



Principals

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August 28, 2023

GWD File: PN.22.3124.00

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 Rutherford Road Station MTSA Land Use Plan  
Manga (Queen) Inc.

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Manga (Queen) Inc. ("Manga"); the Registered Owner of the property municipally known as 249 Queen Street East in the City of Brampton (hereinafter referred to as the "subject site"). The subject site is located at the southeast corner of Queen Street East and Hansen Road, and is located within the Rutherford 'Primary' Major Transit Station Area ("MTSA").

Manga has submitted an Application to Amend the City of Brampton Zoning By-law in April 2023 – City File No. PRE-2022-0023 ("Amendment Application"). The Amendment Application is currently undergoing the required Completeness Review stage of the Application process, and is expected to be deemed complete by the City of Brampton shortly. The Statutory Public Meeting will be scheduled thereafter. The Manga Amendment Application proposes the redevelopment of the subject site for a 38-storey, 394-unit mixed use residential/retail building.

The Amendment Application, as submitted, have been advanced in the context of the current, in-force City of Brampton Official Plan/Secondary Plan policies pertaining to the subject site and MTSA's.

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

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MTSA Focus Group Session that was hosted by City Planning Staff on March 23, 2023, and through formal written correspondence prepared by GWD on behalf of Manga to the City's Planning and Development Committee dated April 24, 2023 and July 18, 2023.

### **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.

### **Rutherford Road Station Draft Land Use Plan and Proposed Policies**

GWD has reviewed the August 28, 2023 Information Report, including the proposed MTSA Policies and the revised Draft Rutherford Road 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 (High-Rise Residential)' 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 the Manga Amendment Application.

We are also generally supportive of the Mixed-Use Areas policies. Similar to the comments above, the policies appear to be consistent with the Manga Amendment Application. 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**

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





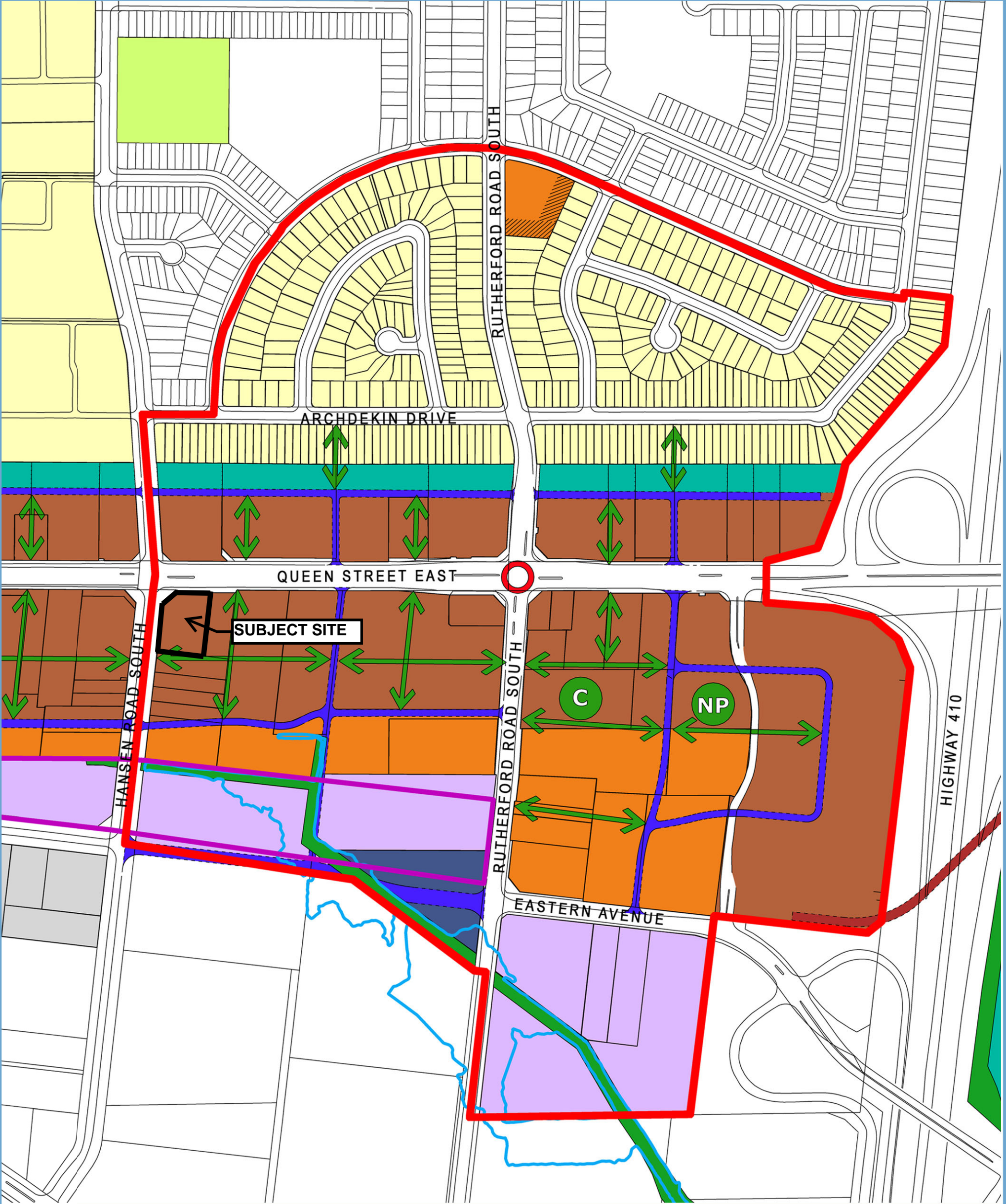
Should you have any questions, please contact the undersigned.

Yours truly,

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

cc: **Manga (Queen) Inc.**  
**A. Sirianni, Gagnon Walker Domes Ltd.**  
**H. Singh, Gagnon Walker Domes Ltd.**  
**M. Gagnon, Gagnon Walker Domes Ltd.**





LEGEND

- NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)
- MIXED-USE (MID-RISE MIXED-USE)
- MIXED-USE (HIGH-RISE MIXED-USE)
- EMPLOYMENT (PRESTIGE INDUSTRIAL)
- EMPLOYMENT (INDUSTRIAL)
- EMPLOYMENT (FIRE STATION)
- PROPOSED PEDESTRIAN BRIDGE

 NATURAL HERITAGE SYSTEM PARKS AND OPEN SPACE (NEIGHBOURHOOD PARK) PROPOSED LANDSCAPE BUFFER SPECIAL POLICY AREA TRCA FLOODLINE

NP

 PROPOSED NEIGHBOURHOOD PARK

C

 POTENTIAL COMMUNITY HUB PROPOSED PUBLIC OR PRIVATE STREET NETWORK MID-BLOCK CONNECTION HEIGHT TRANSITION AREA MTSA BOUNDARY MTSA STATION

0100200

Metres

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