

July 5, 2024

Project: HM.BR

**VIA EMAIL**

Natasha D'Souza  
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City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Re: Brampton's Major Transit Station Areas Project update –  
May 2024 Open Houses and Next Steps  
(Report # Planning, Bld & Growth Mgt-2024-541)**

Hampton Development Corp. (Hampton) recently proceeded through a Zoning By-law Amendment application (File OZS-2023-0021) for 241 Queen Street East which resulted in Council's approval of By-law 54-2024. This property is located within the Queen Street East – Precinct A (Kennedy MTSA).

For reference, By-law 54-2024 divides the zoning on the site into three exceptions DC1(H)-3780, DC1(H)-3781 and DC1(H)-3782 as shown on Schedule A of By-law 54-2024. Exceptions 3780 & 3781 permit building heights of 35-storeys (110 m) on the lands with a provision to increase the building height to 120m on the DC1(3781) portion of the site if certain provisions are achieved.

We have reviewed the "Brampton's Major Transit Station Areas Project update – May 2024 Open Houses and Next Steps" Staff Report as it relates to Hampton's lands and have the following comments related to Attachment A of the report. Attachment A contains a number of schedules pertaining to Queen Street East – Precinct A, which is where Hampton's lands are located:

- The "Proposed Density Distribution" Schedule shows FSI ranges for the majority of the properties within Precinct A. Many of the properties are "greyed out", with no corresponding colour found in the legend. We request clarification from the City that this means there is no maximum FSI for the Hampton lands (which would be consistent with the approved zoning for the lands);
- The "Proposed Height Distribution" Schedule correctly depicts the approved development concept for the Hampton lands, with a corresponding height range of 31-40 storeys. The "Precinct Plan A Aerial View" Schedule also correctly

depicts the approved development concept for the Hampton lands. We agree with both of these Schedules.

- However, the Schedule titled “Draft for Discussion Purposes – Proposed Maximum Height (# of Storeys) – Kennedy MTSA” is not consistent with the above noted Schedules and does not implement By-law 54-2024, which permits a height of 35 storeys on the south half of the Hampton lands. On this Schedule, the south half of the Hampton lands would only be permitted a maximum height of 25 storeys, which is incorrect. This Schedule must be amended to reflect the height permissions granted by By-law 54-2024, and more broadly amended where required to match the “Proposed Height Distribution” Schedule where other inconsistencies may exist.

We look forward to a response to these comments, and further updates on the Major Transit Station Areas Project.

Yours very truly,

**SGL PLANNING & DESIGN INC.**



David Riley, MCIP, RPP

c.c. Mauro Peverini, Hampton Development Corp.  
City of Brampton Clerks Office ([cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca))