



Principals

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**August 28, 2023**

**GWD File:  
22.2992.00 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  
16 Lisa Street – 16 Lisa Street Ltd.**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 16 Lisa Street Ltd., the Registered Owner of the lands municipally known as 16 Lisa Street, in the City of Brampton (hereinafter referred to as the “subject site”). The subject site is located southwest of the intersection of Queen Street East and Dixie Road. It is located within the Dixie Road Major Transit Station Area (“Dixie 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.

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 continues to be designated ‘Mixed-Use (High-Rise Mixed Use)’ on the ‘Draft’ Dixie Road Station Land Use Plan (August 2023). This designation is consistent with redevelopment plans for the site and greater Tertiary Plan that is bounded by Queen Street, Dixie Road, and Lisa Street.

We acknowledge that draft MTSA land use policies do not include any maximum density or building height policies for lands within Primary MTSAs. Furthermore,

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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 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.

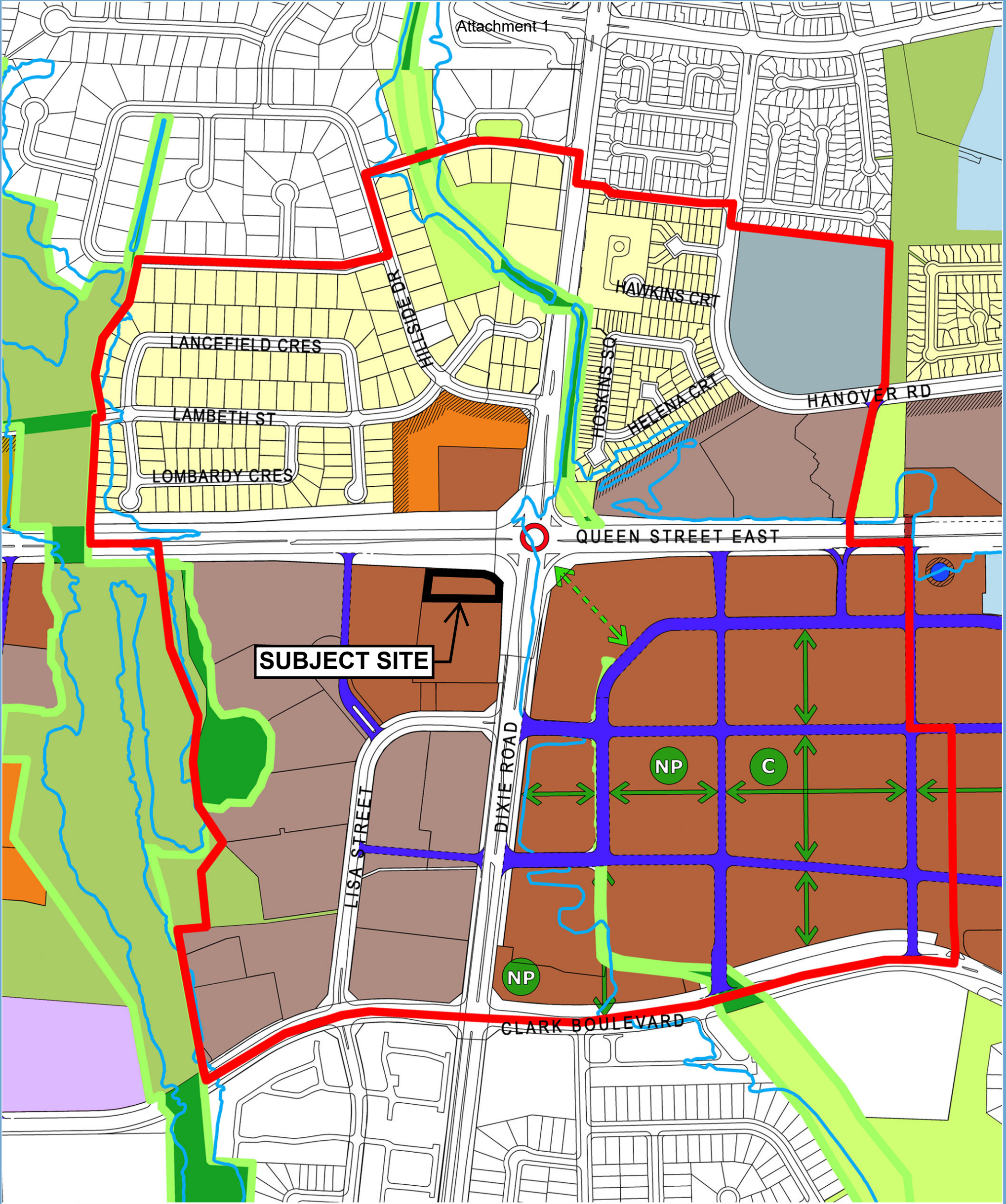
Should you have any questions, please contact the undersigned.

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Planning Associate

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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  
E. Li, City of Brampton  
M. Gagnon, Gagnon Walker Domes Ltd.  
M. Harris, Gagnon Walker Domes Ltd.  
Davies Howe LLP





LEGEND

- |                                       |   |   |
|---------------------------------------|---|---|
| NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)  | NATURAL HERITAGE SYSTEM (NHS)             | PROPOSED PUBLIC OR PRIVATE STREET NETWORK |
| NEIGHBOURHOOD (HIGH-RISE RESIDENTIAL) | NHS BOUNDARY IN PARK                      | MID-BLOCK CONNECTION                      |
| NEIGHBOURHOOD (INSTITUTIONAL)         | PARKS AND OPEN SPACE (COMMUNITY PARK)     | PEDESTRIAN CONNECTION                     |
| MIXED-USE (MID-RISE MIXED-USE)        | PARKS AND OPEN SPACE (NEIGHBOURHOOD PARK) | HEIGHT TRANSITION AREA                    |
| MIXED-USE (HIGH-RISE MIXED-USE)       | TRCA FLOODLINE                            | MTSA BOUNDARY                             |
| EMPLOYMENT (PRESTIGE INDUSTRIAL)      | PROPOSED NEIGHBOURHOOD PARK               | MTSA STATION                              |
| PROPOSED PEDESTRIAN BRIDGE            | POTENTIAL COMMUNITY HUB                   |   |
| PROPOSED BUS TERMINAL                 |   |   |
- 0 100 200  
Metres

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

BRAMPTON MAJOR TRANSIT STATION AREAS  
DIXIE ROAD STATION DRAFT LAND USE PLAN

DRAFT FOR REVIEW ONLY

AUGUST 2023