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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.



Overview of Velcor's Concerns

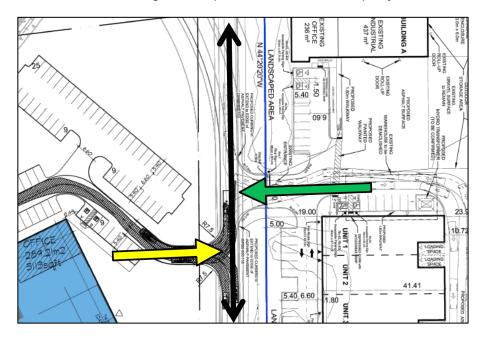
SF owns the site (the "**Site**") known municipally as 10568 Coleraine Drive which is located on the west side of Coleraine Drive, immediately opposite Velcor's Property. While we are not opposed to the redevelopment of the SF Site, we note the following comments and concerns related to the proposed access location.

In support of the subject applications, SF submitted a tertiary plan dated November 22, 2023 (see **Attachment 1**). The tertiary plan fails to account for the existing approvals that apply to Velcor's property (which have been in place since 2002) as well as Velcor's active SPA Application (which was filed approximately seven years in advance of the preparation of the tertiary plan).

The tertiary plan indicates that SF's Site would have two access points on Coleraine Drive, both serving the Site's north-eastern lot line, with one of these access points located north of the other. The proposed location of the northern access point is not aligned with the existing access point that is located on the Velcor Property.

The staggered access points on SF's Site and Velcor's Property pose a potential safety hazard for drivers and pedestrians and may result in an increased risk of collisions, poor sightlines, and wayfinding confusion for drivers travelling along Coleraine Drive. The graphic below visualizes the staggered access points:

- the black double-headed arrow represents Coleraine Drive;
- the yellow arrow is the proposed access point from SF's Site to Coleraine Drive; and
- the green arrow is the existing access point from Velcor's Property to Coleraine Drive.





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