



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

**August 28, 2023**

GWD File: PN.21.2941.00

**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  
Soneil Mississauga Inc. and Soneil Oakville Inc.  
261 & 263 Queen Street East**

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Soneil Mississauga Inc. and Soneil Oakville Inc. (collectively “Soneil”), the registered owner of the properties municipally known as 261 & 263 Queen Street East in the City of Brampton (“Subject Site”). The Subject Site is located at the southwest corner of Queen Street East and Rutherford Road South and is located within the Regionally approved Rutherford ‘Primary’ Major Transit Station Area (“MTSA”).

We write to express Soneil’s continued concerns regarding the potential implications of the Draft Rutherford Road Station MTSA Land Use Plan and associated draft MTSA policies on the Subject Site.

**Background: Anticipated Soneil Development Application and OP2006-247 Appeal**

Soneil participated in a Pre-Application Consultation with City of Brampton Planning Staff in November 2022 (City File No. PRE-2022-0158). Soneil currently plans to redevelop the Subject Site with a transit-oriented, mixed-use Master Plan featuring four (4) new tall buildings (including six (6) towers ranging between 29-46 storeys in height oriented toward Queen Street East and Rutherford Road South) as well as one (1) 12 to 20 storey

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**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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residential building located at the southwest corner of the Subject Site. The Master Plan proposes approximately 2,810 dwelling units and 2,450 m<sup>2</sup> of new commercial floor space. A formal Zoning By-law Amendment application for the proposed Soneil redevelopment is scheduled to be submitted to the City of Brampton in the fourth quarter of 2023.

Soneil has been actively engaged in the City of Brampton's MTSA Planning Study process. This has included, but is not limited to, Soneil's participation in the Rutherford MTSA Focus Group Session that was hosted by City Staff on March 23, 2023 and most recently through written correspondence to the City dated July 18, 2023.

Soneil has also appealed the City's decision to adopt Official Plan Amendment OP2006-247 to the Ontario Land Tribunal (OLT-23-00609, Appeal 008631).

### **City of Brampton Information Report and Statutory Public Meeting**

The City of Brampton Planning Department is holding a Statutory Public Meeting and is 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 of the Brampton Plan being considered for adoption by City Council in November 2023.

### **Comments and Concerns Regarding Draft Rutherford Road Station MTSA Land Use Plan**

GWD has reviewed the Information Report on behalf of Soneil. While the Information Report does address some of the issues previously raised by Soneil, a number of concerns remain unaddressed. Based on our review, we offer the following additional comments and recommendations on behalf of Soneil:

#### ***1. Proposed Land Use Designation***

The Subject Site continues to be designated 'High-Rise Mixed-Use' within the Draft Rutherford Road Station MTSA Land Use Plan, with the exception of a block along the south limits of the lands that proposes a 'Mid-Rise Mixed-Use' land use designation.

The Subject Site is designated 'Central Area' and located along a 'Primary Intensification Corridor', as well as being located within the City's 'Urban Growth Centre' pursuant to the in-force City of Brampton Official Plan. Within the applicable Queen Street Corridor Secondary Plan, the Subject Site is designated 'Central Area Mixed-Use'. Given its proximity to transit and contextual



considerations, Soneil maintains its position that the entirety of the Subject Site should be designated 'High-Rise Mixed-Use'.

Further, we note that the draft Mixed-Use Areas MTSA policies prohibit "any use permitted within an employment designation". Based on our understanding of the draft Brampton Plan, there are a number of uses that shall be permitted in employment areas that may be appropriate for proposed Mixed-Use Areas (i.e. hotels, commercial uses). We recommend that this draft policy be more specific on the exact list of uses which are intended to be prohibited within the Mixed-Use Areas.

## ***2. Proposed Public or Private Street Network***

While it is acknowledged that the draft Mixed-Use Areas MTSA policies state that the 'Proposed Public or Private Street Network' are shown conceptually within the Draft MTSA Land Use Plans and that any changes to the location or alignment of the 'Proposed Public or Private Street Network' would not require an amendment to the future Brampton Plan provided that the general intent and purpose is maintained, Soneil remains concerned about the conceptual location and alignment of some of the 'Proposed Public or Private Street Network' identified within the Draft Rutherford Road Station Land Use Plan. Segments of the 'Proposed Public or Private Street Network' within the Subject Site remain inconsistent with the street network as envisaged in the Soneil Master Plan proposal, which Soneil does not support.

## ***3. Mid-Block Connections***

Two (2) 'Mid-Block Connections' are identified on the Subject Site. While it is similarly acknowledged that the draft Mixed-Use Areas MTSA policies state that the 'Mid-Block Connections' are shown conceptually within the Draft MTSA Land Use Plans and that any changes to the location or alignment of the 'Proposed Public or Private Street Network', as determined through the development application process, would not require an amendment to the future Brampton Plan provided that the general intent and purpose is maintained, Soneil remains concerned about the conceptual location and alignment of the 'Mid-Block Connections' identified within the Draft Rutherford Road Station Land Use Plan. Segments of the 'Mid-Block Connections' within the Subject Site remain inconsistent with what is envisaged in the Soneil Master Plan proposal, which Soneil does not support.

## ***4. Natural Heritage/Floodplain***

A 'Natural Heritage System' and 'TRCA Floodline' has been identified on the abutting property to the west of the Subject Site. No technical reports have been provided to Soneil that confirm the location and extent of these features and potential impacts, if any, on the Subject Site.



## **Closing Remarks**

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. Accordingly, we reserve to 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.

Soneil would welcome opportunity to meet with City Staff to further discuss its remaining concerns.

**Yours truly,**

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

cc: Soneil Mississauga Inc. and Soneil Oakville Inc.  
M. Gagnon/ N. Dawan, Gagnon Walker Domes Ltd.  
I. Tang / L. English, BLG