

D. J. K. Land Use Planning

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1 Boreham Circle  
Brampton, Ontario  
L6Z 1T2  
647 882-2149  
djkplanning@gmail.com

Planning, Building and Growth Management Department  
City of Brampton  
2 Wellington Street West,  
Brampton, Ontario  
L6Y 4R2

May 12, 2025

Attn: Mr. Steve Ganesh, MCIP, RPP Commissioner

Re: City of Brampton Planning and Development Committee May 12, 2025

**Information Report - New Comprehensive Zoning By-law**

Report Number: Planning, Bld & Growth Mgt-2025-324

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I represent the Fifth Avenue Group, the owner of 83 Wilson Avenue, and 14 & 16 Centre Street North, Part of Lots 43, 44 & 45, Wellington Block, Registered Plan BR-5, City File: OZS-2020-0025. In 2021, Council provided zoning approval (*R4A - Section 3551*) to permit a 9-storey apartment building containing 82 units on this property.

This letter is provided in response to the Recommendation Report by Andrew Ramsammy and David VanderBerg, item 6.1, titled **Information Report – New Comprehensive Zoning By-law**.

We have been following and participating in the MTSA discussions, and we fully support the initiative to review and update the Secondary Plan and Precinct Plan policies leading to the MTSA zoning By-laws as part of the City of Brampton's Comprehensive Zoning By-law review.

We have had several discussions with staff regarding our proposal to increase the height and density of the Fifth Avenue building. We have also provided staff with architectural plans to increase the building to 17 storeys with 150 dwelling units. Attached for your reference are the site plan drawings for the 17-storey building Fifth Avenue is pursuing.

Back in July 2024 we provided correspondence related to the report entitled **"Recommendation Report: Brampton's Major Transit Station Areas Project update – May 2024 Open Houses and Next Steps"**.

In our July 4, 2024, letter we stated:

*"The **Recommendation Report** includes next steps beyond the Secondary Plan Public Meetings and approval, to include discussion on the implementation of zoning provisions to conform the Secondary Plan. This is helpful information for landowners, and we would like to comment on the zoning process as it relates to the Fifth Avenue property.*

*Zoning is discussed on page 4 of the Report, as it states:*

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*“Properties that have been recently rezoned (within the past 5 years) are not currently being considered as part of the pre-zoning process in Phase 3. Landowners have the option to submit a specific written request to the MTSA team, if they wish to have the zoning standards that apply to their parcel(s) amended through Phase 3 of the MTSA study.”*

*Given we were rezoned within the past 5 years, we are interested in taking advantage of this opportunity to including these lands in the rezoning process **only** to the extent of amending the following provisions of our existing by-law (R4A - Section 3551) including:*

- *Maximum number of units*
- *Building Height*
- *Maximum Floor Space Index*

*Our preference is to maintain all the other by-law provisions of R4A - Section 3551 to maintain the building design as proposed and as attached to this letter. We understand you are early in the process and detailed zoning implementation will follow however, we felt it would be helpful to begin exploring our zoning request now, so it could be incorporated into your future policy and zoning exercises.*

*We would be happy to discuss this matter further, please notify us of any further meetings with respect to this matter, as well as notice of the adoption of the Official Plan Amendment.*

*We have had several discussions with staff regarding our proposal to increase the height and density of the Fifth Avenue building. We note that this report will assist in implementing the policy framework necessary to allow this to happen.”*

The New Comprehensive By-law identifies the property as being (MH) Mixed Use High Rise which allows up to 30 storeys and FSI of 5. Provisions in the proposed By-law related to setback etc. would jeopardize the design of the Fifth Avenue project to the extent of making it unviable. The design and site layout, including setbacks, were comprehensively reviewed through the rezoning process and deemed to be acceptable from an urban design standpoint.

We would request a meeting to discuss these issues and allow Fifth Avenue to determine the best way forward as it relates to the new By-law implementation for this site.

Respectfully submitted,

***Dan Kraszewski***

Dan Kraszewski, R.P.P. M.C.I.P.  
D.J.K. Land Use Planning  
[djkplanning@gmail.com](mailto:djkplanning@gmail.com)

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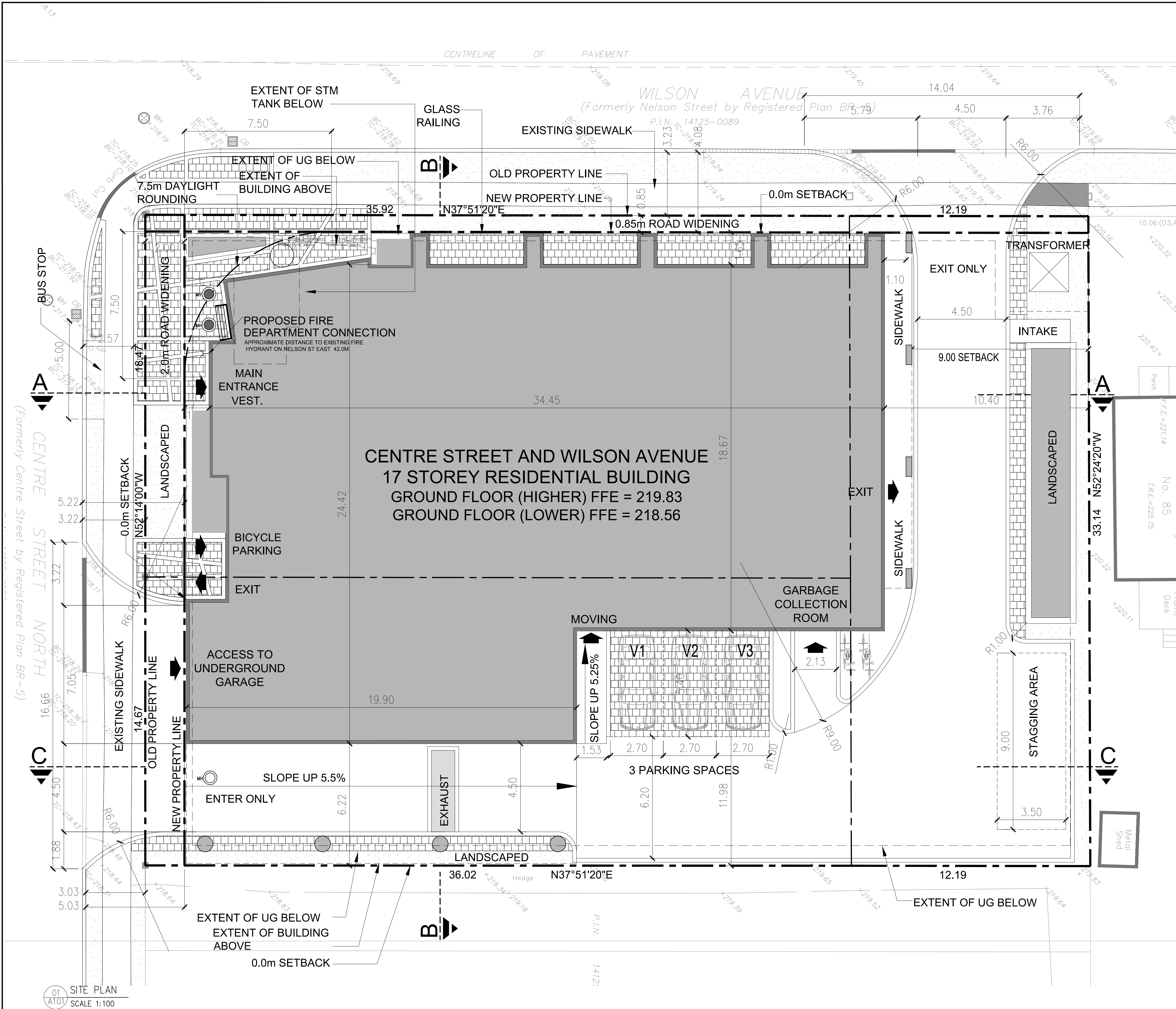
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djklplanning@gmail.com

cc. Fifth Avenue Dev.  
Allan Parsons, Director, Development Services  
Henrik Zbogor, Director, Integrated City Planning  
David VanderBerg, Manager, Development Services  
Genevieve Scharback, City Clerk

Attachment: Architectural Plans





SURVEYOR'S REAL PROPERTY REPORT  
PART 1 PLAN OF  
PART OF LOTS 44 AND 45  
IN WELLINGTON BLOCK  
REGISTERED PLAN BR-5  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
AVANTI SURVEYING INC.  
NOVEMBER 27, 2017

LEGEND

▲	BUILDING ACCESS/EGRESS POINTS
—	CONCRETE CURBS
- - -	DROPPED CURBS
X.00	EXISTING GRADE
X.00	PROPOSED GRADE
⊠	TRANSFORMER
⊙	PROPOSED MANHOLE
—	PROPOSED FIRE DEPARTMENT CONNECTION
⊠	EXIST. CATCH BASIN

Legal Address 83 Wilson Avenue and 14 and 16 Centre Street North

Land Areas  
Gross Site Area 1,596.80 m2  
Easement and Road Widening 105.60 m2  
Net Site Area 1,491.20 m2

Proposed:

	m2	%
Building Footprint	780.5	51%
Transformer & Pad / Intake	8.0	0.5%
Driving Surface	438.5	29.4%
Soft Landscape	103.5	6.9%
Hard Landscape	180.7	12.1%
Total Landscaped Area	284.2	19%

\* Percentages above based on Net Site Area

Centre Street and Wilson Avenue , Brampton, ON  
17 Storey Residential Building

Summary

	m2	ft2	Ha
Gross Site Area	1,596.80	17,188	0.160
Easement and Road Widening	105.60	1,137	
Net Site Area	1,491.20	16,051	0.149
Total GFA	11,732.40	126,288	
Total FSI (Total Site Area)	7.35		
Total FSI (Net Site Area)	7.87		
Total Units	150		
Total Height	52.65 m		
Total coverage	896.20		
Gross coverage	56%		
Net coverage	60%		

Building- condo

Floors	m2	ft2	1B	1B+D	2B-2BATH	2B+D-2BATH	3B+2.5BATH	Total
GF	670.20	7214.0						0
2	757.20	8150.5	2	1	5	1		9
3	877.00	9440.0	3	3	4	1		11
4	842.60	9069.7	3	4	4			11
5	806.40	8680.1	4	3	4			11
6	806.40	8680.1	3	4	4			11
7	776.60	8359.3	4	3	4			11
8	781.10	8407.8	4	1	4		1	10
9	781.10	8407.8	4	1	4		1	10
10	781.10	8407.8	4	1	4		1	10
11	574.80	6187.1	5	0	2		1	8
12	574.80	6187.1	6	1	2			9
13	574.80	6187.1	6	1	2			9
14	574.80	6187.1	6	1	2			9
15	574.80	6187.1	6	1	2			9
16	574.80	6187.1	6	1	2			9
17	403.90	4347.6	0	0	0		3	3
Total	11,732.40	126287.6	66	26	49	2	7	150

Parking Required

Units	Number of units	Ratio	Parking spaces
1BR	92	0.5	46
2BR	51	0.5	25.5
3BR	7	0.5	3.5
Visitors	150	0.2	30
Total Required			105

Parking Provided

Level	Residents	Visitors	Total
Grade		3	3
UG-1	16	14	30
UG-2	24		24
Total Provided	40	17	57

Total of 17 parking spots with EV charger has been provided.

Amenity Provided

Type	m2	ft2
Indoor Amenity	230.20	2,478
Outdoor Amenity	120.60	1,298
Total	350.80	3,776

Bicycle Parking Provided

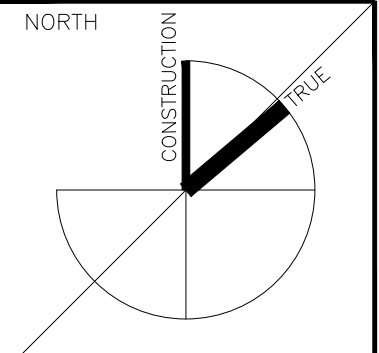
Location	Indoor	Outdoor	Total
Grade	23	8	31
UG-2	42		42
Total Provided	65	8	73

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LEGEND

NO.	REVISION/ISSUE	DATE	NO.	REVISION/ISSUE	DATE
			2.	RE-ISSUED FOR REZONING	FEB.26/21
			1.	ISSUED FOR REZONING	AUG.18/20

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PROJECT TITLE  
Centre Street And  
Wilson Avenue  
BRAMPTON, ONTARIO



DRAWING TITLE  
SITE PLAN  
Scale:  
AS NOTED  
Date:  
AUG. 04, 2022  
Project No.  
18103

Drawn by:  
RK  
Checked by:  
RE  
Drawing No.  
A101

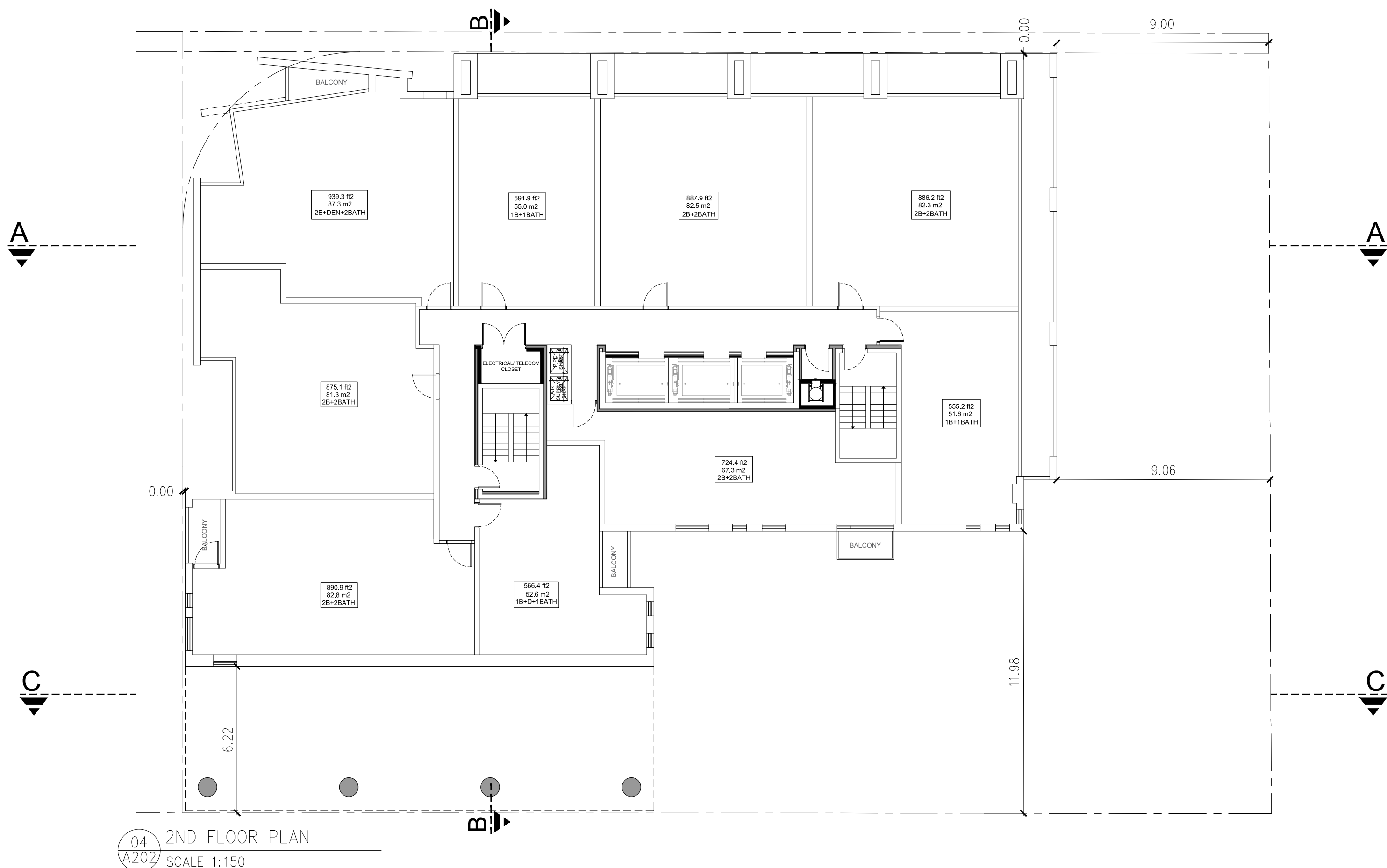
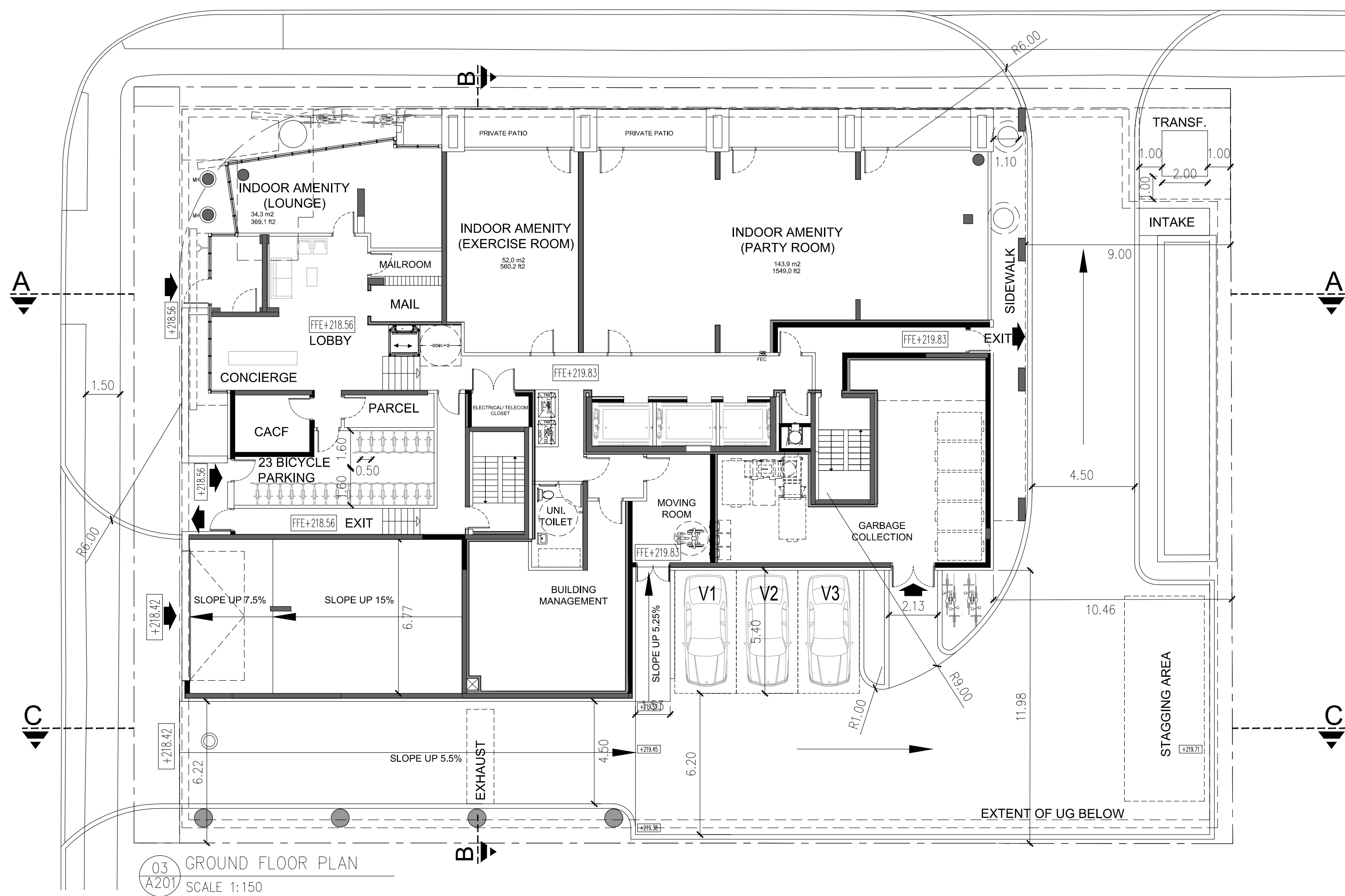
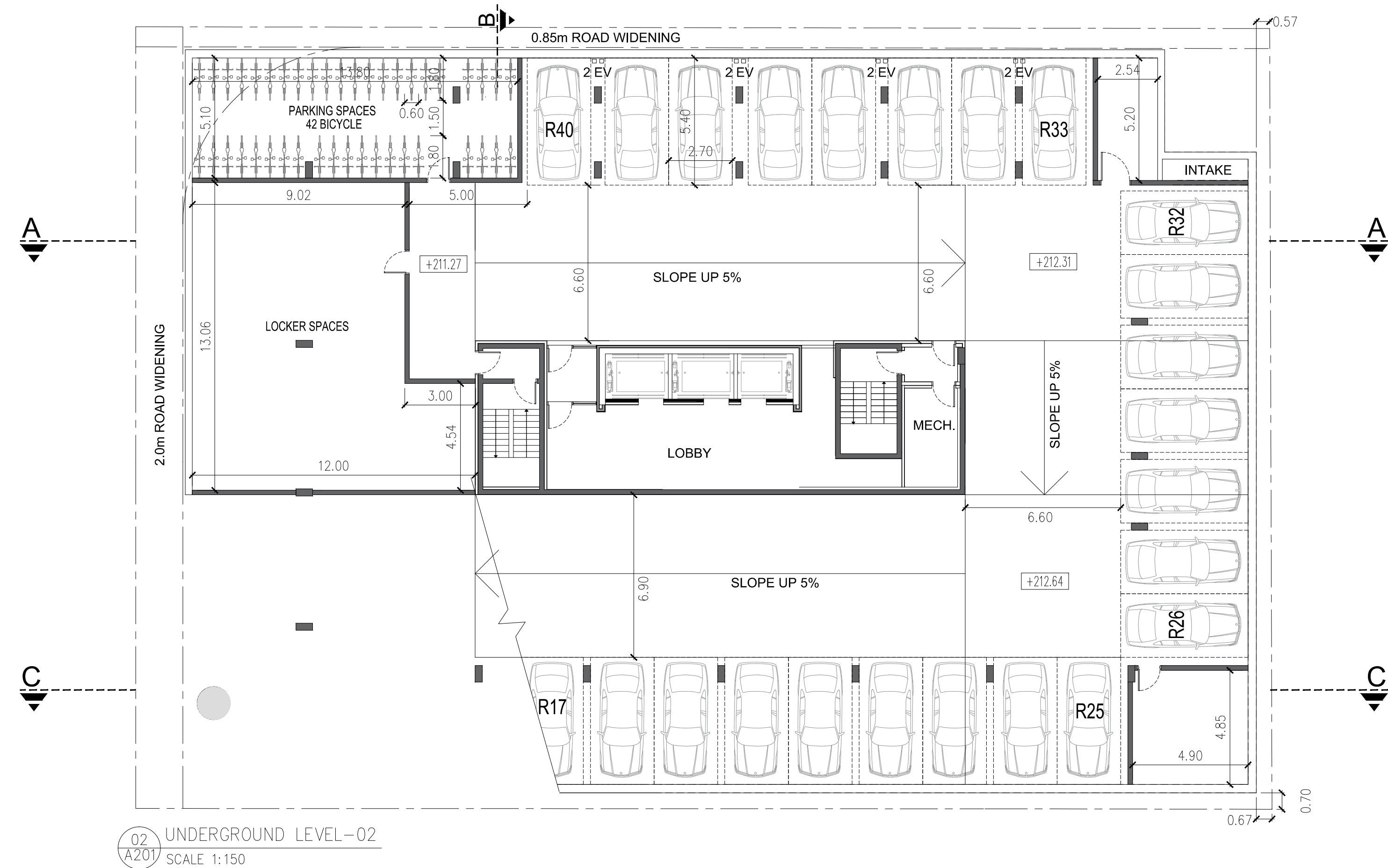
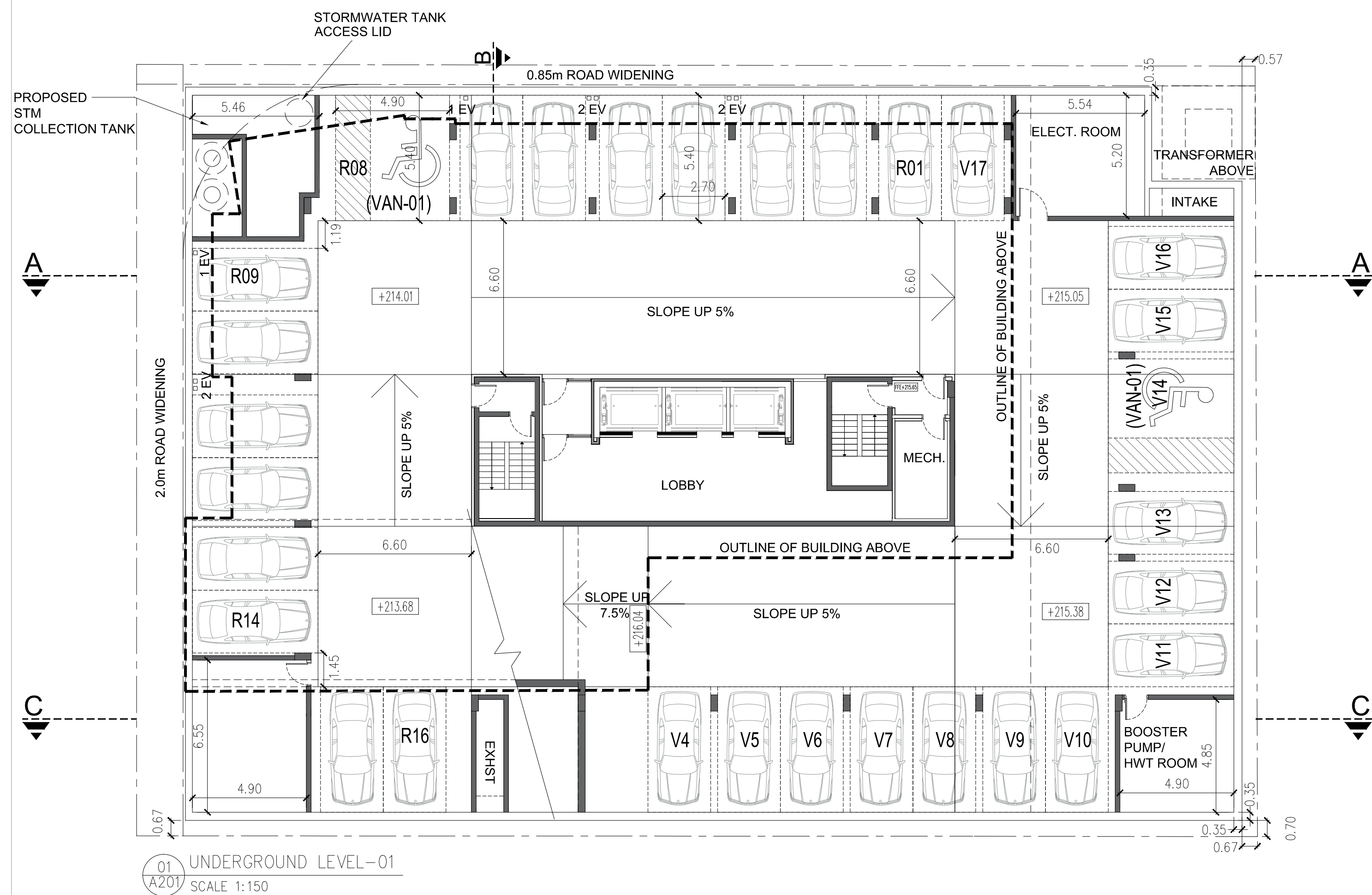
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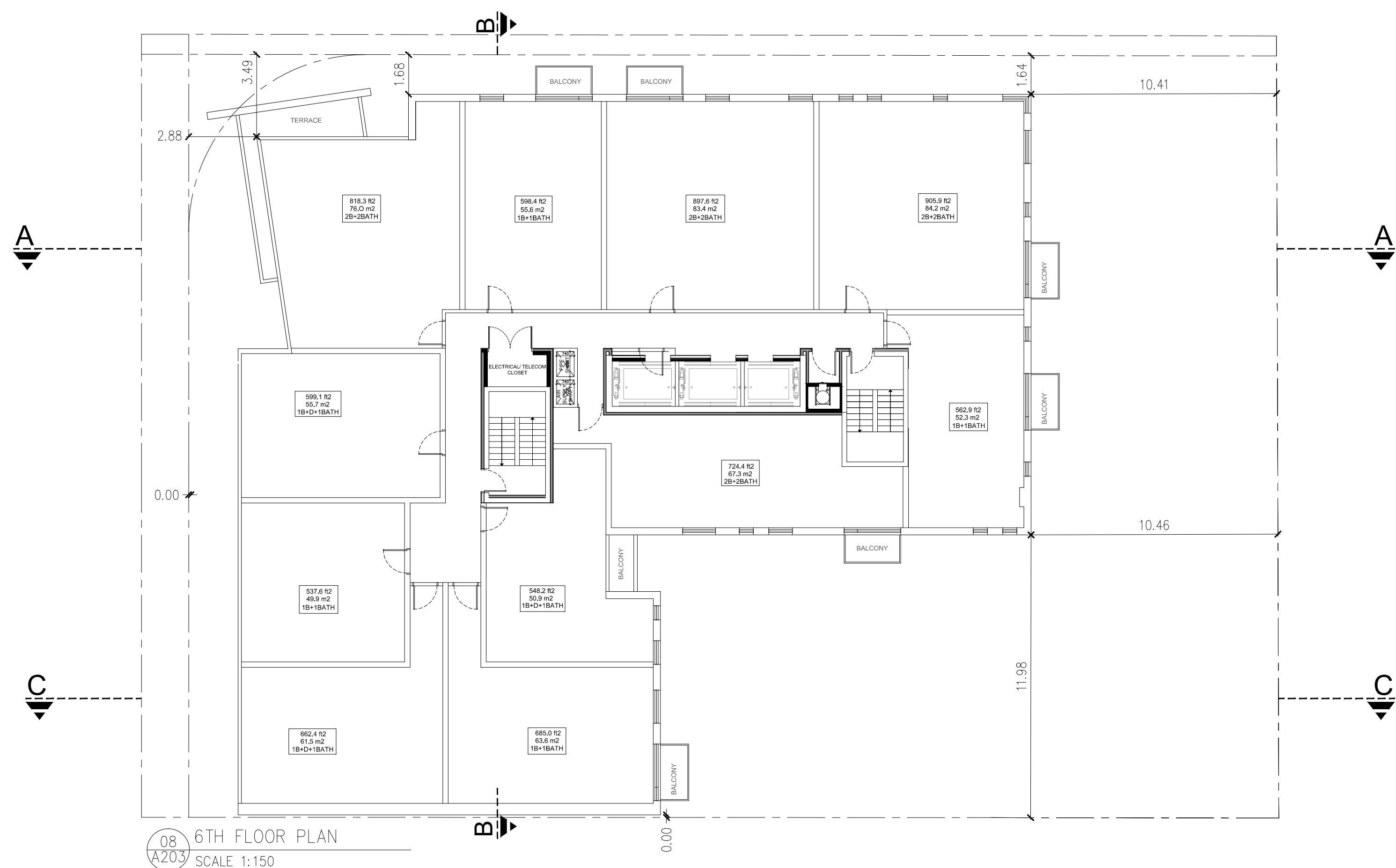
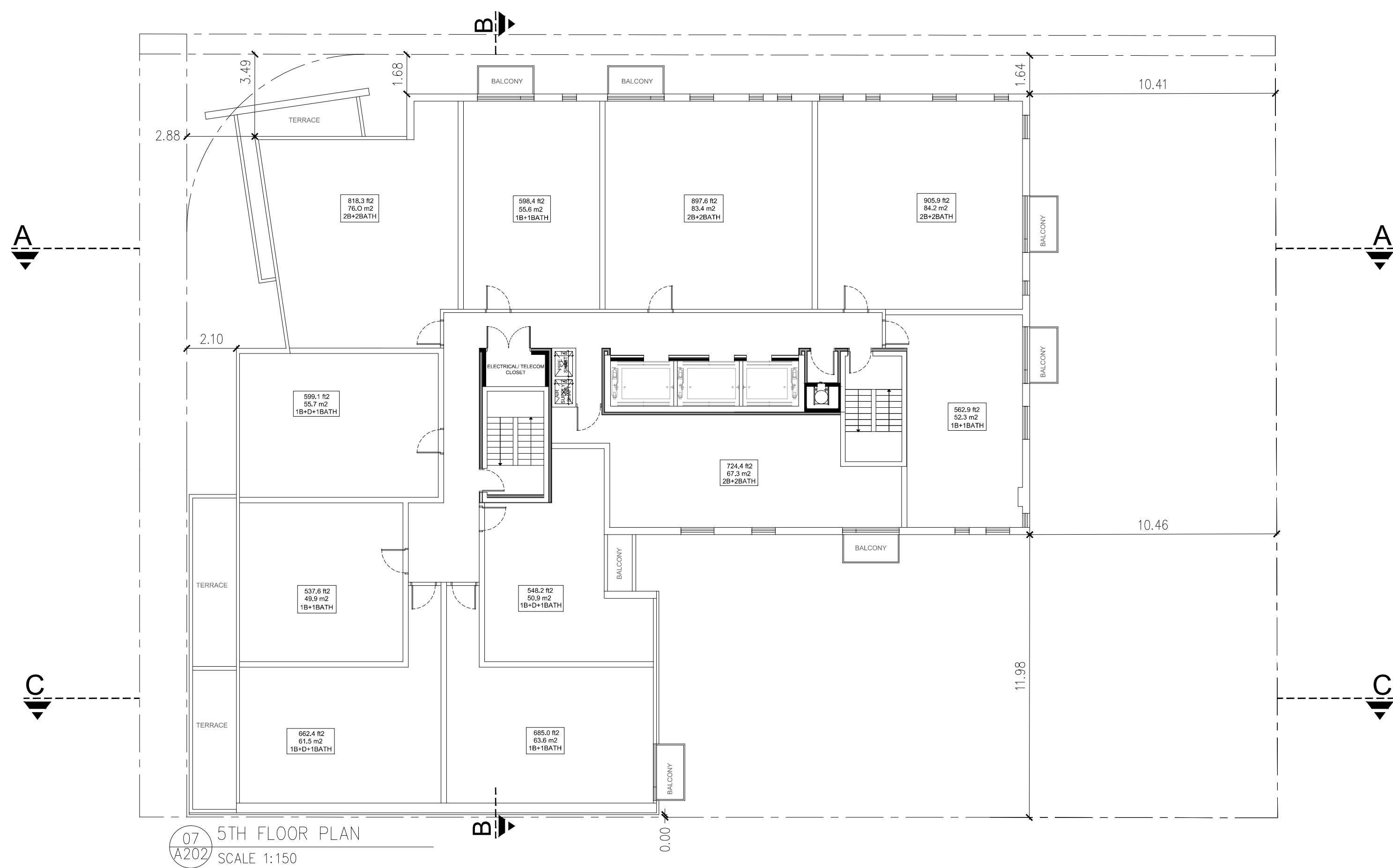
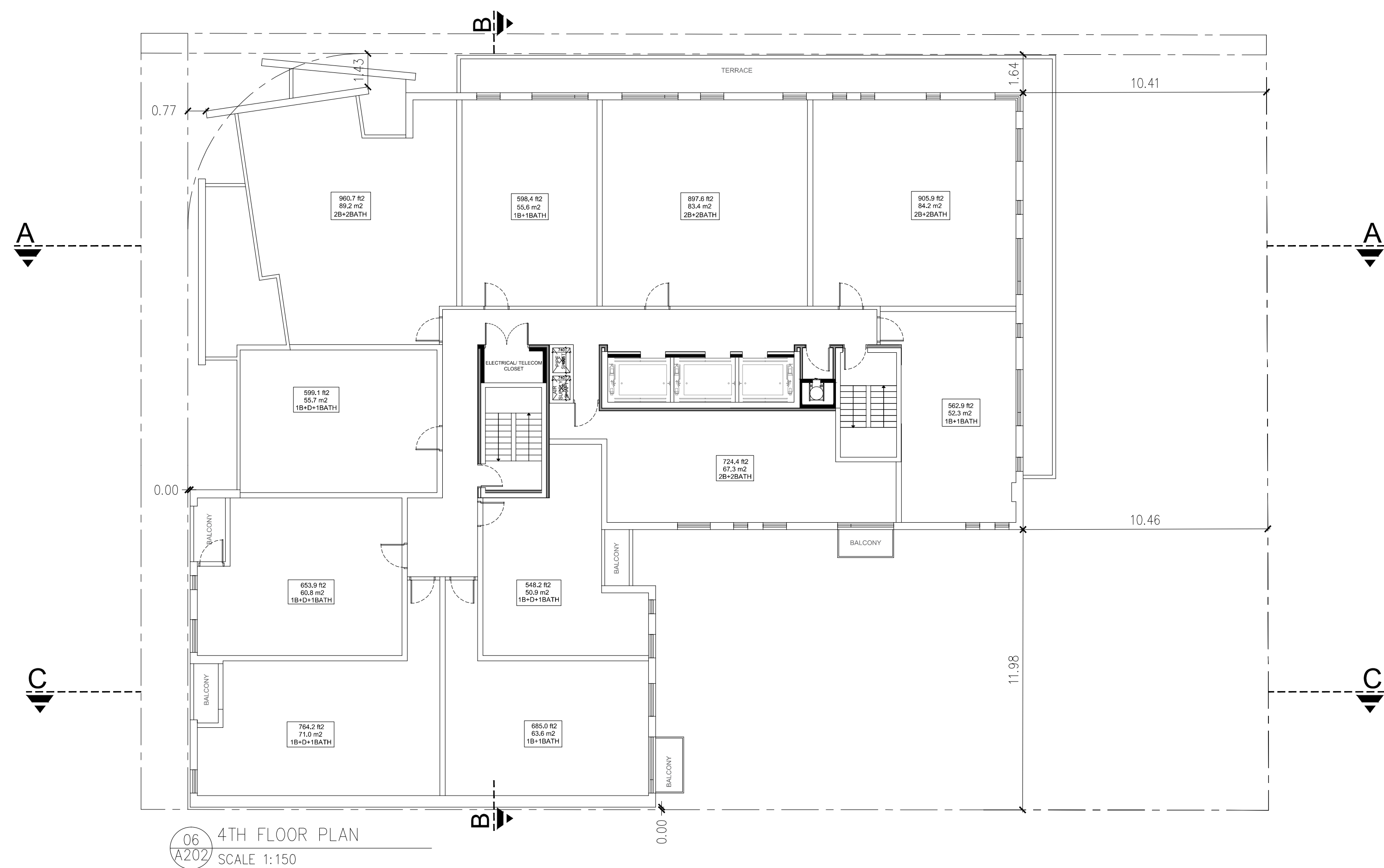
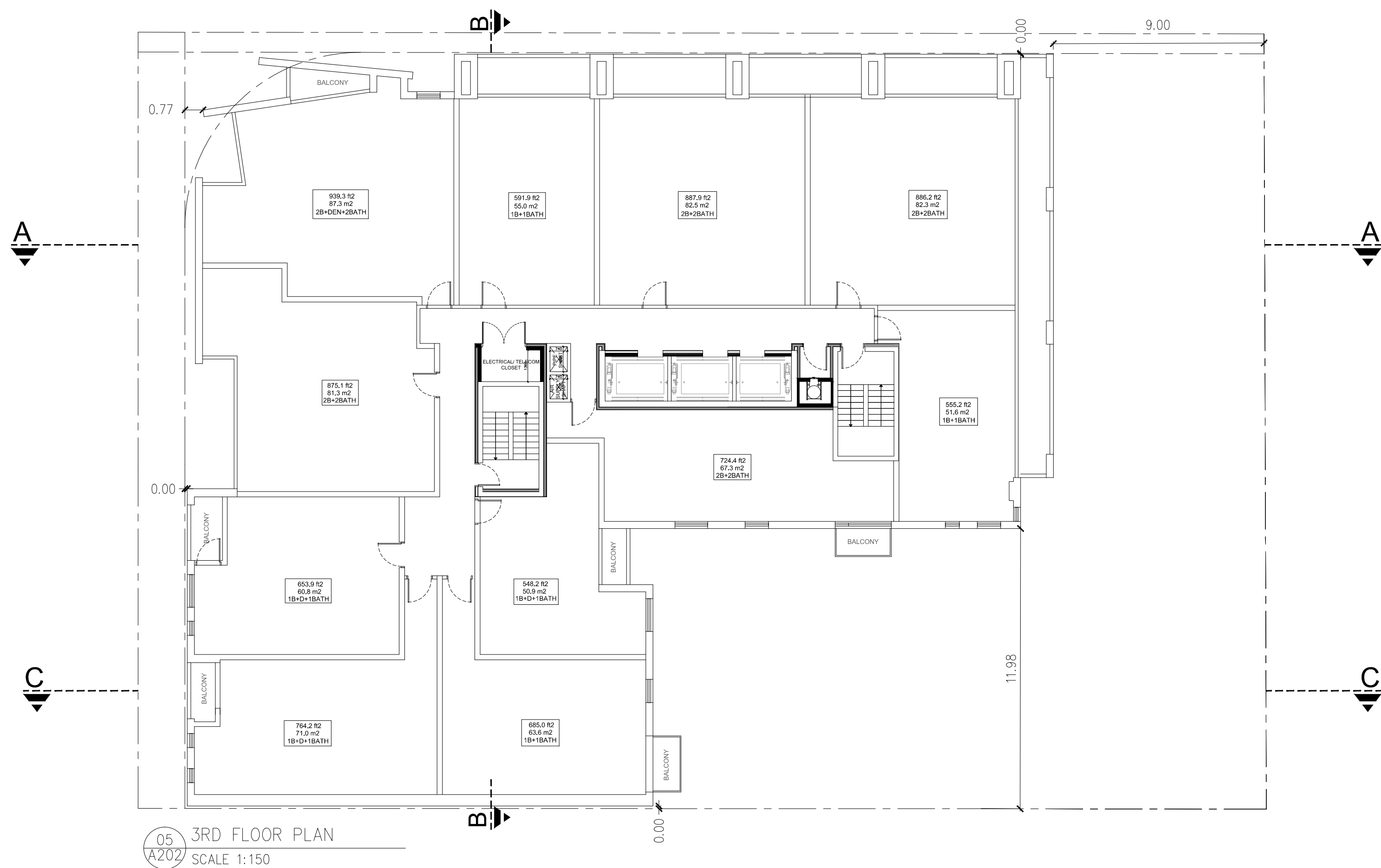
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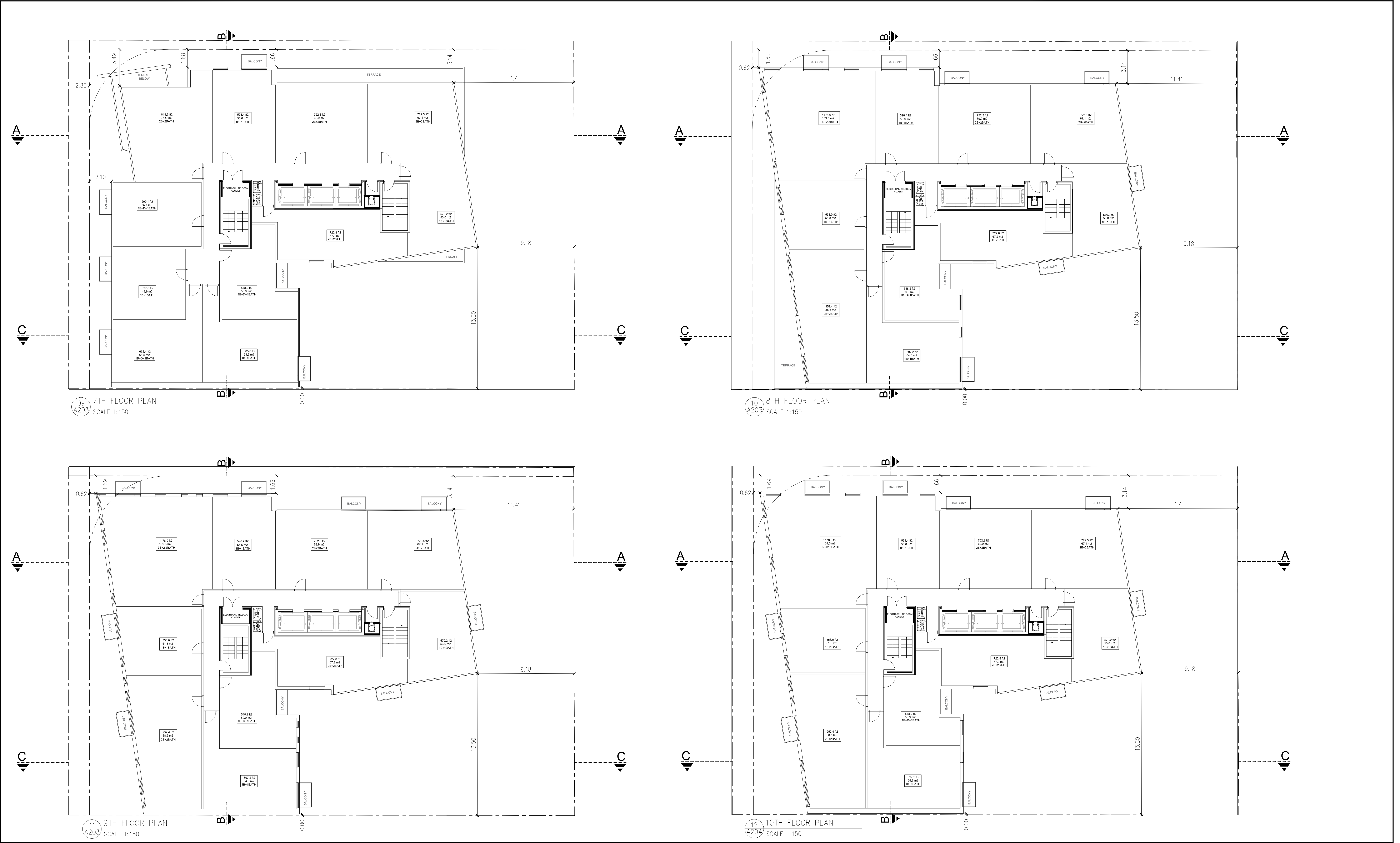




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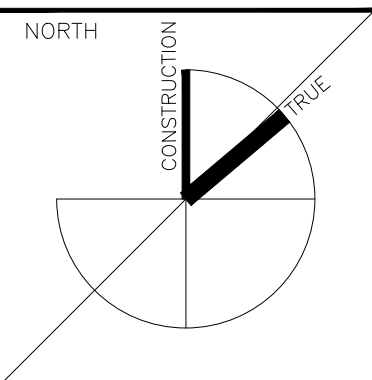
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BRAMPTON, ONTARIO

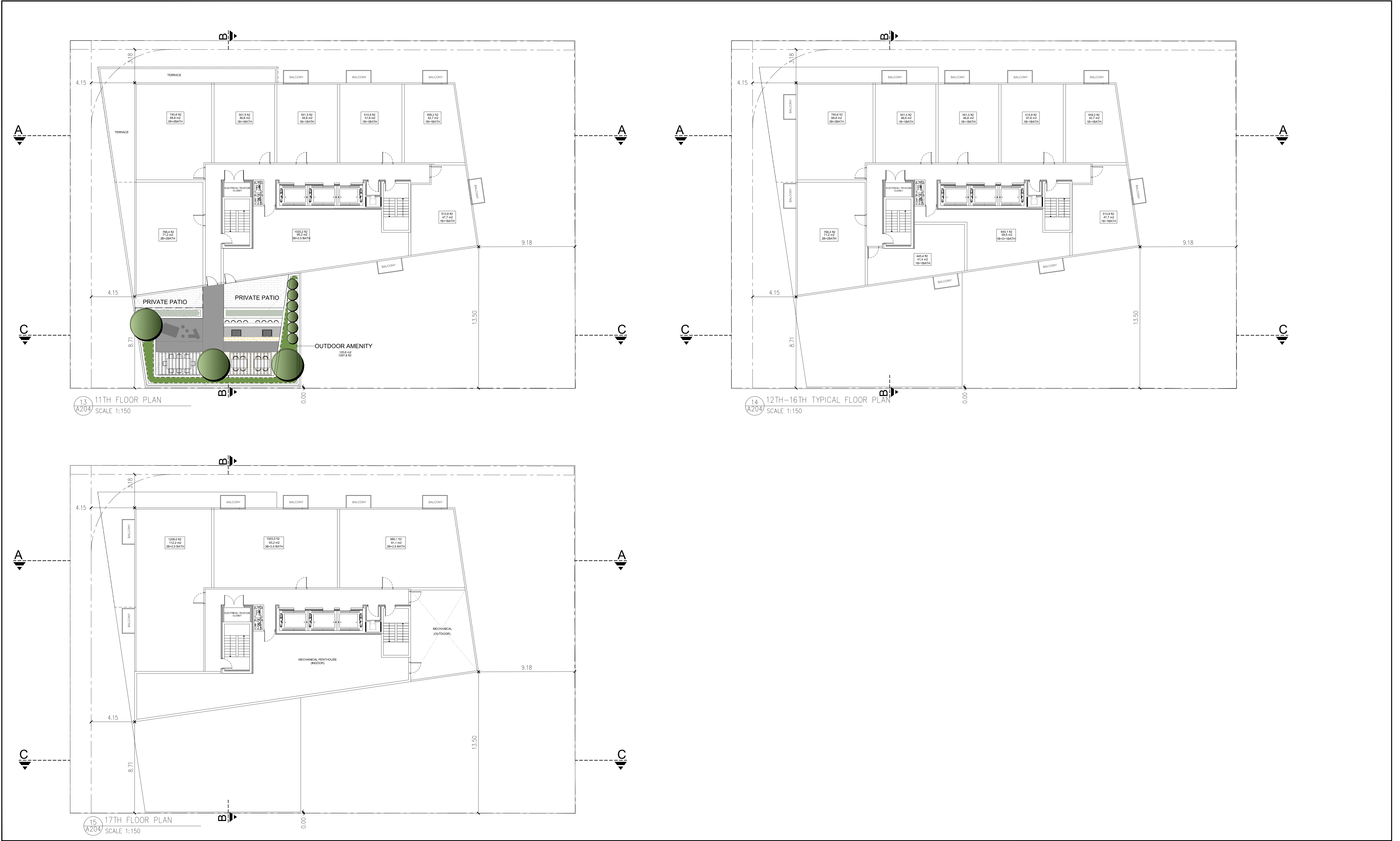


DRAWING TITLE  
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Date:  
AUG. 04, 2022  
Project No.  
18103  
Drawn by:  
RK  
Checked by:  
RE  
Drawing No.  
A203

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