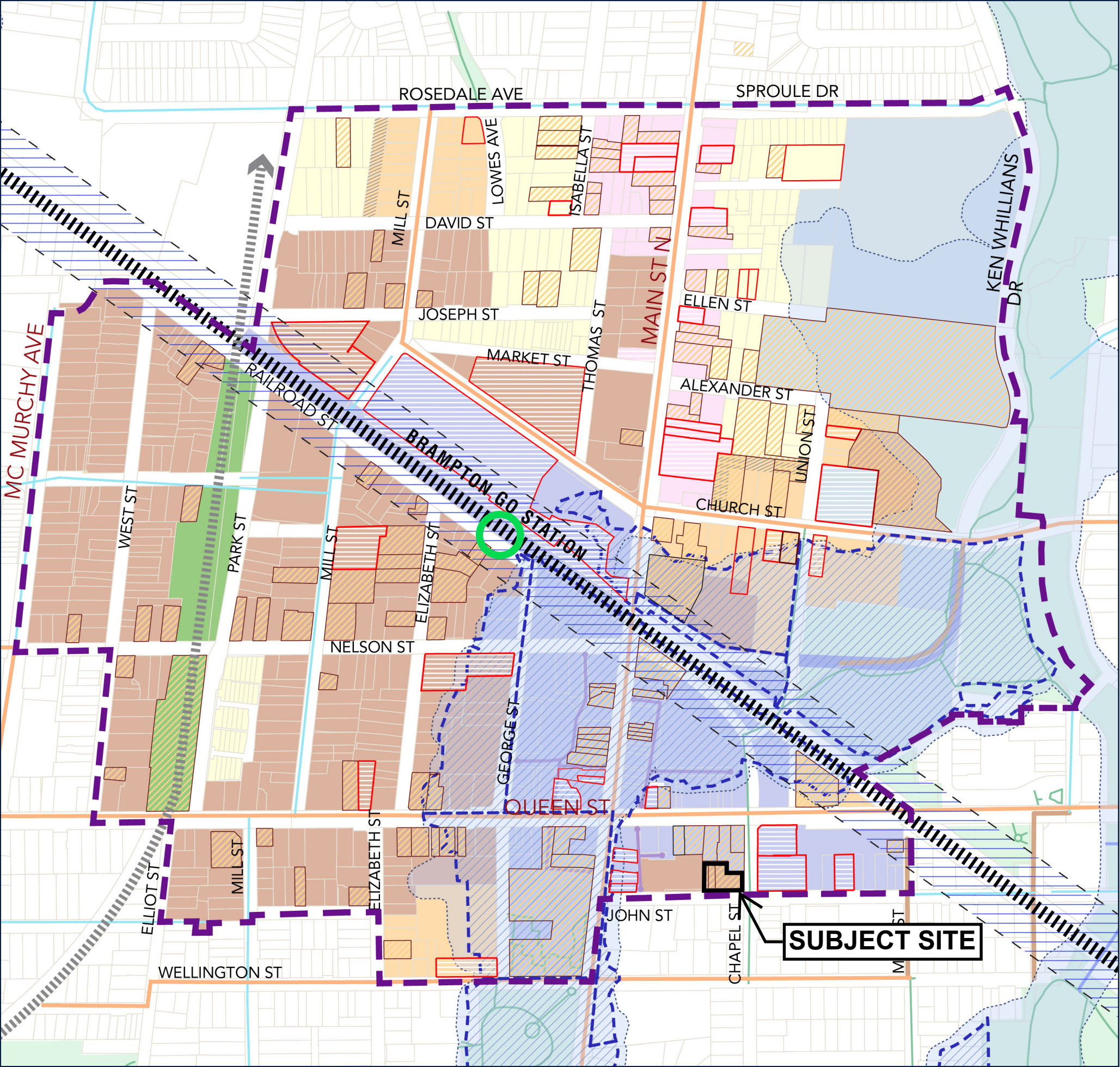
BRAMPTON MAJOR TRANSIT STATION AREAS

BRAMPTON GO DRAFT LAND USE PLAN

DRAFT FOR DISCUSSION ONLY | JUNE 2023



PROPOSED LAND USE PLAN WITH HERITAGE OVERLAY



LEGEND

-  LISTED HERITAGE OVERLAY
-  DESIGNATED HERITAGE OVERLAY
-  FLOOD PLAIN
-  SPECIAL POLICY AREA

