



Principals

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October 20, 2023

GWD File: 21.2852.00
'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
1286, 1298, 1300 and 1306 Queen Street West
2811135 Ontario Inc., 2803832 Ontario Inc.**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 2811135 Ontario Inc. and 2803832 Ontario Inc., the Registered Owners of 1286, 1298, 1300 and 1306 Queen Street West, 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.

By way of background, an Amendment Application for the subject site was filed on June 27, 2023 and deemed 'Complete' on July 24, 2023 (City File: OZS-2023-0024). The Application establishes land use permissions to facilitate the future re-development of the property for a 12-storey mid-rise residential building. The mandatory Statutory Public Meeting was held on September 11, 2023 and first submission circulation comments has been released.

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'
- 'Primary Urban Boulevards' (Queen Street West)

Schedule 2 – Designations

- 'Neighbourhoods'

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Schedule 3B – Transit Network

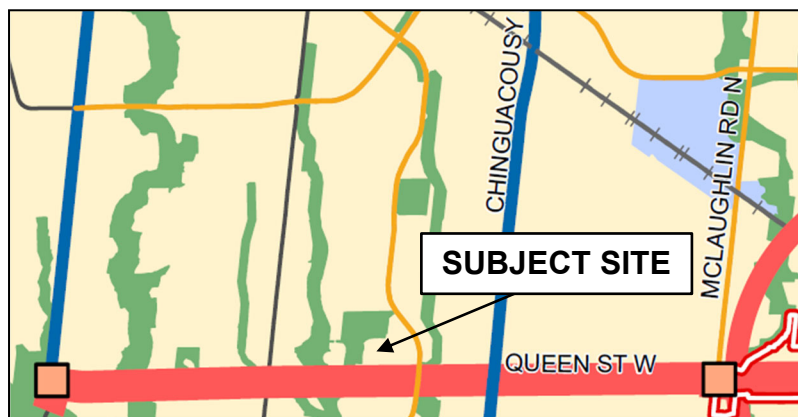
- 'Higher Order Transit (BRT or LRT)' (Queen Street West)

Schedule 5 – Provincial Plans & Policy Areas

- 'Designated Greenfield Area'

Chapter 2, 2.2.2 Framework for Building Typologies; Page 2-37

According to Table 5 lands designated Neighbourhoods on Schedule 2 will comprise of a Low-Rise building typology. Additional permissions include Low-Rise Plus within 400-800 metres of a Support Corridor shown on Schedule 3B. Lands with frontage along Primary Urban Boulevards on Schedule 1A will comprise of Low-Rise Plus and Mid-Rise building typology. High-Rise buildings may be permitted subject to additional planning studies and other applicable policies of Brampton Plan, and where located within a Major Transit Station Area (MTSA).



Schedule 1A City Structure (October 2023)

GWD supports the designation and overlay. 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.

Chapter 2, 2.2.4 Boulevards and MTSA's; Page 2-47

Pages 2-47 and 2-48 of the September 2023 version of Brampton Plan listed each of the Primary and Secondary Urban Boulevards illustrated on Schedule 1. Our office submitted comment on October 2, 2023 recommending that their descriptions be modified to reflect the Schedule. The Final version of Brampton Plan no longer lists Boulevards but rather advises that there are three (3) Primary Urban Boulevards and eight (8) Secondary Urban Boulevards.

Based on our review of the Schedule 1 (now titled Schedule 1A) we have identified three (3) Primary Urban Boulevards and ten (10) Secondary Urban Boulevards:

- Queen Street East, east of Bramalea Road
- Bramalea Road, between Queen Street East and Steeles Avenue East
- Dixie Road, between Queen Street East and Steeles Avenue East



- McLaughlin Road South, between Queen Street West and Steeles Avenue West
- Kennedy Road South, south of Queen Street East
- Hurontario/Main Street, north of Downtown
- Steeles Avenue West, west of McLaughlin Road South
- Steeles Avenue East, between Bramalea Road and Torbram Road
- Heritage Heights Boulevard
- Mississauga Road, south of Queen Street West

The policy section should be updated prior to final adoption of Brampton Plan.

Section 2.2.4.3 Permitted Uses, Primary & Secondary Urban Boulevards; Page 2-50

2.2.4.3 The following policies apply to Primary and Secondary Urban Boulevards shown on Schedule 1A:


- d. Mixed-use buildings will be encouraged to front onto Primary Urban Boulevards. New single use buildings are discouraged.*
- f. Commercial and personal service uses in a mixed-use building will be encouraged to be located at grade and fronting a public street.*

At present the site specific redevelopment proposal does not include ground floor commercial space. The flexibility provided in the above policies is appreciated. Single use buildings while discouraged along Primary Boulevards may be appropriate based on area contexts and proximity to neighbouring commercial sites.

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. 2811135 Ontario Inc. / 2803832 Ontario Inc.
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