



Mr. Steve Ganesh, MCIP, RPP
Commissioner Planning, Building & Growth Management
Corporation of the City of Brampton
2 Wellington Street West,
Brampton, Ontario
L6Y 4R2

December 5th, 2024

Dear Mr. Ganesh:

Re: Request to Remove 127, 133 and 133A Main Street South
From Heritage Consideration

Thank you for taking the time to discuss this matter with me. As we discussed, Amico is interested in constructing a 231 unit apartment building at 127 to 133A Main Street South in Brampton. It is our understanding that the three properties involved have the following "status" relative to the Ontario Heritage Act:

1. 127 Main Street South is currently listed but not designated on the Municipal Register of Cultural Heritage Resources "Listed" Heritage Properties. We note from the report going to Council on Monday, December 9th that this property is not being recommended for designation by the municipality's Heritage Planner;
2. 133 Main Street South was designated in 2006 and currently remains a designated property;
3. 133A Main Street South is neither listed nor designated on the Municipal Register of Cultural Heritage Resources "Listed" Heritage Properties nor designated under the Ontario Heritage Act.

We also note that the three subject properties are at the very south end of the previously proposed, but not adopted, Main Street South Heritage Conservation District.

At this time, Amico is respectfully requesting the City of Brampton to:

1. remove the three above-noted properties from the draft proposed Main Street South Heritage Conservation District;
2. support the recommendation of the Heritage Planner to not include 127 Main Street South as a "designated" property;
3. release 133 Main Street South from its status of a "designated" property under the Heritage Act;
4. and leave 133A Main Street South as neither a listed nor designated property.

Amico is currently in the design stage of a redevelopment project for the three above-noted properties which front on Main Street South just south of Harold Street. I have attached some preliminary drawings which illustrate a total of 231 units in a building with 4, 6 and 16 stories of height. The new building is proposed to include 162 parking spaces, some surface, some underground, and considerable indoor amenity space and a large amount of outdoor open space and landscaping.

As you can see from the attached material, Amico is in the preliminary design stage of this project but does intend to make a pre-consultation submission the week of December 16th, 2024. Since the matter of Heritage properties is being considered by the Planning and Development Committee at its December 9th meeting, we thought it prudent to make our proposal known at this time. We acknowledge that a formal application has not yet been submitted but significant investments are being made as we prepare the proposal and companion submission package.

We believe our proposal is consistent with the Province's goals of Bill 23 to provide for new residential infilling opportunities where increased density can be realized as a result of infill development. An additional 230 or so rental units on Main Street in close proximity to the downtown is an opportunity to help address the current housing shortage.

Amico is certainly willing to collaborate with the municipality to being a solid, heritage sensitive development to this site with at least 230 rental units. In order to do so, the heritage designation on 133 Main Street South must be removed.

Thank you for the opportunity to submit this material for the consideration of the Committee at its December 9th meeting. It is our hope that we can work together to bring much needed housing to the City of Brampton

Yours very truly,



D. Cindy Prince
Vice President
Amico Properties Inc.

c. Mayor Patrick Brown
Councillor Keenan
Councillor Medeiros