



Principals

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August 28, 2023

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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 Planning Committee
Statutory Public Meeting – Major Transit Station Areas
Draft Brampton Plan Policies and
Draft Kennedy Road Station MTSA Land Use Plan
75 – 77 Eastern Avenue
Candeco Realty Limited

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Candeco Realty Limited ("Candeco"); the Registered Owner of the properties municipally known as 75 & 77 Eastern Avenue in the City of Brampton (hereinafter referred to as the "subject site"). The subject site is located on the south side of Eastern Avenue, between Kennedy Road South and Hansen Road South, and is located within the Kennedy 'Primary' Major Transit Station Area ("MTSA").

Candeco is currently preparing redevelopment plans for the subject site, and a Pre-Application Consultation with City of Brampton Planning Staff is expected to be filed shortly. Candeco is desirous of redeveloping the subject site for a transit-oriented mixed use high-density residential development in keeping with Brampton Vision 2040, as well as the Mixed-Use designation on Schedule 2 of the proposed Draft New City of Brampton Official Plan (December 2022). Candeco Realty is preparing redevelopment plans also as a result of the City of Brampton proposal to widen Eastern Avenue to four lanes plus bike lanes and connect it through to Clark Boulevard and Hwy 410. The proposal and concept plan layout will be refined as we work through the Development Application process.

GAGNON WALKER DOMES LTD.

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Candeco has been actively engaged in the City of Brampton's MTSA Planning Study process. This has included, but is not limited to, formal written correspondence prepared by GWD on behalf of Candeco to the City's Planning and Development Committee dated July 20, 2023, along with separate written submissions made by Aird & Berlis LLP.

Candeco 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.

Candeco continues to have significant concerns with the advancement of Kennedy MTSA Land Use Plan for Council endorsement or adoption with respect to the subject site.

Kennedy 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 Kennedy 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 continues to be proposed to be designated 'Industrial' pursuant to the Draft Kennedy Road Station MTSA Land Use Plan, as noted in the August 28, 2023 Staff Report and Response to Comments in Appendix 5 attached thereto.

Candeco has significant concerns that no detailed land use planning policy has been advanced in concert with the Kennedy Road Station (MTSA) Draft Land Use Plan. In the absence of any planning policy direction, it is not possible for Candeco to appropriately review, assess and provide input on the Draft Land Use Plan to ensure that in our opinion the proposed land use is consistent/conforms with Provincial, Regional and City policies.

Given its proximity to transit and to contextual considerations, Candeco continues to believe that the subject site should be designated 'Neighbourhood (High-Rise Residential).' In this regard, the 'Industrial' designation on the subject site should be re-designated to 'High-Rise Mixed-Use.' The current uses proposed on the Draft Land Use Plan are contrary to the Brampton Vision 2040, as well as the Mixed-Use designation on Schedule 2 of the proposed Draft New City of Brampton Official Plan (December 2022).

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

In consideration of the above noted concerns, Candeco does not support the Draft Kennedy Road Station MTSA Land Use Plan or proposed policies for the Planning and Development Committee/City Council's consideration at this time.

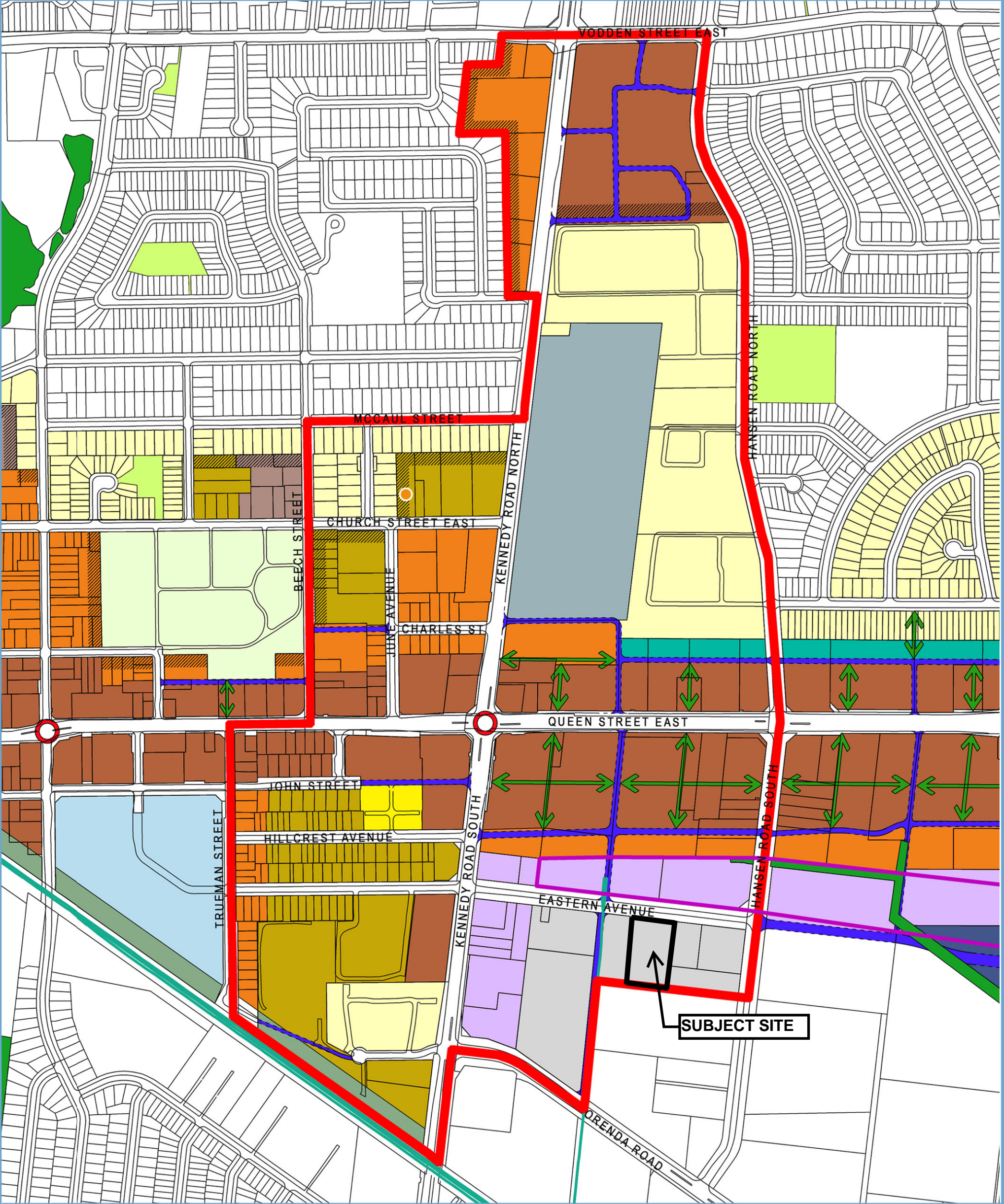
Candeco would welcome the opportunity to meet with City Staff to further discuss its concerns. We reserve the right to provide further comments.

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: Candeco Realty Limited
L. Longo, Aird & Berlis LLP
M. Gagnon, Gagnon Walker Domes Ltd.
A. Sirianni, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.



LEGEND

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| NEIGHBOURHOOD (LOW-RISE RESIDENTIAL) | EMPLOYMENT (PRESTIGE INDUSTRIAL) | PROPOSED PUBLIC OR PRIVATE STREET NETWORK |
| NEIGHBOURHOOD (LOW-RISE PLUS RESIDENTIAL) | EMPLOYMENT (INDUSTRIAL) | MID-BLOCK CONNECTION |
| NEIGHBOURHOOD (MID-RISE RESIDENTIAL) | NATURAL HERITAGE SYSTEM | LISTED HERITAGE PROPERTY |
| NEIGHBOURHOOD (HIGH-RISE RESIDENTIAL) | PARKS AND OPEN SPACE (NEIGHBOURHOOD PARK) | RAIL LINE |
| NEIGHBOURHOOD (INSTITUTIONAL) | PARKS AND OPEN SPACE (CEMETERY) | HEIGHT TRANSITION AREA |
| MIXED-USE (MID-RISE MIXED-USE) | PROPOSED LANDSCAPE BUFFER | MTSA BOUNDARY |
| MIXED-USE (HIGH-RISE MIXED-USE) | RAILWAY 30M BUFFER | MTSA STATION |
| MIXED-USE (INSTITUTIONAL) | SPECIAL POLICY AREA | |
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POLICY PLANNING | PLANNING, BUILDING AND ECONOMIC DEVELOPMENT | CITY OF BRAMPTON

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