



Principals

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'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
16 Lisa Street
16 Lisa Street Ltd.

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 16 Lisa Street Ltd., the Registered Owner of the lands municipally known as 16 Lisa 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.

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' (Bramalea)
- 'Primary Major Transit Station' (QUE-5 Dixie)
- 'Transit Station' (Intersection of Queen Street East/Dixie Road)
- 'Primary Urban Boulevards' (Queen Street East)
- 'Secondary Urban Boulevards' (Dixie Road)

Schedule 2 – Designations

- 'Mixed Use'

Schedule 3B – Transit Network

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

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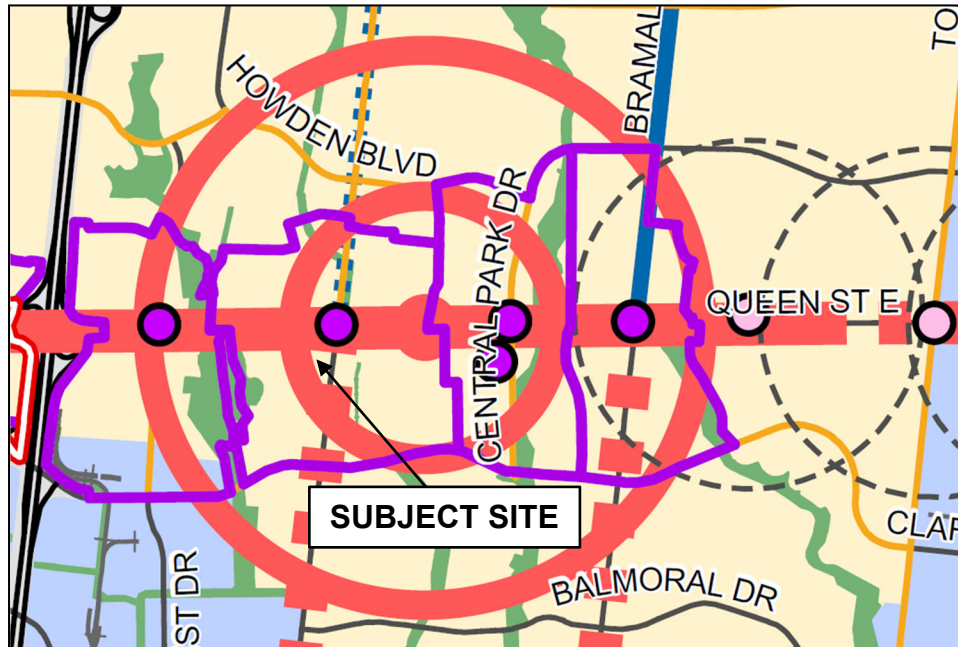


Schedule 5 – Provincial Plans & Policy Areas

- 'Built-Up Area'

Schedule 13H – QUE-5 Dixie Land Use Plan

- 'Mixed-Use (High-Rise Mixed-Use)'



Schedule 1A City Structure (October 2023)

GWD supports the land use designations and overlays. In our opinion the redevelopment plans for the subject site and greater Tertiary Plan bounded by Queen Street, Dixie Road, and Lisa Street conform to the general intent and purpose, as well as the policies, goals and objectives of Brampton Plan.

Chapter 2, 2.2.4 Boulevards and MTSAs; 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.

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; Page 4-13

b) For lands designated 'Mixed-Use' (High-Rise) on Schedules 13A-13N, commercial, institutional and retail uses shall be provided on the ground floor of buildings facing Primary Urban Boulevards and Secondary Urban Boulevards on Schedule 1A to activate the frontage. These uses are also encouraged throughout the Mixed-Use designation

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

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.


On the surface it would appear that the policy is overly restrictive. It is silent on typical residential ground floor areas including lobbies, amenity areas, and loading/waste collection areas. We urge Staff revisit this policy prior to final adoption of Brampton Plan to ensure it permits adequate flexibility.

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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