

Jaswal, Gagandeep

From: City Clerks Office
Sent: 2025/04/03 3:26 PM
To: Costa, Tristan; Jaswal, Gagandeep; Urquhart, Chandra
Subject: FW: [EXTERNAL]KINDWIN (MAYFIELD) DEVELOPMENT CORPORATION - 2375 Embleton Road, Brampton;

Follow Up Flag: Follow up
Flag Status: Completed

CCIB

From: David Brand <dbrand@brandgroup.ca>
Sent: 2025/04/03 2:01 PM
To: Costa, Tristan <Tristan.Costa@brampton.ca>
Cc: City Clerks Office <City.ClerksOffice@brampton.ca>; Zbogar, Henrik <Henrik.Zbogar@brampton.ca>; Brooks, Shannon <Shannon.Brooks@brampton.ca>
Subject: [EXTERNAL]KINDWIN (MAYFIELD) DEVELOPMENT CORPORATION - 2375 Embleton Road, Brampton;

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Kindwin (Mayfield) Development Corporation

23 Lesmill Road, Suite 111
Toronto, ON
M3B 3P6

Planning and Development Committee

The Corporation of the City of Brampton
2 Wellington St. W
Brampton, ON
L6Y 4R2

Attn: Tristan Costa, MCIP, RPP, Policy Planner III, Integrated City Planning

Subject: Review of the Bram West Secondary Plan Review – **Report: Planning, Bld & Growth Mgt-2025-201**
Request for Consideration of High-Density Designation for 2375 Embleton Road

We are the Owners of 2375 Embleton Road and writing to formally request the consideration of a high-density residential designation for the 0.5-hectare portion of property located at the southeast corner of Embleton Road and Rivermont Road within the Riverview Community Plan. Our entire parcel is 3.3 ha with a portion designated as *Residential Medium Density* and 0.5 ha designated as *Institutional Retirement Home* on Schedule SP Area 40(a) of Bram West Secondary Plan. We note that in the recent Bram West Draft Land Use Concept the permitted maximum

height of residential component on our property was increased from three (3) to four (4) full storeys based on the proposed *Support Corridors* designation of Rivermont Rd. Similarly, we believe that allowing either the *High Density Residential* or *Institutional* designation on the 0.5 ha portion of our land at the intersection of Embleton Road and Rivermont Road would be beneficial considering the forthcoming Highway 413 construction.

We have owned this property for a significant duration of time and have participated in the development and infrastructure planning in the area. Given the evolving landscape and anticipated growth stemming from Highway 413, we believe that the High Density Residential designation would maximize the site's potential to offer diverse housing options and to provide a more robust residential pattern in this area. The flexibility to develop either *Institutional* or *High-Density Residential* land uses would allow concentrated intensity along Embleton Road, which is in line with the Guiding Principles for the proposed land use concept.

The property's location at a key intersection within a Phase 3 designated area of the Riverview Community Plan further supports the rationale for this change. The High-Density Residential designation would align with the Brampton Plan objective to contribute to the diverse elements of a 15-minute neighbourhood. encourage transit-supportive and mixed-use developments, particularly in proximity to major transportation corridors-

We respectfully request that the proposed dual designation of the northerly portion of our lands be considered through the next stage of the Bram West Secondary Plan Review process and examined in the forthcoming technical studies identified in the proposed land use concept. Please let us know a convenient time to meet or provide further documentation to support our request.

Please confirm receipt of this letter.

Sincerely,

David Brand
President, Kindwin (Mayfield) Development Corporation