



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

October 20, 2023

GWD File: PN.01.837.00

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

**Attention:** Steve Ganesh, Commissioner, Planning, Building and Growth Management  
Henrik Zbogor, Director, City Planning & Design  
Shannon Brooks-Gupta, Principal Planner, City Planning & Design

**Subject:** Public Input – Letter of Concern  
Final Draft – Proposed ‘Brampton Plan’  
‘0’ Steeles Avenue East – Claireville Holdings Limited

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Claireville Holdings Limited (“Claireville”), the Registered Owner of the property municipally known as ‘0’ Steeles Avenue East in the City of Brampton (hereinafter referred to as the “subject site”). The subject site is located at the northeast corner of Steeles Avenue East and Goreway Drive, and is located within the Goreway/407 ‘Planned’ Major Transit Station Area (“MTSA”).

Claireville submitted a formal Development Pre-Application Consultation Application (PRE-2022-0036) on Marh 4, 2022, with the Pre-Consultation Meeting with staff being held on April 13, 2022. The proposal is to develop the subject site for Industrial/Office/Commercial purposes. Following discussions with the Province with regard to the status of the Parkway Belt West Plan, it was agreed with City Staff to proceed with the filing of the Amendment Applications. The technical background work is ongoing and a submission is to be filed shortly.

Claireville 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 on the initial Draft Brampton Plan on June 3, 2022 (enclosed); and through written correspondence provided to the City on Draft MTSA policies dated February 13, 2023 and April 24, 2023 (see **Appendix 1**).

Claireville is also an appellant of City of Brampton Official Plan Amendment OP2006-247.

We write to express our Client’s continued concerns regarding the potential implications of the final draft of the new proposed City of Brampton Official Plan (“Draft Brampton Plan”) policies on the subject site.

**OVERVIEW of DRAFT BRAMPTON PLAN LAND USE DESIGNATIONS**

The following are key designations and overlays of the Draft Brampton Plan that are proposed to apply to the subject site:

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- Schedule 1 - City Structure:
  - 'Planned Major Transit Station';
  - 'Parkway Belt West';
  
- Schedule 2 - Designations:
  - 'Parkway Belt West'.

## **ADDITIONAL CONCERNS REGARDING FINAL DRAFT BRAMPTON PLAN**

GWD has reviewed the final Draft Brampton Plan on behalf of Claireville. The concerns raised in previous correspondence referenced above and attached as **Appendix 1**, continue to be raised through this submission to the City of Brampton.

In addition, our Claireville has the following additional concerns as set out below:

- General overall comment – in many instances throughout the policy document, references to the Region of Peel have been deleted to reflect the upcoming dissolution of the Region of Peel. However, there are also instances where the reference to the Region of Peel has been left in, including in some cases requirements to seek a Regional Official Plan Amendment. We recommend that the Official Plan be revised to be consistent in referring to the Region of Peel.
  
- General overall comment – similar to the note above, in many policies through the Final Brampton Plan, references to the Natural Heritage System have been amended to remove the word 'Heritage'; however, there are many instances throughout the Final Brampton Plan, including on the Schedules thereto, where reference is made to the 'Natural Heritage System'. We recommend that the Official Plan be revised to be consistent in referring to the Natural Heritage System.
  
- Beginning on page 4-12 (Site and Area Specific Policies) as well as Policy 5.7, contain the Major Transit Station Area policies. Where comments in previous correspondence have not been addressed in the Final Brampton Plan, our previous written comments and concerns (**Appendix 1**) continue to apply.
  
- Policy 2.1.2.7 refers to all development in conformity with the City-Wide Growth Management Framework, however, there is no section in the Final Brampton Plan under this heading, and no schedule includes this as a designation. It is not clear what this is referring to. We recommend that Staff clarify the intent of this policy.
  
- Policy 2.1.2.69 – comments included in the June 3, 2022 correspondence (**Appendix 1**) continues to apply (previously policy 2.1.33(e)).
  
- The wording of Policy 2.1.2.84 is not clear on how the limits of a Precinct Plan will be determined in the instances noted therein (i.e. where a Secondary Plan does not yet identify the location of Precincts).
  
- Policy 3.2.6.2 speaks to requiring 'Adaptation Checklist' for all planning and development activities to expected regional climate impacts. It is not clear what 'Adaptation Checklist' means and how does each planning and development activity expected to respond to regional climate impacts. This policy is too vague and not clear in what is intended. We recommend that the policy either be revised to clarify what is intended or to delete the policy in its entirety.



## Closing Remarks

We understand that the Final Draft of Brampton Plan was released the week of September 18, 2023 for public review and comment. We note that while our office has been actively monitoring the Brampton Plan process and previously provided public input into this exercise, neither GWD nor our Claireville were immediately informed by the City that the Final Draft had been released at that time.

Further, we understand that certain critical Draft Brampton Plan Schedules, which are intended to form part of Brampton Plan have not yet been released or included for public consultation. Notwithstanding the short time provided, the City requested that all public input on the Draft (as partially released) be received by October 2, 2023 in order to be considered as part of an upcoming final Staff Recommendation Report.

Respectfully, this commenting period of a mere two (2) weeks is inadequate given the magnitude and broadness of the scope of the planning exercise as it pertains not only to Claireville, but also all other landowners and stakeholders in the City of Brampton.

As noted above, we understand that the City's Planning Department intends to table a final Recommendation Report to Planning and Development Committee on October 23, 2023, that recommends that City Council adopt the Draft Brampton Plan at the November 1, 2023 Council Meeting. The aforementioned Recommendation Report, which was made available on October 16, 2023, provides the schedules omitted as noted above, which provides only one (1) week to comment; this too is an inadequate commenting period.

In the spirit of meaningful and appropriate consultation, we believe that City Planning Staff should extend the commenting period until November 2023 and defer the consideration of a final Recommendation Report thereto.

Thank you for the opportunity to provide public input. While Claireville wishes to express its general support, they do have reservations and may provide further comments as necessary during the process.

Yours truly,

**Andrew Walker, B.E.S., M.C.I.P., R.P.P.**  
**Partner, Principal Planner**

cc: Claireville Holdings Limited  
M. Flynn-Guglietti, McMillan LLP  
M. Gagnon, Gagnon Walker Domes Ltd.  
A. Sirianni, Gagnon Walker Domes Ltd.  
H. Singh, Gagnon Walker Domes Ltd.



# APPENDIX #1



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

June 3, 2022

GWD File PN 01.837.00  
'New' BOP 2022

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

**Attention: Mayor and Members of Council  
Peter Fay, City Clerk  
Jason Schmidt-Shoukri, Commissioner, Planning, Building and  
Economic Development**

**Subject: Public Input  
Claireville Holdings Limited  
Draft Brampton Plan (Official Plan)**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Claireville Holdings Limited; the Registered Owner of '0' Steeles Avenue East, in the City of Brampton (hereinafter referred to as the "subject site"). We have been asked to review and provide the City of Brampton with our comments, observations and recommendations on the 'new' Draft Brampton Plan (Official Plan).

A formal Development Pre-Application Consultation Application (PRE-2022-0036) was filed on March 4, 2022. A Pre-Consultation Meeting with Staff was held on April 13, 2022 regarding the proposal to develop the subject site for Industrial/Office/Commercial purposes.

**Draft Brampton Plan (Official Plan)**

The purpose of the City of Brampton Official Plan conformity review exercise is to achieve Official Plan conformity with the 'new' Region of Peel Official Plan ("ROP"). The ROP was adopted by Regional Council on April 28, 2022 (it is pending final approval by the Ministry of Municipal Affairs and Housing).

On April 26, 2022, the City of Brampton released the draft 'new' Official Plan for public review and comment. It is understood that the 'new' Official Plan is targeted for final consideration and adoption by City Council on July 6, 2022.

The City of Brampton has requested that public comments on the draft 'new' Official Plan be provided by June 3, 2022. The aforementioned date is not a legislative deadline.

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Comments can be filed on the draft 'new' Official Plan up until the moment that Council approves the document.

On behalf of Claireville Holdings Limited, we offer the following comments, observations and recommendations dealing with the Draft 'new' Official Plan:

1. **Section 2.1.16** speaks to providing for 'minimum' growth forecasts on **Table 1**, as noted in the ROP. It is noted that the ROP does not use the word 'minimum', but rather 'target'. We recommend that the word 'minimum' be replaced with 'target' so that the reference to forecasts is consistent with the ROP.
2. **Section 2.1.33(e)** requires a ROP Amendment (ROPA) for the 'planned' Major Transit Station Areas (MTSA's) that eventually will become future Primary Major Transit Station Areas. We believe that this is not necessary, nor appropriate on the basis that the inclusion of the 'new' Primary/Planned Major Transit Station Areas can be included as part of a future Region of Peel Official Plan Review; as part of a housekeeping exercise.

One of the 'planned' Major Transit Station Areas is designated at Goreway Drive and Highway 407 (south side of Highway 407, west side of Goreway Drive); consistent with the 'planned' 407 Transitway Station.

3. General Comment – On Page 2-20, under the heading 'Secondary Plans', we note that the introductory paragraph is identical to the paragraph in the 'blue box' printed immediately to the right thereof. Is there any significance to the 'blue box' versus the regular text?
4. The wording of **Section 2.1.49** does not clearly indicate how the limits of a Precinct Plan are to be determined in specific instances; including, where the Secondary Plan does not include/identify the location of Precincts. The policy directs that Precincts Plans will be required with the submission of, among others, a 'significant' Zoning By-Law Amendment, but does not specify what the threshold is for determining if a Zoning By-Law Amendment is 'significant'. It is recommended that the policy be revised to include criteria as to what the threshold of 'significant' is; the objective is to ensure that the policy is objective as opposed to subjective.
5. It appears that the policy at the bottom of Page 2-33 and **Section 2.2.64** are not complete policies. It seems that both are missing the list of designations/overlays and criteria for development in 'new' Neighborhoods. Both policies need to be corrected and reissued to the public for review and comment before they can be advanced to Council for approval.
6. **Section 2.2.146** speaks to the determination of the precise boundaries of the Natural Heritage System on a site-specific basis in consultation with the Conservation Authorities. Refinements to the Natural Heritage System (NHS) should not require an Official Plan Amendment (OPA) if refined through a Subwatershed Study, an area-specific Environmental Impact Study/Assessment,



or other forms of site/area-specific analysis. We recommend that the policy be amended accordingly.

7. **Schedule 6** incorrectly identifies/labels the subject site as Enhancement and Linkages Area, and as such places it in conflict with Schedules 2, 4 and 5 which correctly identify the subject site as Employment, Provincially Significant Employment Zone (PSEZ), Parkway Belt West Plan and Planned MTSA. It is important that the Official Plan complies with the policies and schedules of applicable Secondary Plan and the Parkway Belt West Plan. We recommend that **Schedule 6** be amended accordingly.

### Closing Remarks

Thank you for the opportunity to provide comments on the Draft Brampton Plan (Official Plan). Our Client reserves the right to provide further comments as necessary prior to Council approval of the 'new' Official Plan.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the Draft Brampton Plan (Official Plan). Lastly, we request notification of the passage of any and all By-laws and/or Notices in connection with the Draft Brampton Plan (Official Plan).

Should you have any questions, please contact the undersigned.

Yours truly,

Andrew Walker, B.E.S., M.C.I.P., R.P.P.  
Managing Principal Planner

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Managing Principal Planner

cc: Adrian Smith, Region of Peel  
Andrew McNeill, City of Brampton  
Claireville Holdings Limited  
Marc De Nardis, Gagnon Walker Domes Ltd.  
Richard Domes, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

February 13, 2023

GWD File PN 01.837.00  
MTSA

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

**Attention: Mayor and Members of Council**  
**Peter Fay, City Clerk**  
**Steve Ganesh, Commissioner, Planning, Building and Growth Management**  
**Michelle Gervais, Policy Planner, City Planning and Design**  
**Claudia LaRota, Supervisor/Principal Planner, City Planning and Design**

**Subject: Public Input – Statutory Public Meeting**  
**City-Initiated Official Plan Amendment**  
**Major Transit Station Areas**  
**Claireville Holdings Limited**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Claireville Holdings Limited (Client); the Registered Owner of '0' Steeles Avenue East (located at the northeast corner of Steeles Avenue East and Goreway Drive) in the City of Brampton (hereinafter referred to as the "subject site"). We have been asked to review and provide the City of Brampton with our comments, observations and recommendations in connection with the Information Report and Statutory Public Meeting regarding City-Initiated Official Plan Amendment – Major Transit Station Areas (MTSA). The subject site is located in the Goreway Drive/407 'Planned' MTSA.

**City-Initiated Official Plan Amendment - MTSA**

According to the City of Brampton, the purpose of the City-Initiated Official Plan Amendment – Major Transit Station Areas is to propose the addition of interim Official Plan policies to better guide development and land use decisions in MTSA's, while the detailed planning and technical studies for Primary MTSA's are completed and until Brampton Plan (the 'New' Brampton Official Plan) is in effect. The OPA includes: a new schedule showing the boundaries of Primary MTSA's and the locations of Planned MTSA's; interim set of policies to support intensification and to guide development; and deletes the Mobility Hub policies, schedules and references.

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The City of Brampton has scheduled the Statutory Public Meeting to receive public comments on the draft City-Initiated Interim MTSA Policies Official Plan Amendment on Monday, February 13, 2023.

On behalf of Claireville Holdings Limited, we have reviewed the City of Brampton Staff Report dated January 10, 2023, along with the accompanying Draft Official Plan Amendment, and offer the following comments, observations and recommendations.

1. **Section 3.1(6)** of the draft Official Plan Amendment, and more specifically, proposed Official Plan **Section 3.2.8**, is a policy section specifically related to Planned MTSA's, and speaks to the nature of these areas requiring further study to determine appropriate land use considerations before they are delineated. Proposed Official Plan **Sections 3.2.4 through 3.2.7** provide interim policies for MTSA locations, that appear to refer to the Primary or Secondary MTSA's; those that are delineated; however, those policies are not under a specific section heading that identifies those policies as being specific to the delineated MTSA's. In addition, they include generic references to "development in a MTSA", which would include Planned MTSA's; this would appear to conflict with the Planned MTSA section (Section 3.2.8). We recommend that the previously noted proposed sections be placed under an appropriate heading to reflect the MTSA's that the policies apply to.
2. The draft Official Plan Amendment to introduce Interim MTSA Policies is premature, given that the MTSA study is ongoing, and a number of the Focus Group Sessions for the Primary MTSA's are either occurring after the Public Meeting (Mount Pleasant MTSA on February 16, 2023), or have yet to be scheduled (Bramalea GO, Brampton GO, Centre, Kennedy and Rutherford). These reflect a large number of Primary MTSA locations where the greatest heights and densities are expected to be accommodated. We recommend any decision on this draft City-Initiated OPA be deferred until after input is received from all of the Focus Group Meetings for all of the MTSA locations.
3. **Section 3.1(6)**, and the fourth introductory paragraph under proposed Official Plan **Section 3.2.4**, the last sentence appears to contradict the rest of the paragraph. In this regard, the paragraph notes that the transportation network for MTSA's will be designed to support and integrate active transportation, local transit services and inter-municipal/inter-regional higher order transit services. These transit services are motorized modes of transportation. The last sentence is contradictory as it notes that non-motorized travel will be the preferred option within MTSA's. We recommend that this sentence be re-worded to reflect the objective of walkable communities, that are transit-supportive.
4. **Section 3.1 (6)** of the draft Official Plan Amendment, and more specifically proposed Official Plan **Section 3.2.5.1**, it is not clear if the objectives of this policy are meant to be met across the whole of the MTSA, or within each development application within an identified MTSA. The introductory statement notes "All development within an MTSA..." Further, in regard to **Section 3.2.5.1 a) and c)**, the Planned MTSA's located within the 407 Transitway Corridor are employment



areas that consist of Employment Land Employment uses (logistics, warehousing, manufacturing, etc.) that are not conducive to active transportation.

5. General Comment – **Section 3.1(6)** of the draft Official Plan Amendment, and more specifically proposed Official Plan **Section 3.2.5.2** – is the study referenced here the current MTSA Study that is ongoing by the City of Brampton, or is this a separate development application-based study to be completed by development proponents when applications are submitted?
6. **Section 3.1(6)** of the draft Official Plan Amendment, and more specifically proposed Official Plan **Section 3.2.5.2 b)** speaks to building heights and FSI. The policy makes a reference to maximum heights if required. We recommend that the policy be amended to only reference the minimum heights. The subject site, along with other MTSA locations, are located in an area of the City that is subject to the recently adopted Council resolution on unlimited height and density.
7. General Comment – **Section 3.1(6)** of the draft Official Plan Amendment, and more specifically proposed Official Plan **Section 3.2.6** – is the MTSA Block Concept Plan referenced in this proposed policy the same as a Tertiary Plan?
8. **Section 3.1(6)** of the draft Official Plan Amendment, and more specifically, proposed Official Plan **Section 3.2.7.1**, speaks to the preparation of a Growth Management Strategy. It would appear, but is not clear in the policy, that this is similar to the Growth Management Staging and Sequencing Reports prepared in the Block Plan process. Confirmation and clarification is required, and should be worked into the proposed policy. It is not clear in the proposed policy who prepares this report (the first application in the MTSA, each application (i.e. updating the original report)), or the mechanism to ensure coordination where applicants may not be aware that others are planning/proceeding to file site-specific applications.

### Closing Remarks

Thank you for the opportunity to provide comments on the Draft City-Initiated Official Plan Amendment – Major Transit Station Areas. Our Client reserves the right to provide further comments as necessary prior to Council approval of the Official Plan Amendment.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the City-Initiated Official Plan Amendment – Major Transit Station Areas. Lastly, we request notification of the passage of any and all By-laws and/or Notices on this matter.

Should you have any questions, please contact the undersigned.

Yours truly,

Andrew Walker, B.E.S., M.C.I.P., R.P.P.  
Partner and Principal Planner

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Partner and Managing Principal Planner



**cc: Claireville Holdings Limited  
Anthony Sirianni, Gagnon Walker Domes Ltd.  
Harjap Singh, Gagnon Walker Domes Ltd.**



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

April 21, 2023

GWD File PN 01.837.00  
MTSA

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

**Attention: Mayor and Members of Council**  
**Peter Fay, City Clerk**  
**Steve Ganesh, Commissioner, Planning, Building and Growth Management**  
**Michelle Gervais, Policy Planner, City Planning and Design**  
**Claudia LaRota, Supervisor/Principal Planner, City Planning and Design**

**Subject: Public Input – April 24, 2023 Planning & Development Committee**  
**Item 7.2 - City-Initiated Official Plan Amendment**  
**Major Transit Station Areas (City-Wide)**  
**Claireville Holdings Limited**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Claireville Holdings Limited (Client); the Registered Owner of '0' Steeles Avenue East (located at the northeast corner of Steeles Avenue East and Goreway Drive) in the City of Brampton (hereinafter referred to as the "subject site"). The subject site is located in the Goreway Drive/407 'Planned' MTSA.

We have been monitoring and actively engaged in the City's MTSA Planning Study process, and we previously provided comments on the draft City-Initiated Official Plan Amendment – Major Transit Station Areas (MTSA) on February 13, 2023.

**City-Initiated Official Plan Amendment - MTSA**

On behalf of Claireville Holdings Limited, we have reviewed the City of Brampton Staff Recommendation Report dated March 8, 2023, along with the accompanying revised Draft Official Plan Amendment (OPA). We note that revisions to the Draft Official Plan Amendment have incorporated most of our previous comments. Following our detailed review of the revised Draft Official Plan Amendment, we offer the following additional comments, observations and recommendations.

1. **Policy 3.2.5.2 b) and c), and Policies 3.2.5.4 and 3.2.5.5** – While the revised Draft OPA replaced "if required" to "and if appropriate" with regard to maximum building heights and maximum FSI, we continue to recommend that the policy be

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amended to only reference the minimum heights. The letter dated February 9, 2023 to the Region of Peel which clarifies that through the modifications and approval of the Region of Peel Official Plan in November 2022, the local municipalities are not permitted to assign maximum building heights in MTSA's. Further, when the "Planned" MTSA's transition to "Primary" or "Secondary" MTSA's, the location of the subject site in the Highway 407 Transitway area is an employment area, and as such, 3 storeys may not be appropriate for industrial and warehousing uses as a minimum height. Further consideration to minimums for employment areas must be given before the revised Draft OPA can be tabled at Council for approval.

2. **Policy 3.2.6.3** – While the revised Draft OPA partially addresses our previous comments, we remain concerned as this policy still assumes that all applications are proceeding at the same time. The requirement for the submission of one joint Tertiary Plan does not recognize that different landowners may be at different stages of the development application process for their sites. We are concerned with this policy language as it has the potential to hold up applications that otherwise might be able to proceed. We recommend that the last sentence be deleted in its entirety. This is further supported by the inclusion of Policy 3.2.6.4 which speaks to the process whereby an already approved Tertiary Plan may be modified in the instance where different landowners are on different development timelines.
3. **Policies 3.2.7.1 and 3.2.7.2** – These policies speak to the responsibility of the applicant to prepare a Growth Management Strategy to assess the timing and delivery of servicing infrastructure. The policy does not reflect that in most cases this requires assessing or recommending/implementing servicing upgrades across lands that are not in the applicants control, or timing of improvements that are not in the applicants control (i.e. City and Regional Capital Works Program changes, etc.).

Further, the policy requires that the Growth Management Study be included as a section in the Planning Justification Report, meet the established terms of reference, and be to the satisfaction of the City and Region, prior to deeming the application complete. It is inappropriate to require the strategy to be to the satisfaction of the municipalities prior to deeming the application complete. The policy should only require that the strategy be deemed to have met the requirements of the terms of reference prior to deeming it complete, and thereafter, through the processing of the application and the technical review will the strategy ultimately be approved to the satisfaction of the municipalities.

### **Closing Remarks**

Thank you for the opportunity to provide comments on the Draft City-Initiated Official Plan Amendment – Major Transit Station Areas. Our Client reserves the right to provide further comments as necessary prior to Council approval of the Official Plan Amendment.



Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the City-Initiated Official Plan Amendment – Major Transit Station Areas. Lasty, we request notification of the passage of any and all By-laws and/or Notices on this matter.

Should you have any questions, please contact the undersigned.

Yours truly,

Andrew Walker, B.E.S., M.C.I.P., R.P.P.  
Partner, Principal Planner

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Partner, Managing Principal Planner

cc: Claireville Holdings Limited  
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