

September 9, 2024

Chair and Members of Planning Committee
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Via email: cityclerksoffice@brampton.ca

Dear Chair and Members of Planning Committee;

RE: Application to Amend the Zoning By-law 30 Peel Centre Drive

MacNaughton Hermesen Britton Clarkson Planning Limited ("**MHBC**") is retained by Morguard Corporation and Bramalea City Centre Equities Inc. (the "**Owners**") with respect to the Bramalea City Centre ("**BCC**") located at 25 Peel Centre Drive. BCC is a successful regional shopping centre containing approximately 1.5M square feet of retail and office space on 33 hectares of land.

The proposed Zoning By-law Amendment ("**ZBA**") application for 30 Peel Centre Drive directly abuts BCC along 3 lot lines as shown on the Location Map below.



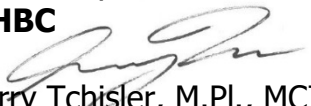
Location Map

We are actively reviewing the supporting documents submitted for this ZBA application and understand that easements may be required on the BCC property in order to service this development. We are currently assessing the implications of these servicing requirements not only as it relates to the on-going operations of the shopping mall but also the potential impacts that they may have on our active site plan application for mixed use development consisting of 1,000 rental residential units. The site plan application area is located directly opposite the ZBA area, across Peel Centre Drive. After several years of work with City staff, we are in the advanced stages of the site plan application process and are thus sensitive to potential impacts to the existing and proposed servicing arrangements on the BCC property. We note the site plan application process to-date has involved a great deal of collaboration with City and Conservation Authority staff given that our project also encompasses the upgrade of the Dixie Tributary, which runs through the BCC property, in order to resolve the existing flood plain that affects both application areas.

Please keep us informed with respect to any future meetings, reports, decisions and notices.

Yours truly,

MHBC



Gerry Tchisler, M.Pl., MCIP, RPP
Partner

cc: Morguard Corporation