



Principals

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October 20, 2023

GWD File: 21.2883.00
'New' BOP 2022

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
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Attention: Steve Ganesh, Commissioner, Planning, Building & Growth
Management
Shannon Brooks-Gupta, Manager, Official Plan & Growth
Management
Henrik Zbogor, Director, Integrated City Planning

Subject: FORMAL PUBLIC INPUT
October 2023 'Final' Brampton Plan
22, 24, 26, 28 and 32 John Street
Mr. Mario Matteo Silvestro,
Mr. Guido D'Alesio and 2088205 Ontario Ltd.

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Mario Matteo Silvestro, Mr. Guido D'Alesio and 2088205 Ontario Ltd., the Registered Owners of 22, 24, 26, 28 and 32 John Street, in the City of Brampton. We write to express our Client's comments and observations regarding the Final version of Brampton Plan as it applies to the subject site.

An Amendment Application for the subject site was filed on July 22, 2022 and deemed 'Complete' on September 16, 2022 (City File: OZS-2022-0035). The Application establishes land use permissions to facilitate the future re-development of the subject site for high density mixed-use purposes. The mandatory Statutory Public Meeting was held on August 22, 2023 and a 'positive' Staff Report recommending approval of the Application is to be considered by the Planning & Development Committee on October 23, 2023.

The following is an overview of the designations and overlays that apply to the subject site within Brampton Plan:

Schedule 1A – City Structure

- 'Community Areas'
- 'Urban Centres' (Downtown)
- 'Urban Growth Centre'

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- ‘Primary Major Transit Station’ (KIT-3 Brampton GO)

Schedule 2 – Designations

- ‘Mixed Use’

Schedule 3B – Transit Network

- ‘Higher Order Transit (BRT or LRT)’ (Queen Street West)
- ‘Higher Order Transit (BRT or LRT)’ (Main Street South)

Schedule 5 – Provincial Plans & Policy Areas

- ‘Built-Up Area’
- ‘Downtown Brampton Urban Growth Centre’

Schedule 13B – KIT-3 Brampton GO Land Use Plan

- ‘Mixed-Use (High-Rise Mixed-Use)’
- ‘Listed Heritage Property’

GWD supports the land use designations and overlays. In our opinion, the redevelopment proposal for the subject site conforms to the intent and purpose, as well as the policies, goals and objectives of Brampton Plan.

With respect to Schedule 13B we understand that the Listed Heritage Property overlays will be removed once City Heritage Staff provide sign-off on the demolition request(s). We wish to remind Planning Staff that a Heritage Impact Assessment (HIA) was filed in the support of the Amendment Application concluded that demolition of the existing residential dwellings would not have a negative impact on the City’s cultural heritage. The HIA was accepted by the City Heritage Staff and on December 13, 2022 a Staff Report was received by the City’s Heritage Board. Its recommendations were considered by Planning and Development Committee on January 23, 2023 and approved by City Council on January 25, 2023. Our Client has filed demolition permits to remove the existing residential dwellings, the permits will be released by the Building Division is pending the approval of the Amendment Application.

Chapter 3, 3.3.1 Housing Supply and Diversity; Page 3.78

Page 3-78 of the Final version of Brampton Plan provides policy regarding Single Room Occupancy Housing (SROs) which is defined as a form of multi-tenant housing operated by organized entities such as an institution (i.e.; a college or university).

We are supportive of the SROs policies and wish to highlight that our Client’s Amendment Application sought permission to allow a Student Residence. City Zoning By-law 270-2004 currently does not include a definition for a ‘Student Residence’ and as such a site specific definition was required:

“Student Residence shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation”



We interpret SROs and Student Residence as being one and the same but request Planning Staff to confirm our interpretation.

Chapter 4, Site and Area Specific Policies; Pages 4.1 to 4-25

Chapter 4 of the Final Draft of Brampton was numbered, it is unclear why the numbers were removed in the Final version of Brampton Plan. For the readers convenience it is recommended that the Chapter be renumbered prior to adoption.

Chapter 4, Site and Area Specific Policies; Mixed-Use (High-Rise); Page 4-14

d. Residential uses on the ground floor are only permitted within the portion of a building that does not have frontage along Primary Urban Boulevards and Secondary Urban Boulevards.

We interpret this policy as not permitting commercial, institutional and retail uses on the ground floor of buildings that do not face Primary and Secondary Urban Boulevards within the Mixed-Use (High-Rise) designation. Our Client’s Amendment Application will permit a range of non-residential uses and the current proposal includes ground floor commercial space fronting onto John and Chapel Street.

We recommend that Staff revisit this policy prior to final adoption of Brampton Plan to ensure that it permits flexibility for street frontages that do not face Boulevards and where non-residential uses exist or are proposed.

Closing Remarks

The Final version of Brampton Plan was released on Monday, October 16, 2023. While our office has been actively monitoring the Brampton Plan process and previously provided public input into this exercise, one (1) week is inadequate given the magnitude and broadness of the scope of the planning exercise as it pertains not only our Client, but also all other landowners and other stakeholders in the City of Brampton.

Thank you for the opportunity to provide public input. While our Client wishes to express its general support they do have reservations and may provide further comment as necessary prior to adoption and approval by the Region of Peel.

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C.c. **M. Silvestro**
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