

## Peter Jakovcic

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**From:** Peter Jakovcic  
**Sent:** Friday, December 6, 2024 4:22 PM  
**To:** charlton.carscallen@brampton.ca  
**Cc:** Steve Ganesh  
**Subject:** Item 7.9 - Update to the Heritage Register before Planning and Development Committee on December 9, 2024

Mr. Carscallen,

Tribute (Railroad Street) Limited is the owner of 17-35 Railroad Street, 48-52 Mill Street North & 55-59 Elizabeth Street North in the City of Brampton. Our lands are subject to a rezoning application (OZS-2024-0032) currently proposing a high rise, multi-phased mixed-use development. Our lands are immediately adjacent to 51 Elizabeth Street North, which is a property identified in your report that is recommended for Heritage Designation.

We are writing to request deferral of heritage consideration of 51 Elizabeth Street North. Given the long range and comprehensive planning being undertaken by the City for the site and surrounding area, inclusion of this property is premature. Moreover, as there is no application for redevelopment of this site, there is no immediate need to proceed with designation.

In consultation with City of Brampton staff, there are several ongoing downtown initiatives that need to be considered.

The new Brampton Official Plan via Schedule 13b has identified the potential for a Denison Street extension over 51 Elizabeth Street North. Should heritage designation of 51 Elizabeth Street North proceed, the City's ability to deliver the Denison Street extension will be frustrated as there will be insufficient lands to accommodate a municipal standard ROW. The extension cannot be accommodated or imposed on the Tribute lands, which predates these pending plans and studies.

Staff have further indicated that a downtown master transportation plan has begun and is intended to be developed over the course of the upcoming year. That review would determine the appropriate transportation network and necessary changes to support the contemplated growth within the downtown centre. Any heritage designation should consider the potential impact it would have to limit transportation opportunities that strengthen the vision of the downtown core.

Lastly, the City has initiated a Transit Project Assessment Process for the Downtown Brampton Transit Hub. A few of the contemplated Transit options being considered are reliant on the prospective Dennison extension. It would be premature to proceed with heritage designations that limit the opportunity for Transit options in advance of the TPAP process. The TPAP process will consider impact to potential heritage resources as part of its assessment.

We believe the heritage designation of 51 Elizabeth Street North is premature and request deferral of the decision pending advancement and completion of the above-noted processes.

Sincerely,

Peter Jakovcic  
**VP of Land Development**



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