

August 28, 2023

GWD File: PN.23.3215.00

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

Attention: Mayor and Members of City of Brampton Planning and Development Committee/City Council

Peter Fay, City Clerk

Steve Ganesh, Commissioner, Planning, Building and Growth Management

Michelle Gervais, Policy Planner

Claudia LaRota, Supervisor/Principal Planner

**Subject: Public Input – Item 5.1: August 28, 2023 Planning and Development Committee Meeting;
Information Report – Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide
Choice Properties Limited Partnership and Loblaws Properties Limited**

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Choice Properties Limited Partnership and Loblaws Properties Limited (collectively “Choice/Loblaw”), the registered owner of the property municipally known as 85 Steeles Avenue West in the City of Brampton (“subject site”). The Subject Site is located at the southwest quadrant of Hurontario Street/Main Street and Steeles Avenue and is located within the Regionally approved Gateway ‘Primary’ Major Transit Station Area (“MTSA”).

The subject site is currently developed with a 7,432 m² (80,000 ft²) grocery store, however that portion of the lands located to the south of Lancashire Lane are vacant.

Choice/Loblaw are currently in the process of assessing the existing and future use of the subject site.



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City of Brampton Information Report and Statutory Public Meeting

The City of Brampton Planning Department is holding a Statutory Public Meeting and tabling the Information Report entitled, 'Information Report – Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide' ("Information Report"), to the August 28, 2023 Planning and Development Committee Meeting, in connection with the proposed draft MTSA policies and land use schedules that are intended to form part of the future new City of Brampton Official Plan (referred to as the "Brampton Plan"). Additional public input on the proposed MTSA policies is being sought by the City at the Statutory Public Meeting in advance of the comprehensive draft Brampton Plan being considered for adoption by City Council in November 2023.

Concerns Regarding Draft City-Wide MTSA Policies and Gateway Station MTSA

GWD previously provided written public input on behalf of Choice/Loblaw, dated July 31, 2023, (enclosed) identifying preliminary concerns with the Draft Gateway Station MTSA Land Use Plan.

Following our review of the City Information Report, Choice/Loblaw continues to have concerns regarding the delineation and classification of land use designations on the subject site, the conceptual location of 'Proposed Public or Private Street Network', 'Mid-Block Connections' and 'Pedestrian Connections' through the subject site, and has continued uncertainty regarding the extent of the applicability of potential angular plane development restrictions in connection with the proposed 'Height Transition Area' overlay.

Further, it is GWD's understanding that the City of Brampton intends on tabling the proposed new Brampton Plan, inclusive of the proposed MTSA Land Use Plans and associated policies, for Council adoption on November 1, 2023. The last iteration of the draft Brampton Plan was released in December 2022, at which time modifications were anticipated by City Staff. In our view, the draft MTSA policies and land use designations can only be considered together with the full policy framework of the draft Brampton Plan. Choice/Loblaw reserve the right to modify or provide additional comments until such time as all proposed Brampton Plan policies, maps and schedules are released in final draft for review and comment.

Choice/Loblaw would welcome opportunity to meet with City Staff to further discuss its remaining concerns.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Richard Domes', written over a faint circular stamp.

Richard Domes, B.A., C.P.T
Partner, Principal Planner

cc: Choice Properties Limited Partnership/ Loblaw's Properties Limited
J. Svec, Svec Group
M. Gagnon/ N. Dawan, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

July 31, 2023

GWD File: PN.23.3215.00

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

Attention: City of Brampton Planning & Development Committee

**Subject: Public Input – Letter of Concern
Item 7.11 - Recommendation Report – “Primary” Major Transit Station
Areas – Preliminary Land Use Plans, City-wide; July 31, 2023 Planning
and Development Committee
Draft Gateway Station MTSA Land Use Plan
Choice Properties Limited Partnership and Loblaws Properties
Limited**

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Choice Properties Limited Partnership and Loblaws Properties Limited (collectively “Choice/Loblaws”), the registered owner of the property municipally known as 85 Steeles Avenue West in the City of Brampton (“Subject Site”). The Subject Site is located at the southwest quadrant of Hurontario Street/Main Street and Steeles Avenue and is located within the Regionally approved Gateway ‘Primary’ Major Transit Station Area (“MTSA”). The Subject site is currently developed with a 7,432 m² (80,000 ft²) grocery store, however that portion of the lands located to the south of Lancashire Lane are vacant. Choice/Loblaws are currently assessing the existing and future use of the Subject Site.



We write to express Choice/Loblaws’ concerns regarding:

- (1) the City’s approach to seeking Committee/Council endorsement in principle of the Draft MTSA Land Use Plans in the absence of a related detailed policy framework, and
- (2) the potential implications of the Draft Gateway Station MTSA Land Use Plan on the Subject Site.

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The Draft MTSA Land Use Plans Should be Considered with Applicable Policies

We understand that the City Planning Department Recommendation Report seeks Council endorsement in principle of numerous Draft MTSA Land Use Plans, including the Draft Gateway Station MTSA Land Use Plan, prior to the preparation of detailed policy associated with these Draft MTSA Land Use Plans.

Choice/Loblaw's has a fundamental concern about the prematurity of any City Council endorsement or adoption of the applicable Draft MTSA Land Use Plan in the absence of any related associated policy/development framework. In the absence of any specific land use and development planning policy, it is not possible for Choice/Loblaw's to review, assess and provide meaningful input on the Draft Gateway Station MTSA Land Use Plan in the context of the existing and/or future use of the Subject Site, or opine on the Draft MTSA Land Use Plan's consistency with/conformity to Provincial, Regional and City policies/plans.

Concerns Regarding Draft Gateway Station MTSA Land Use Plan

Notwithstanding the challenge of considering the Draft MTSA Land Use Plans in the absence of related policies, GWD has reviewed the Draft Gateway Station MTSA Land Use Plan 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 and recommendations on behalf of Choice/Loblaw's:

1. Proposed Land Use Designation

The Subject Site is proposed to be designated 'High-Rise Mixed-Use', 'Mid-Rise Mixed-Use' and 'Mid-Rise Residential' pursuant to the Draft Gateway Station MTSA Land Use Plan.

While it appears the majority of the Subject Site has been designated to permit high-rise and mid-rise development, it is not possible to assess the appropriateness of the proposed land use designations within the Draft Gateway Station MTSA Land Use Plan in the absence of detailed policies associated within the proposed land uses; including, but not limited to policies related to the permissions or restrictions concerning existing or new proposed low-rise, stand-alone commercial buildings (i.e. grocery stores).

Prior to any consideration of potential land use designations within the Gateway Station MTSA, associated detailed draft planning policies must be provided for review and comment.

2. Proposed Public or Private Street Network

The Draft Gateway Station MTSA Land Use Plan identifies a 'Proposed Public or Private Street Network' on the Subject Site.



Insufficient information has been made available to understand the policy and/or development framework associated with any identified Proposed Public or Private Streets; including, but not limited to: policy flexibility regarding the location and configuration of any public/private streets, phasing, cross-section details and the criteria to which they are to be provided as private or public.

Further, no technical justification has been provided to rationalize the location and configuration of the Proposed Public or Private Street Network within the Subject Site.

3. *Mid-Block Connections*

Three (3) 'Mid-Block Connections' are identified on the Subject Site. No details or draft policies are provided to determine their intended function, design and ownership.

4. *Height Transition Area*

A 'Height Transition Area' overlay has been applied along the south limits of the Subject Site. Similar to the above, no policy framework has been advanced to clarify the intent of this proposed overlay, or to enable Choice/Loblaw's to assess its potential impact on the Subject Site.

5. *Existing Active Transportation Link*

The Draft MTSA Land Use Plan identifies an 'Existing Active Transportation Link' between Tina Court and Lancashire Lane through the south portion of the Subject Site. At this time our Clients are not aware of any legal agreement(s) that formally permit a publicly accessible active transportation/trail link through these private lands, and accordingly this should be deleted.

Closing Remarks

Choice/Loblaw's does not support the recommendations of the City's Planning Department as identified in its May 19, 2023 Report entitled "Recommendation Report – "Primary" Major Transit Station Areas – Preliminary Land Use Plans, City-wide"; including, but not limited to the Staff recommendation that the Draft MTSA Land Use Plans be endorsed in principle at this time.

On behalf of Choice/Loblaw's we request that the City defer any consideration of the Draft MTSA Land Use Plans until such time as a detailed draft policy framework has been prepared. In our view, the Draft MTSA Land Use Plans can only be considered together with the associated policy framework.

We would welcome opportunity to meet with City Staff to further discuss its concerns. Choice/Loblaw's reserve the right to provide additional further comments.



Yours truly,

Richard Domes, B.A., C.P.T
Principal Planner

cc: Choice Properties Limited Partnership
Loblaws Properties Limited
M. Gagnon/ N. Dawan, Gagnon Walker Domes Ltd.



LEGEND

- MID-RISE RESIDENTIAL
- MID-RISE MIXED-USE
- HIGH-RISE MIXED-USE
- OFFICE MIXED-USE
- TRANSIT STATION
- UTILITY

- NP PROPOSED PARK
- C PROPOSED COMMUNITY HUB

- PROPOSED PUBLIC OR PRIVATE STREET NETWORK
- MID-BLOCK CONNECTION
- PROPOSED OPEN SPACE
- NATURAL HERITAGE SYSTEM
- EXISTING OPEN SPACE
- MTSA BOUNDARY
- MTSA STATION

- EXISTING ACTIVE TRANSPORTATION NETWORK LINK
- PROPOSED PROTECTED BIKE LANE OR CYCLE TRACK
- PROPOSED BIKE LANE OR BUFFERED BIKE LANE
- PROPOSED SHARED ROADWAY
- PROPOSED RECREATIONAL TRAIL
- TRCA FLOODLINE
- HEIGHT TRANSITION AREA



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BRAMPTON MAJOR TRANSIT STATION AREAS GATEWAY STATION DRAFT LAND USE PLAN

DRAFT FOR DISCUSSIONS ONLY

MAY 2023