

April 3, 2025

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 the Pier Pointe Inc. that owns lands at 177 Steeles Avenue West 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.

The recommendation report for file OZS-2024-0040 appropriately states:

"the use of a 'Holding (H)' provision on the subject lands as the proposed land use and density is supported in principle. Additional reports are required, which must address both interim and ultimate servicing scenarios for underground infrastructure (including water, wastewater and stormwater) and public roads for the entire Tertiary Plan area (in consultation with the tertiary plan area landowners)."

At this time, we would reiterate our previous request submitted on December 5, 2024 that, Pier Pointe Inc. and MSH be involved with landowners, the City and Region to refine the Tertiary plan with appropriate densities to inform infrastructure requirements.

We look forward to continuing to work with staff on understanding 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