



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 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
2 County Court Boulevard – Soneil Markham Inc.**

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Soneil Markham Inc. ("Soneil"), the registered owner of the property municipally known as 2 County Court Boulevard (located at the northeast corner of Hurontario Street and County Court Boulevard) in the City of Brampton ("Subject Site"). The Subject Site is within the Ray Lawson County Court 'Primary' Major Transit Station Area ("MTSA") pursuant to the new Region of Peel Official Plan.

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: Soneil ZBA Application and OP2006-247 Appeal

Soneil submitted an application to amend the City of Brampton Zoning By-law in November 2022 – City File No. OZS-2023-0003 ("ZBA Application"). The ZBA Application was deemed complete by the City of Brampton on January 16, 2023. The Statutory Public Meeting for the ZBA Application was held on March 20, 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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The Soneil ZBA Application proposes the phased redevelopment of the Subject Site for a mixed use, transit-oriented development that is comprised of a combination of tall buildings along Hurontario Street and mid-rise buildings to the rear. Approximately 1,610 residential dwelling units are proposed at full build out along with a total of approximately 8,545 m² (92,000 ft²) of new office and retail commercial.

The ZBA Application, as submitted, has been advanced in the context of the current, in-force City of Brampton Official Plan/Secondary Plan policies pertaining to the Subject Site, including MTSA's and 'Gateway Mobility Hubs'.

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 Ray Lawson MTSA Focus Group Session that was hosted by City Staff on February 8, 2023 and most recently through written correspondence provided to the City dated July 18, 2023 (enclosed).

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.

Soneil Concerns Regarding Draft Ray Lawson Boulevard Station MTSA Land Use Plan and MTSA Policies

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 significant concerns remain unaddressed particularly as it relates to the proposed 'Office Mixed-Use' land use designation and the recently presented policies with respect to the proposed permitted ratio of residential population to major office employment within this land use designation.

The proposed policies and land use designation are inconsistent with the Soneil ZBA Application and are not supported by Soneil.

Soneil is in the process of conducting a detailed review of the recently provided report entitled 'Office Market Review of Major Transit Station Areas' prepared by Watson &



Associates dated August 2023 and will be providing additional comments and concerns in a subsequent submission to the City.

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.

Closing Remarks

We reserve to the right to modify or provide additional comments. Soneil would welcome opportunity to meet with City Staff to further discuss its 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