



July 8, 2024

Corporate

Royal Bank Plaza
200 Bay Street
Box 6
Toronto, Ontario
Canada
M5J 2J5

Axxess Network

Tel: 905 792-2957
Fax: 905 792-3786

Company E-mail:
info@bgigroup.ca

Company Website:
www.bgigroup.ca

His Worship Patrick Brown
Mayor, City of Brampton

Office of the Mayor
City of Brampton
2 Wellington Street West
Brampton, ON L6Y4R2

by email: **Patrick.Brown@brampton.ca**

Dear Sir,

Re: Council Meeting June 26, 2024

**Agenda item 7.1 Delegation from Ian Jones, President, BGI Group and Authorized Advisor for New Life Community Church (NLCC), re: Item 12.3 –Summary of Recommendations – Planning and Development Committee – June 17, 2024
See previous letter dated June 21,2024 to yourself attached**

I am writing on behalf of New Life Community Church 9281 Goreway Drive Brampton.

We are currently retained by them as their Development Advisors and I and my family have been members of the Church since 1990.

I actually took the lands through the OP and Rezoning process for the 30 acre Master Plan for the site and built the 24 bungalows and first 3 buildings of the Dayspring Community in 2000.

Rather than build a Conference Centre on the last 2 acres, the Church wants to do its part in helping to solve the Housing crisis by processing a Zoning Amendment for those 2 acres and have submitted and are in the PreConsult process to produce approvals for 649 high quality purpose built high rise rental apartments, to be examined under the City's affordable housing guidelines and incentives, designed specifically for seniors, families, singles, and Independent Living as a feeder to the existing adjacent Long Term Care building.

Unfortunately, with the Planning Department's new 2 stage PreConsult, which the Applicant has been dealing with for over a year, the Zoning Amendment Application fees for 2024 have quadrupled to \$320,000 from the prior 2022 amount of \$80,000 for the same item, which has been confirmed by the Planning Dept. for this Application.

This has placed an unreasonable burden on this charitable institution to continue to advance the file on top of the extensive costs and time expended thus far, and then arrive at a Development structure to have the project built, similar to how they were able to produce the Dayspring project, which now houses some 2,000 Brampton residents.

Planning Review excerpt:

Part of the Planning Dept's review thus far after 12 months has received positive comments including from Policy Planning (Housing) staff, i.e..

Policy Planning (Housing) staff have reviewed the above noted pre-consultation application that proposes the development of two apartment buildings with four towers, three of which will be linked, consisting of 649 purpose-built rental units.

Comments:

The City appreciates the provision of purpose-built rental housing through this development in a strategic location in Brampton, which falls within a planned MTSA. Please see comments to strengthen the development below:

1. The applicant is encouraged to review the City of Brampton's Housing Needs Assessment and Housing Brampton, as well as the Region of Peel's Housing Strategy and Peel Housing and Homelessness Plan for context on Brampton's affordability crisis.

However, the delivery of the Project is now severely challenged in this early stage due to the Zoning Application Fee.

We were disappointed that our Delegation at the Council Meeting of June 26, 2024 ended with a unanimous vote to 'receive' the attached letter request, which we now understand that means no further action is taken on the request.

We therefore request that serious consideration be given to waiving the new Zoning Amendment Application fee of \$320,000 to allow the Church to continue advancing the file, with a view to producing 649 purpose built rental apartments for which the City has confirmed the dire need.

Respectfully submitted, BGI Group (as Agent for New Life Community Church)



Ian Jones, President.

cc. Pastor Darryl Price, Lead Pastor, New Life Community Church
9281 Goreway Drive, Brampton ON L6P 0N5

Preliminary rendering of the proposed 649 rental apartment Project at 9281 Goreway Drive

