

**Michael Cara**  
Partner  
Direct 416-730-8844  
Cell 647-389-1515  
mcara@overlandllp.ca

**Overland LLP**  
5255 Yonge St, Suite 1101  
Toronto, ON M2N 6P4  
Tel 416-730-0337  
overlandllp.ca



April 2, 2025

**VIA EMAIL**

Mayor Patrick Brown and Members of City Council  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Attention:** Arjun Singh, Development Planner

**RE: Planning and Development Committee Meeting (April 7, 2025)**  
**Item 6.2 – Application to Amend the Zoning By-Law and Draft Plan of Subdivision**  
**SF Coleraine Holdings Ltd. C/O First Gulf Corporation – 10568 Coleraine Drive**  
**City File OZS-2024-0061**

We are the solicitors for Velcor Enterprises Limited (“**Velcor**”), formerly known as Caveze Investments Limited, being the owner of the lands known municipally as 10605 Coleraine Drive, in the City of Brampton (the “**Property**”). We are working jointly with Gagnon Walker Domes Ltd. (“**GWD**”) and Candevcon Consulting (“**Candevcon**”) who are providing planning and civil engineering services respectively to Velcor, in connection with the existing and proposed use of the Property.

We have reviewed the City Information Report and Statutory Public Meeting Presentation dated February 17, 2025 which is scheduled to be considered at the April 7, 2025 Planning and Development Committee. For the reasons set out herein, we are writing to request that the location of the proposed access point of SF Coleraine Holdings Ltd. (“**SF**”) be revised to align with the existing access point on Velcor’s property directly across the street to the east.

**Background**

Velcor (through its related entities) has operated a successful industrial use on the Property since 1976. These operations have employed upward of sixty people with well-paying jobs. In 2002, Velcor obtained a site-specific Zoning By-law Amendment that was approved by City Council to permit the expansion of Velcor’s ongoing industrial operations. In preparation for the future expansion, Velcor installed municipal services at its own cost on the Property.

On December 23, 2016, Velcor filed an application for site plan approval (“**SPA Application**”) to implement the redevelopment of the Property to permit an expansion of the existing industrial operations. The proposed expansion does not alter the location of the existing access point on the Property. Velcor is currently engaged in discussions with the City concerning the resolution of the SPA Application. In this regard, we are working cooperatively with the City of Brampton to address all remaining outstanding comments and concerns and are optimistic that these will be resolved shortly.



**Concluding Remarks**

We are concerned that the proposed access location as shown on the SF Application will create a staggered, misaligned intersection. We therefore request that SF modify the location of its northern access point to ensure that it is aligned with Velcor's existing access point on the east side of Coleraine Drive. We would be pleased to meet with SF and/or the City to discuss our client's concerns.

We thank you for the opportunity to provide comments and request notice of any meetings and decisions related to this matter. Our contact information is provided herein.

Yours truly,

**Overland LLP**



Per: Michael Cara  
Partner

- c. Velcor Enterprises Limited  
M. Gagnon and A. Walker, GWD Professional Planners