

December 5, 2024

Arjun Singh
Development Planner
City of Brampton
2 Wellington St W
Brampton ON L6Y 4R2

Re: Zoning Bylaw Amendment
File OZS-2024-0040
137 Steeles Avenue West, Brampton

Dear Mr. Singh,

Macaulay Shiomi Howson Ltd. (MSH) was retained by Pier Pointe Inc. (Pier Pointe) that owns lands at 177 Steeles Avenue West (the "Subject Site") in the City of Brampton, to assist with monitoring development activity within the general area. We are aware of the zoning bylaw amendment requested by Blackthorn Development Corporation for lands at the address referenced above.

We recently had a discussion with Aleksander Masley, Manager of Development Engineering and Dana Jenkins, Principal Planner in Peel Region to discuss the sanitary sewer upgrades that are required to accommodate the development. We were informed that the Region has approved a capital budget to install an extension of the sewer within the future Malta Avenue right of way and upsize the existing sewer within the existing Malta Avenue right of way. The proposed 300mm pipe size that was approved in the capital budget, and also referenced in the proponent's Functional Servicing Report prepared by Odan-Detech, may not be sufficient for all future development within the area. We understand that the Region and City are working together to finalize population projections that would inform the appropriate pipe size to accommodate all of the future development that would be serviced by that sanitary service.

It is imperative that the Steeles Avenue West landowners work with the Region and City to determine an appropriate population density for responsible infrastructure investment. If upsizing of the pipe sizing is determined to be needed through the population projections analysis, planning for the right infrastructure would be prudent prior to any installation of the services.

We ask that as the planning for the development within the area continues, Pier Pointe and MSH be involved in discussions with the City and Region on the population analysis. Only after the City and Region's councils have verified and are satisfied with the population projections, should the construction of services proceed.

We look forward to continuing to work with staff regarding future development within the area. Should you have any questions regarding the information contained herein, please contact me directly.

Sincerely,
MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal