



12 January 2021

Sent via E-mail (Himanshu.Katyal@brampton.ca)

Himanshu Katyal,  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Katyal:

**Re: 225 Malta Avenue (South of Steeles Avenue)  
City File number OZS-2020-0028**

We represent Newmark Developments Limited (“Newmark”), owner of the property municipally known as 157 Steeles Avenue West (the “Newmark Property”). The Newmark Property is located within the same block as the property located at 225 Malta Avenue (the “Subject Property”).

Newmark has an interest in ensuring that the proposed development does not negatively impact the redevelopment potential of its property. On behalf of Newmark, we have reviewed the Information Report dated 16 December 2020, and would like the opportunity to better understand the proposal in respect of built form and urban design, and also infrastructure constraints, if any. To that end, our client will be in touch with City planning staff and/or the developer to gather more information.

### **Request for Notice**

We ask that the City notify the undersigned of any public meeting or meeting of City Council or Committee of Council where any staff reports relating to the subject application will be considered. We also request notification of any future applications with respect to the Subject Property.

Yours very truly,

**Wood Bull LLP**

A handwritten signature in blue ink that reads "Jshapira".

Johanna R. Shapira  
JRS/hh

## Katyal, Himanshu

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**From:** Dan Sukara < >  
**Sent:** 2021/01/10 8:13 PM  
**To:** Katyal, Himanshu  
**Cc:** Peter Sukara  
**Subject:** [EXTERNAL]File OZS-2020-0028 Amending Zoning Bylaw - City of Brampton  
**Attachments:** map.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Himanshu Katyal,

Attached is your map which I inserted LOT numbers to indicated what areas are in discussion.

Please provide insight on what is meant by "vehicular access to provide from Malta Avenue"  
Are you saying that you want to connect North and South Malta together ? Is so, would the builder/owner of LOT 18 pay for all road/walkways/sewage etc. for road construction to connect the road together.? When will the road construction be started and what is expected completion date of road connection?

What was the total initial gross floor area sq. meters before the whole LOT 18 was developed?  
What will be the total gross floor area sq. meters after the application for LOT 18 is passed as presented(Top part of LOT 18 is 21,347 sq.meter what was sq. meter bottom Lot 18)?  
Please provide total gross floor area sq.meters for the whole property LOT 18 when completed.

As I understand, back in the 1960s owners originally purchased 5-acre land Lots (relating to Lot 18,17,16,15 and 14) that the applicable zoning laws would not allow the owners to purchase land smaller than the five(5) acres lots. Please indicate specific date when the zoning laws were changed to make it possible to subdivide the land Lots into smaller parcels regarding all Lots mentioned above.

This email has been sent on behalf of Spiro and Dusanka Sukara, property owners of Lot 15 who reside at 137 Steeles Ave. West Brampton. Dan Sukara and Peter Sukara are the sons of Spiro and Dusanka Sukara.

Thank you in advance for providing this information to us in a timely manner before the public meeting takes place.

Sincerely,  
Dan Sukara

## Katyal, Himanshu

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**From:** Lorraine < a >  
**Sent:** 2020/12/19 11:45 AM  
**To:** Katyal, Himanshu  
**Subject:** [EXTERNAL]Proposed rezoning 225 Malta, file OZS-2020-0028

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Sir,

I received notification on planned rezoning at Malta and Steeles.

I have lived on for over 35 years. There have been many changes over the years.

Today in the Steeles/10 area we have the Brampton transit hub, Shopper's world, Kneff apartments and the Super Store. A few blocks away is Sheridan college.

The area has reached a saturation point in terms of traffic.

I am very concerned adding an apartment building with 290 units. To think opening up Malta to be a through way is very optimistic. Most people will take a more direct North/south or East/west route using Steeles.

I have not seen any traffic surveys on my well travelled routes in the area but do hope that a survey was done and we can handle the capacity.

Going forward there is the planned rebuild of Shoppers World and I am sure there are plans for builds on Lancashire Lane. Are we ready for this?

I understand the need for change and growth of Brampton but I do not see any benefits to the residents and tax payers in this area.

Your thoughts and consideration is appreciated.

Regards,  
Lorraine O'Sullivan