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File: P-1394

April 4, 2025

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention: Steve Ganesh, MCIP, RPP  
Commissioner of Planning, Building and Growth Management**

**Re: City Initiated Region of Peel Official Plan Amendment Staff Report 2025—166  
April 7, 2025 Public Meeting  
0 Sky Harbour Drive and 8383 Mississauga Road  
Bram West Secondary Plan Area  
Tesch Developments Inc. c/o DG Group  
City of Brampton**

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Dear Mr. Ganesh,

On behalf of our clients, Tesch Developments Inc. c/o DG Group we are pleased to offer our comments related to the City Initiated Regional Official Plan Amendment (ROPA) which is scheduled for a public meeting on April 7, 2025.

As you may be aware our client is the owner of 0 Sky Harbour Drive, which are the parcels of land located on the north and south side of 8383 Mississauga Road. In addition, our client developed the entirety of Credit Manor community, and these parcels of land have remained vacant for a substantial period of time.

We are perplexed why the balance of the block from the southerly limit of 8383 Mississauga Road to Wardsville Drive has not been included within this ROPA. We have made previous requests to staff, particularly through the update to the Bram West Secondary Plan, that this block of land should permit mid-rise residential uses. In doing so, this would be consistent with the built form that has already been built south of Wardsville Drive. In addition, by permitting mid-rise residential uses north of Wardsville Drive, it will allow a vacant block of land to be developed and provide much needed housing within the community.

We had the opportunity to meet with staff to discuss our concerns with the City initiated ROPA, which we are appreciative of however, we believe only including the land along Sky Harbour within the amendment is short sighted, particularly when there is a serious housing shortage. Including the balance of the block to permit mid-rise residential uses within this amendment, would create a consistent housing form along the Mississauga Road corridor while also ensuring a currently vacant block of land in an established community is providing a built form that is consistent with neighbourhood and will allow for an underutilized parcel of land to be developed for residential purposes.

As such, we kindly request that Planning and Development Committee direct to staff to revise the ROPA to include the noted lands within the boundary, to permit mid-rise residential uses. We look forward to discussing this opportunity with you further.

Yours truly,  
KLM PLANNING PARTNERS INC.



**Keith MacKinnon** BA, MCIP, RPP  
Partner

cc. Darren Steedman, Juli Laudadio and Sofia Pietrolungo