



Principals

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The Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
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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

Henrik Zbogar, Director, Integrated City Planning

Subject: LETTER OF CONCERN

85 Steeles Avenue West, City of Brampton – Loblaw Properties Limited

Item 7.1: October 23, 2023 Planning and Development Committee Meeting; Recommendation Report – Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan); Proposed Adoption of Major Transit Station Areas Policies

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Loblaw Properties Limited (“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 West and is located within the Gateway Terminal ‘Primary’ Major Transit Station Area (“MTSA”).

Loblaw has been actively engaged in the City of Brampton’s Official Plan Review process and associated MTSA Planning Study. This has included, but is not limited to, written correspondence provided to the City dated July 31, 2023 and August 28, 2023.

Loblaw currently envisions the redevelopment of the subject site for a mix of residential and retail commercial uses contained within high-rise buildings located north of Lancashire Lane, and low-rise to mid-rise buildings located to the south of Lancashire Lane. The proposed redevelopment concept currently envisions the relocation of the existing grocery store use to the south of Lancashire Lane. Formal Pre-Application Consultation with the City of Brampton is targeted for Q4 2023.

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GWD writes to express Loblaw’s concerns regarding the recommendations contained within the City of Brampton Planning Department’s Recommendation Report (dated October 23, 2023) entitled “Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan)”/ “Proposed Adoption of Major Transit Station Areas Policies”, which recommends that City Council authorize the passing of a by-law (draft by-law attached as Attachment 1 to the Recommendation Report) to repeal the 2006 City of Brampton Official Plan (except for Part II and Part II) and to adopt the ‘new’ proposed 2023 City of Brampton Official Plan.

OVERVIEW of the ‘NEW’ PROPOSED 2023 CITY of BRAMPTON OFFICIAL PLAN LAND USE DESIGNATIONS & OVERLAYS

The following are the key designations and overlays that are proposed to apply to the subject site pursuant to the final draft of the ‘new’ proposed 2023 City of Brampton Official Plan:

- Schedule 1 - City Structure:
 - ‘Community Areas’;
 - ‘Urban Centres’;
 - ‘Primary Major Transit Station Areas’;
 - ‘Primary Urban Boulevards’ (Steeles Avenue/Hurontario Street);
- Schedule 2 - Designations:
 - ‘Mixed Use’;
- Schedule 13m – HLRT-22 Gateway Terminal MTSA Land Use Plan:
 - ‘Mixed-Use (High-Rise Mixed-Use)’;
 - ‘Mixed-Use (Mid-Rise Mixed-Use)’;
 - ‘Neighbourhood (Mid-Rise Residential)’;
 - ‘Proposed Public or Private Street Network’;
 - ‘Potential Mid-Block Connection’;
 - ‘Pedestrian Connection’; and
 - ‘Height Transition Area’.

LOBLAW’S CONCERNS with the FINAL DRAFT of the ‘NEW’ PROPOSED 2023 CITY of BRAMPTON OFFICIAL PLAN

GWD has reviewed the aforementioned Recommendation Report, including the final draft of the ‘new’ proposed 2023 City of Brampton Official Plan, on behalf of Loblaw. Loblaw has significant concerns with the final draft of the ‘new’ proposed 2023 City of Brampton Official Plan as highlighted below:

1. Previous Land Use Designation Approvals

Loblaw acknowledges Policy 1.1.8b) which confirms that land uses and designations that were approved prior to the implementation of the ‘new’ proposed 2023 City of Brampton Official Plan will be permitted to be established and continue without the need for an amendment to the ‘new’ proposed 2023 City of



Brampton Official Plan. Further, proposed Policy 1.1.8d) acknowledges that where there is a conflict between the Secondary Plan and the ‘new’ proposed 2023 City of Brampton Official Plan, that the Secondary Plan policies will prevail unless otherwise specified. Pursuant to the Hurontario-Main Corridor Secondary Plan the subject site is designated ‘Mixed Use One (MU1)’ which permits the largest range of land uses and highest density contemplated within the Secondary Plan Area.

2. Schedule 13m: HLRT-22 Gateway Terminal MTSA Land Use Plan

- Pursuant to previous written correspondence provided to the City as part of the City’s MTSA Planning Study, Loblaw continues to have concerns regarding the delineation and classification of land use designations on the subject site, as well as a number of identified overlays.

It is Loblaw’s opinion that the ‘Mixed-Use (High-Rise Mixed-Use)’ should apply to the full extent of the subject site located north of Lancashire Lane to recognize the subject site’s historic planned function as part of the Gateway Terminal MTSA and Mobility Hub, proximity to existing and planned higher order transit, and its planned function as part of an Urban Centre.

Further, Loblaw currently contemplates a combination of low-rise retail commercial (grocery store) and mid-rise residential/mixed use south of Lancashire Lane. Accordingly, a ‘Mixed-Use’ designation is required to permit the range of land uses contemplated by Loblaw south of Lancashire Lane.

- **Requested Modification:** Replace that portion of subject site designated ‘Mixed-Use (Mid-Rise Mixed-Use)’ with the ‘Mixed-Use (High-Rise Mixed-Use)’ land use designation on Schedule 13m (HLRT-22 Gateway Terminal MTSA Land Use Plan).
- **Requested Modification:** Replace that portion of subject site designated ‘Neighbourhood (Mid-Rise Residential)’ with the ‘Mixed-Use (Mid-Rise Mixed-Use)’ land use designation on Schedule 13m (HLRT-22 Gateway Terminal MTSA Land Use Plan).
- Schedule 13m of the ‘new’ proposed 2023 City of Brampton Official Plan also identifies a series of overlays on the subject site, including a total of four (4) ‘Potential Mid-Block Connections’/‘Pedestrian Connections’. While it is acknowledged that these connections are conceptual, to be further assessed through development applications, and that changes to the location will not require an amendment to the ‘new’ proposed 2023 City of Brampton Official Plan, it is Loblaw’s preference that they be removed from Schedule 13m. As per proposed Official Plan policy, the location and nature of Mid-Block/Pedestrian Connections will be assessed at the time of a formal Loblaw Zoning By-law Amendment Application.



- **Requested Modification: Delete ‘Potential Mid-Block Connections’ and ‘Pedestrian Connections’ overlays on the subject site from Schedule 13m (HLRT-22 Gateway Terminal MTSA Land Use Plan).**
- A ‘Height Transition Area’ overlay continues to be applied along the south limits of the subject site. According to the proposed MTSA polices contained within Section 4 of the ‘new’ proposed 2023 City of Brampton Official Plan, an appropriate transition in scale to stable residential neighbourhoods shall be provided on all properties subject to a ‘Height Transition Area’ overlay, with the appropriate height transition measures being determined through the planning application process. Further clarity is necessary to fully understand the potential impact of the ‘Height Transition Area’ overlay on the subject site, including the extent of its intended geographic applicability into the subject site.
 - **Requested Modification: Delete ‘Height Transition Area’ overlay on the subject site from Schedule 13m (HLRT-22 Gateway Terminal MTSA Land Use Plan).**

3. Building Typologies

- Table 5 provides an summary of the range of built forms permitted within each designation or overlay within the ‘new’ proposed 2023 City of Brampton Official Plan. For lands such as the subject site, which are located within an ‘Urban Centre’ overlay, Low-Rise Plus to High-Rise buildings are permitted. However, pursuant to Table 5 the determination of the appropriate height of buildings will be confirmed through additional study, Secondary Plans and the ‘new’ proposed 2023 Official Plan policies. Consideration of the detailed analysis completed as part of site specific development applications must also be acknowledged in Table 5 as part of the determination of building heights.

Flexibility should also be provided in Table 5 to permit limited Low-Rise development as part of a larger mixed use master plans that contain other higher building heights.

- **Requested Modification: Modify Table 5 by including the following at the end of the 3rd column pertaining the Additional Permissions for Urban Centres “... as well as through the consideration of site specific development applications”.**
- **Requested Modification: Modify Table 5 by permitted limited Low-Rise in the ‘Mixed Use’ designation and within the ‘Urban Centre’ overlay.**



4. Urban Design

- Policy 3.1.1.7 outlines the intent that new development shall consider the existing context, however it should be appropriately specified that the planned context also requires consideration.
 - **Requested Modification: Revise Policy 3.1.1.7b) to also consider planned context for new developments.**
- Policy 3.1.1.9 should more specifically require that new development not “adversely” impact adjacent properties from a wind, noise, vibration, traffic perspective. Further, reference to the polices and/or schedules of ‘new’ proposed 2023 City of Brampton Official Plan should be included to clarify the location of noted “view corridors” that are intended to be protected through this policy. In addition, the intent to protect daylight and privacy between buildings should be quantified.
 - **Requested Modification: Revise Policy 3.1.1.9 to include the word “adversely” preceding the words “adjacent properties”.**
 - **Requested Modification: Revise Policy 3.1.1.9 to include reference or definition of “view corridors”.**
 - **Requested Modification: Revise Policy 3.1.1.9a) to include the word “adequate” preceding the word “daylight” and delete the word “protect” preceding the word “privacy”.**
- Policy 3.1.1.15 outlines consideration for development and place making for all new developments, however the considerations outlined in this policy may not apply to all new development.
 - **Requested Modification: Revise the last sentence of the first paragraph to Policy 3.1.1.15 to include the words “Where applicable,” preceding the words “all new development”.**
- Policy 3.1.1.54 outlines design considerations for the transition between High-Rise buildings and abutting low-rise areas in order to permit High-Rise built forms. This policy is vague may discourage the development of High-Rise buildings at appropriate locations within Strategic Growth Areas such as MTSAs. Further, it is not clear what is meant by “very tall towers” nor what is considered “greater minimum tower separation”. This should be clarified or the policy removed from draft Official Plan policy.
 - **Requested Modification: Revise Policy 3.1.1.54 by deleting the first sentence, and clarifying what is considered “very tall tower”.**



5. Sustainable Development Polices

- Policy 3.2.3.3 of the ‘new’ proposed 2023 City of Brampton Official Plan is intended to promote energy and emission reductions towards near net-zero greenhouse gas emissions, however the use of the word “will” in this policy makes the implementation of near net-zero buildings and communities a requirement. This policy is intended to be aspirational and accordingly Policy 3.2.3.3 should be modified.
 - **Requested Modification: Replace the word “will” following the word “buildings” with the words “are encouraged to”.**
- Policy 3.2.4.3 and Policy 3.2.6.2 direct that development applications must include a climate change vulnerability and risk assessment and adaptation checklist to assess potential impact as a result of climate change. Loblaw is concerned with its ability to submit the requested assessment and checklist as part of any future development application(s), as this contentious global issue may be out of the scope of a single, site specific development application.
 - **Requested Modification: Delete Policy 3.2.4.3**
 - **Requested Modification: Delete Policy 3.2.6.2**
- Policy 3.3.1.2, Policy 3.3.1.60, Table 8 and Table 9 outline the City of Brampton’s affordable housing targets. Loblaw has concerns with the level of affordable housing targets and associated policies of the of the ‘new’ proposed 2023 City of Brampton Official Plan concerning affordable housing. These new policies are not contained within the 2006 City of Brampton Official Plan. Loblaw requests that the City reconsider its affordable housing targets and associated policies to ensure that it correctly balances the level and extent of affordable housing with other housing needs to ensure that municipal efforts to deliver affordable housing do not deter or frustrate the development of all housing within the City of Brampton

6. Precinct Planning

- Policy 2.1.2.46, and Policies 5.5.18 through 5.5.26 include new proposed Official Plan policies regarding Precinct Planning that do not currently apply to the subject site under the 2006 City of Brampton Official Plan. Specifically, proposed Policy 5.5.19 stipulates that Precinct Plans will be approved through an Official Plan Amendment, prior to the approval of any Draft Plan of Subdivision or “significant” Zoning By-law Amendment within that Precinct.

It is Loblaw’s position that a Precinct Plan is not required to advance a future Zoning By-law Amendment Application for the subject site and that the



requirement of a Precinct Plan would unnecessarily delay the planned redevelopment of the subject site.

CLOSING REMARKS

As summarized above, Loblaw has significant concerns with respect to the final draft of the 'new' proposed 2023 City of Brampton Official Plan. On behalf of Loblaw, GWD **requests that Planning and Development Committee refer the Recommendation Report back to Planning Staff to provide the opportunity for Loblaw and Planning Staff to participate in additional consultation in effort to address Loblaw's concerns.**

It is GWD's understanding that the Region of Peel remains the approval authority as it pertains to the final approval of the 'new' proposed 2023 City of Brampton Official Plan at this time. We reserve right to provide additional comment to the City of Brampton and/or the Region of Peel on behalf of Loblaw in connection with this matter prior to final approval.

Yours truly,

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

cc: Loblaw Properties Limited
J. Svec, Svec Group
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