



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

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, 2023 Planning Committee
Statutory Public Meeting – Major Transit Station Areas
Draft Brampton Plan Policies and
Draft Rutherford Road Station MTSA Land Use Plan
285 and 289 Queen Street East
Starbank Developments 285 Corp.**

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Starbank Developments 285 Corp. ("Starbank"); the Registered Owner of the properties municipally known as 285 & 289 Queen Street East in the City of Brampton (hereinafter referred to as the "subject site"). The subject site is located at the southwest corner of Queen Street East and Highway 410, and is located within the Rutherford 'Primary' Major Transit Station Area ("MTSA").

Starbank 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. Starbank is desirous of redeveloping the subject site for a transit-oriented mixed use high-density Master Plan development. The proposal and concept plan layout will be refined as we work through the Development Application process.

Starbank has been actively engaged in the City of Brampton's MTSA Planning Study process. This has included, but is not limited to, Starbank's participation in the Rutherford MTSA Focus Group Session that was hosted by City Staff on March 23, 2023, and through formal written correspondence prepared by GWD on behalf of Starbank to the City's Planning and Development Committee dated February 10, 2023, April 24, 2023 and July 17, 2023.

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

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Starbank 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.

Rutherford Road Station Draft Land Use Plan and Proposed Policies

Notwithstanding the concerns noted above, GWD has reviewed the Draft Rutherford Road Station MTSA Land Use Plan that was recently made available on the City of Brampton website (enclosed). Based on our review of this Draft MTSA Land Use Plan, we offer the following comments, observations and recommendations.

- 1. Proposed Land Use Designation and Absence of Associated Land Use Development Policies*** – 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.

Given its proximity to transit and to contextual considerations, Starbank continues to believe that the entire subject site should be designated ‘Mixed-Use.’ In this regard, the ‘Mid-Rise Mixed-Use’ designation on the subject site should be re-designated to ‘High-Rise Mixed-Use.’

- 2. Proposed Public or Private Street Network*** – Starbank continues to believe that the north-south component of the ‘Proposed Public or Private Street Network’ that connects Clark Blvd. in the south (erroneously labelled Eastern Avenue on the Rutherford Road Station Draft Land Use Plan) with Queen Street East in the north should be relocated to be in the location of the current private driveway access through the subject site (illustrated on the Rutherford Road Station Draft Land Use Plan).

The response to the previous Input Letter in Appendix 5 of the Staff Report notes the proximity of the MTO lands for not undertaking this revision. In this regard, we note that the existing private driveway already has an existing intersection with traffic lights on Queen Street. It would be more efficient to maintain the existing intersection, than to create an entirely new one, and remove the existing one.



The 'Mid-Block Connections', south of the proposed Neighbourhood Park on the draft Land Use Plan should not extend over to the relocated roadway and through to the interior circulation road; it was not shown on the previous draft, and the change was not requested by Starbank.

3. **Neighbourhood Park** – We also continue to request that the 'Neighbourhood Park be relocated to the northeast corner of the north-south 'Proposed Public or Private Street Network) in the location where the current driveway access is located and the southerly east-west leg of the 'Proposed Public or Private Street Network.'

Further to the response to comments provided in Appendix 5 of the Staff Report, it would appear that staff misinterpreted the last comment, as the request was not to relocate the proposed park adjacent to Queen Street and the on-ramp to Highway 410. To assist, a plan is provided which illustrates where the request to relocate the park is to be located.

4. **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

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

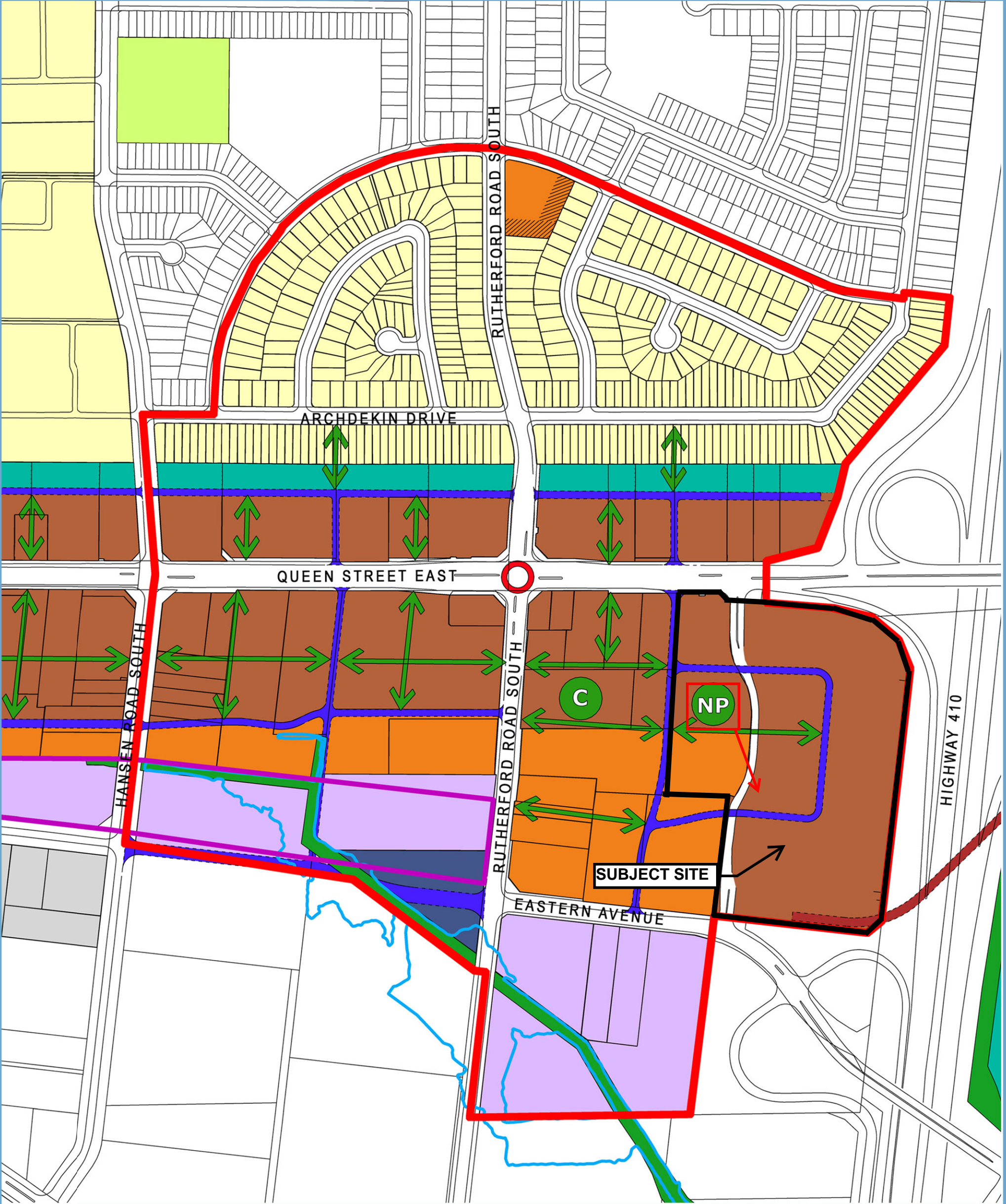
Should you have any questions, please contact the undersigned.

Yours truly,

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

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

cc: **Starbank Developments 285 Corp.**
R. Mehdi, Turner Fleischer Architects
L. Wong, Turner Fleischer Architects
I. Kagan, Kagan Shastri DeMelo Winer Park 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) | NATURAL HERITAGE SYSTEM | PROPOSED PUBLIC OR PRIVATE STREET NETWORK |
| MIXED-USE (MID-RISE MIXED-USE) | PARKS AND OPEN SPACE (NEIGHBOURHOOD PARK) | MID-BLOCK CONNECTION |
| MIXED-USE (HIGH-RISE MIXED-USE) | PROPOSED LANDSCAPE BUFFER | HEIGHT TRANSITION AREA |
| EMPLOYMENT (PRESTIGE INDUSTRIAL) | SPECIAL POLICY AREA | MTSA BOUNDARY |
| EMPLOYMENT (INDUSTRIAL) | TRCA FLOODLINE | MTSA STATION |
| EMPLOYMENT (FIRE STATION) | PROPOSED NEIGHBOURHOOD PARK (NP) | |
| PROPOSED PEDESTRIAN BRIDGE | POTENTIAL COMMUNITY HUB (C) | |
- 0 100 200 Metres

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

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

DRAFT FOR REVIEW ONLY

AUGUST 2023