



Principals

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August 28, 2023

GWD File: PN.22.3238.00

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

Attention: Mayor and Members of Council
Peter Fay, City Clerk
Steve Ganesh, Commissioner, Planning, Building and Growth
Management
Michelle Gervais, Policy Planner, City Planning and Design
Claudia LaRota, Supervisor/Principal Planner, City Planning and
Design

Subject: Public Input – August 28, 2023 Planning Committee
Statutory Public Meeting – Major Transit Station Areas
Draft Brampton Plan Policies and
Draft Brampton GO Station MTSA Land Use Plan
17-35 Railroad Street, 48-50 Mill Street North, and
55-59 Elizabeth Street North
23 Railroad Inc., 17595031 Railroad ME Inc. and
5519273548 Railroad ME Inc.

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to 23 Railroad Inc., 17595031 Railroad ME Inc. and 5519273548 Railroad ME Inc. ("Client"); the Registered Owner of the properties municipally known as 17-35 Railroad Street, 48-50 Mill Street North, and 55-59 Elizabeth Street North in the City of Brampton (hereinafter referred to as the "subject site"). The subject site is located on the south side of Railroad Street, between Mill Street North and Elizabeth Street North, and is located within the Brampton GO Station 'Primary' Major Transit Station Area ("MTSA").

Our Client is currently preparing redevelopment plans for the subject site, and a Pre-Application Consultation with City of Brampton Planning Staff was recently held on August 16, 2023 – City File PRE-2023-0089. Our Client is desirous of redeveloping the subject site for a transit-supportive, high density high-rise mixed-use residential/retail development. The proposal and concept plan layout will be refined as we work through the Development Application process.

Our Client has been actively engaged in the City of Brampton's MTSA Planning Study process. This has included, but is not limited to, our Client's participation in the Brampton

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GO Station MTSA Focus Group Session that was hosted by City Staff on May 11, 2023, and through formal written correspondence prepared by GWD on behalf of our Client to the City's Planning and Development Committee dated February 13, 2023, April 24, 2023 and July 17, 2023.

Our Client is an Appellant of City of Brampton Official Plan Amendment OP2006-247.

City of Brampton Information Report

We understand that the City of Brampton Planning Department is tabling an Information Report to the August 28, 2023 Planning and Development Committee Meeting, including the holding of a Statutory Public Meeting in connection with the proposed MTSA policies and schedules as part of the future Official Plan Amendment recommending adoption of Brampton Plan. Public input on the proposed policies is being sought at the Statutory Public Meeting.

Brampton GO Station Draft Land Use Plan

GWD has reviewed the August 28, 2023 Information Report, including the proposed MTSA Policies and the revised Draft Brampton GO Station MTSA Land Use Plan. Based on our review, we offer the following comments, observations and recommendations.

- 1. *Proposed Land Use Designation*** – The subject site is proposed to be designated 'Mixed-Use Areas (High Rise)' pursuant to the revised Draft Rutherford Road Station MTSA Land Use Plan. Generally, we are supportive of this designation as it would appear to be consistent with our Clients redevelopment proposal.

We are also generally supportive of the Mixed-Use Areas policies. Similar to the comments above, the policies appear to be consistent with our Client's redevelopment proposal. In this regard, we recommend that in subsection b), that the word "required" be replaced with the words "shall be encouraged." We support the removal of references to maximum density and heights.

- 2. *Proposed MTSA Policies*** – It is unclear how the Interim Policies of OPA2006-247 are being integrated with these proposed policies. There are various criteria from the Interim policies on guiding development applications that are not part of these proposed policies. It would appear that the proposed MTSA policies for inclusion in the future Brampton Plan as outlined in Appendix 1 to the August 28, 2023 Information Report is incomplete. The full set of proposed policies should be brought forward, as opposed to a piecemeal fashion.

Closing Remarks

Our Client would welcome the opportunity to meet with City Staff to further discuss its concerns. We reserve the right to provide further comments.



Should you have any questions, please contact the undersigned.

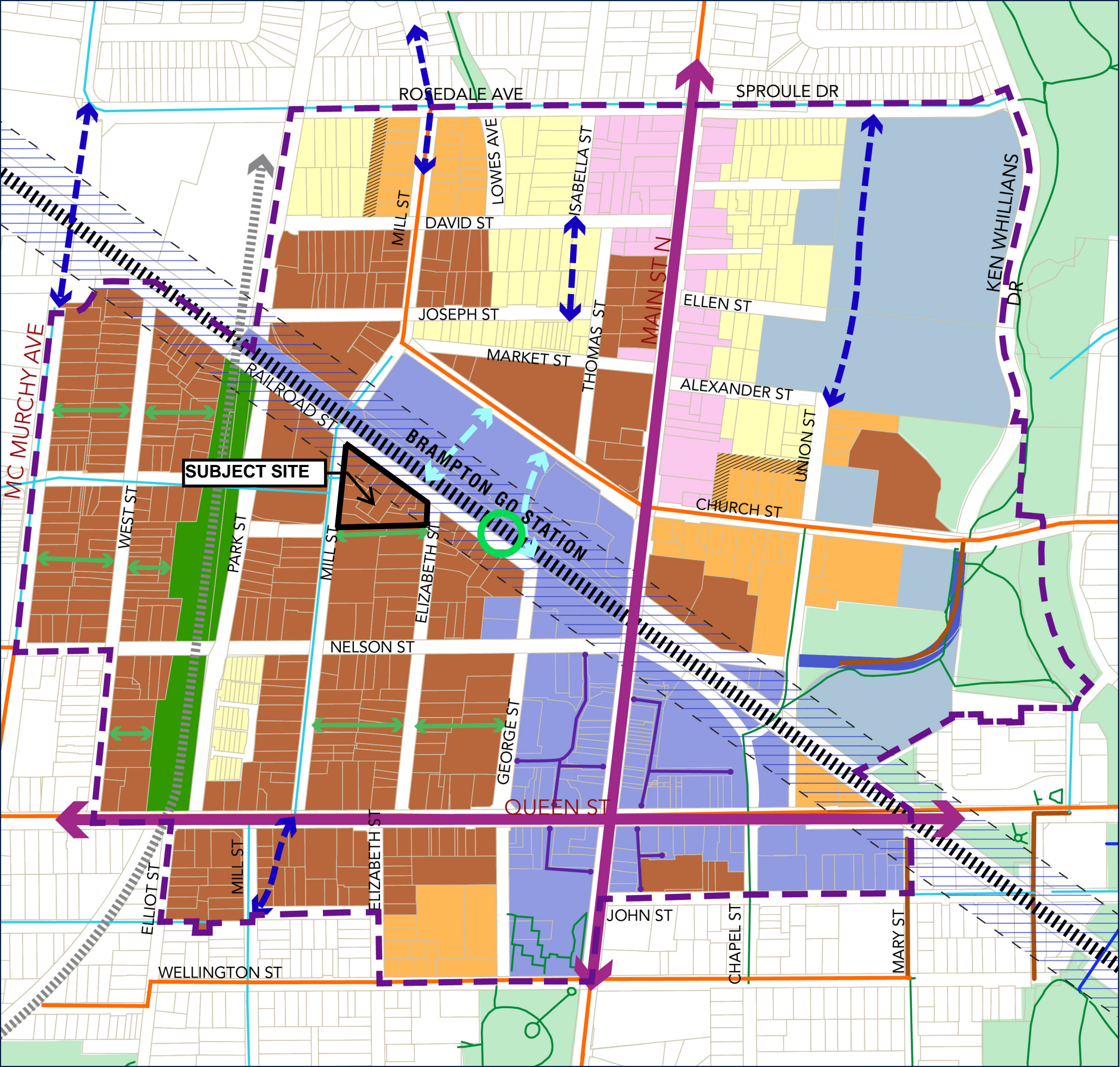
Yours truly,

A handwritten signature in black ink, appearing to read 'A. Walker', written over a horizontal line.

Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Partner and Principal Planner

cc: 23 Railroad Inc.
17595031 Railroad ME Inc.
5519273548 Railroad ME Inc.
M. Foderick, McCarthy Tetrault LLP
M. Gagnon, Gagnon Walker Domes Ltd.
A. Sirianni, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.

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