



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 Heart Lake Road South – AvranceCorp Developments

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 AvranceCorp Developments (“Avrance”) in connection with the property municipally known as 85 Heart Lake Road South in the City of Brampton (“subject site”). The subject site is located south of Clark Boulevard and west of Heart Lake Road; approximately 685 metres southeast of the QUE-3 Rutherford ‘Primary’ Major Transit Station Area (“MTSA”) Station.

AvranceCorp currently plans to redevelop the subject site for high density residential and mixed use development featuring multiple high-rise buildings oriented toward Highway 410. Pre-Application Consultation was held with City of Brampton Planning Staff in October 2022 (City File No. PRE-2022-0146) to discuss the redevelopment of the subject site with six (6) high-rise residential buildings containing approximately 2,150 units. It is anticipated that a second Pre-Application Consultation submission will be submitted to the City in Q4 of 2023 that further evolves the mixed use, high-rise redevelopment proposal.

GWD writes to express Avrance’s concerns with 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

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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.

More specifically, we write to express Avrance’s significant concerns with the final draft of the ‘new’ proposed 2023 City of Brampton Official Plan regarding its:

- Proposed conversion and down-designation of the subject site from ‘Central Area’ to ‘Employment’; and
- Exclusion of the subject site from the QUE-3 Rutherford ‘Primary’ MTSA.

Overview of Existing 2006 City of Brampton Official Plan Land Use Designations

2006 City of Brampton Official Plan

The current 2006 City of Brampton Official Plan (“BOP”) designates/identifies the subject site as follows:

- ‘Central Area’ (Schedule 1 – City Concept and Schedule A – General Land Use Designations).

The City’s designated Central Area serves as the major location for free-standing or mixed-use development including a full range of:

- Residential;
- Office, Retail and Service Activities;
- Entertainment, Institutional and Cultural Uses;
- Governmental, Institutional and Community Facilities and Uses;
- High Density Employment; and
- Major Transit Infrastructure.

2020 Queen Street Corridor Secondary Plan (Area 36)

The subject site is also located within the Queen Street Corridor Secondary Plan Area, which designates/identifies the subject site as follows:

- ‘Central Area Mixed-Use’ (Schedule SP36(A) – Land Use Designations);
- ‘Special Study Area No. 1’ (Schedule SP36(C) – Special Study Area); and
- ‘5.0 F.S.I’ (Appendix A – Central Area Mixed-Use Density Limits).

Permitted uses within lands designated ‘Central Area Mixed-Use’ within the Secondary Plan include any combination of:

- Commercial, Retail, Office;
- Residential; and
- Hotel, Entertainment, Institutional and Cultural Uses.



Notwithstanding the identified permitted density of 5.0 FSI, pursuant to the Secondary Plan, developments that exceed the density permissions shall be permitted without a Secondary Plan amendment subject to the approval of a site specific Zoning By-law Amendment.

Overview of the ‘New’ Proposed 2023 City of Brampton Official Plan Land Use Designations

The ‘new’ proposed 2023 City of Brampton Official Plan proposes the following new land use designations and overlays on the subject site:

- ‘Employment Areas’ (Schedule 1 - City Structure); and
- ‘Employment’ (Schedule 2 - City Designations).

Avrance’s Concerns With the ‘New’ Proposed 2023 City of Brampton Official Plan

On behalf of Avrance, GWD has reviewed the aforementioned Recommendation Report, including the final draft of the ‘new’ proposed 2023 City of Brampton Official Plan. As noted above, Avrance has significant concerns with the final draft of the ‘new’ proposed 2023 City of Brampton Official Plan regarding its:

- Proposed conversion and down-designation of the subject site from ‘Central Area’ to ‘Employment’; and
- Exclusion of the subject site from the QUE-3 Rutherford ‘Primary’ MTSA.

Based on our review, GWD provides the following additional comments, observations and recommendations on behalf of Avrance:

1. Opposition to Proposed Conversion from ‘Central Area’ to ‘Employment’

The subject site is currently designated in the 2006 City of Brampton Official Plan as ‘Central Area’ and similarly designated ‘Central Area Mixed-Use’ in the Queen Street Corridor Secondary Plan. Based on these current land use designations the subject site is intended to accommodate mixed use developments incorporating any combination of residential, commercial, retail, office, hotel, open space, recreational, institutional, and a full range of entertainment and cultural uses within single use or mixed use buildings.

The ‘new’ proposed 2023 City of Brampton Official Plan proposes to convert the subject site from ‘Central Area’ by redesignating it to ‘Employment’ and identifying it as being located within an ‘Employment Area’ within the proposed City Structure. The proposed ‘Employment’ designation limits the permitted range of land uses to industrial uses which drastically reduces the range of currently permitted uses and eliminates residential as a permitted use on the subject property. In addition, the redesignation effectively reduces the existing density permissions on the subject site. The introduction of all uses other than industrial, and uses ancillary thereto, would only be permitted by way of a Municipal Comprehensive Review.



Avrance strongly opposes the subject site's proposed inclusion within an 'Employment Area' and the proposed redesignation of the subject site to 'Employment' as proposed the 'new' proposed 2023 City of Brampton Official Plan.

The subject site is not currently identified as being within an 'Employment Area' in the current, in-force 2006 City of Brampton Official Plan. The subject site is not currently designated 'Employment' in the Queen Street Corridor Secondary Plan. The subject site is not located within a designated 'Employment Area' with the Region of Peel Official Plan, nor is it identified as a 'Provincially Significant Employment Zone'.

The subject site is most appropriate for mixed use, high density development and should be maintained as 'Central Area'/'Central Area Mixed-Use' pursuant to the existing 2006 City of Brampton Official Plan and Queen Street Corridor Secondary Plan.

- **Requested Modification: Remove the subject site from 'Employment Areas' and identify as 'Community Areas' on Schedule 1.**
- **Requested Modification: Remove the subject site from the 'Employment' designation and identify as 'Mixed Use' designation on Schedule 2.**

2. *Inclusion of the Subject Site Within the QUE-3 Rutherford 'Primary' MTSA*

The subject site is not located within the 'new' proposed 2023 City of Brampton Official Plan's delineation of the QUE-3 Rutherford 'Primary' MTSA. On account of the subject site's location within the City's Central Area, proximity to the Queen Street Corridor, and location within 685 metres of the Rutherford MTSA Station the subject site should be included within the QUE-3 Rutherford 'Primary' MTSA and accordingly identified as 'Mixed-Use (High-Rise Mixed-Use)'.

- **Requested Modification: Revised Schedule 13f (QUE-3 Rutherford Land Use Plan) to include the subject site within the boundary of the MTSA and identify the subject site as 'Mixed-Use (High-Rise Mixed-Use)' land use designation.**

3. *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 Avrance's opinion that the requirement of a Precinct Plan would unnecessarily delay the planned redevelopment of the subject site.



4. 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”.**

Proposed Policy 3.2.4.3 and Policy 3.2.6.2 direct that new development applications must include a climate change vulnerability and risk assessment and adaptation checklist to assess potential impact as a result of climate change. Avrance 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**

5. Brampton Affordable Housing Targets

Part 3.3 including Policy 3.3.1.2, Policy 3.3.1.60, Table 8 & Table 9 outlines the City of Brampton’s affordable housing targets. Avrance has concerns with the overly ambitious affordable housing targets and associated policies of the ‘new’ proposed 2023 City of Brampton Official Plan. These new policies are not contained within the 2006 City of Brampton Official Plan. Avrance recommends that the City reconsider its affordable housing 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 the development of all other housing within the City of Brampton.

Closing Remarks

As summarized above, Avrance has significant concerns with respect to the final draft of the ‘new’ proposed 2023 City of Brampton Official Plan, particularly as it relates to the proposed down-designation of the lands from ‘Central Area Mixed Use’ to ‘Employment’ and the subject site’s exclusion from a delineated ‘Primary’ MTSA.

On behalf of Avrance, GWD **requests that Planning and Development Committee refer the Recommendation Report back to Planning Staff to provide the opportunity for Avrance and Planning Staff to participate in additional consultation in effort to address Avrance’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 Avrance in connection with this matter prior to final approval.

Yours truly,

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

cc: AvranceCorp Developments
M. Gagnon/N. Dawan, Gagnon Walker Domes Ltd.