

**Development Charges Incentive Program Request
OZS-2020-0025**

D. J. K. Land Use Planning

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July 10, 2019

Mr. Richard Forward
Commissioner, Planning and Development Services
City of Brampton
2 Wellington Street West,
Brampton, Ontario
L6Y 4R2

Attn:	Mr. Richard Forward, Commissioner, Planning and Development Services
Re:	City of Brampton Public Meeting July 10, 2019 City-initiated Amendment to the Central Area Community Improvement Plan – Wards 1, 2, and 7 City File CI19.001

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: PRE18-027.

This letter is provided in response to the Public Meeting report from David VanderBerg, item 4.2, titled *City-initiated Amendment to the Central Area Community Improvement Plan – Wards 1, 2, and 7*. We fully support the initiative to review the program to ensure it is meeting Council's objective of attracting investment and development to Brampton, and in particular to support the Central Area.

We are working to bring Brampton a 9 storey, 82-unit mid-rise building at the south-east corner of Centre Street and Wilson Avenue (*view of project rendering below*). A Pre-Consultation application (file: PRE18-027) was submitted to the City and we are working with various consultants to submit a Complete Application for rezoning in the near future. In meetings with Brampton Planning staff, we were excited by the reception we received to our proposal and we continue to believe that this development would be a welcome addition to the area and assist in the goals of the municipality related to revitalizing the Queen Street corridor.

However, when reviewing the background planning and incentive polices (*Appendix 5.2 of the Development Charge Incentive Program Implementation Guideline below*) related to this site, we were disappointed to find that although these lands are included in the CIP Boundary, they had been removed from the DIP boundary and therefore, the project would not be eligible for incentives.

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In response to the Report and as Public Meeting input, we request that:

- the Wilson Avenue and Centre Street lands be put back into the DIP boundary to ensure that this important project can also be included in the incentive program.

We would also request that we meet, at your convenience, to introduce our project and discuss the City initiated amendment to the Central Area Improvement Plan.

Thank you for your consideration.

Respectfully submitted,

Dan Kraszewski

Dan Kraszewski, R.P.P. M.C.I.P., OALA
D.J.K. Land Use Planning
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cc. Fifth Avenue Group
Denise McClure, Acting Director of Economic Development
David VanderBerg, Central Area Planner
Peter Fay, City Clerk
Allan Parsons, Director of Development Services

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ARCHITECTS
CONSULTANTS
PLANNERS
DESIGNERS
INTERIORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL DESIGNERS
PROJECT MANAGERS

CENTRE STREET & WILSON AVENUE
Brampton, ON

VIEW_01

Date: October, 15th, 2018
Project No: 18103

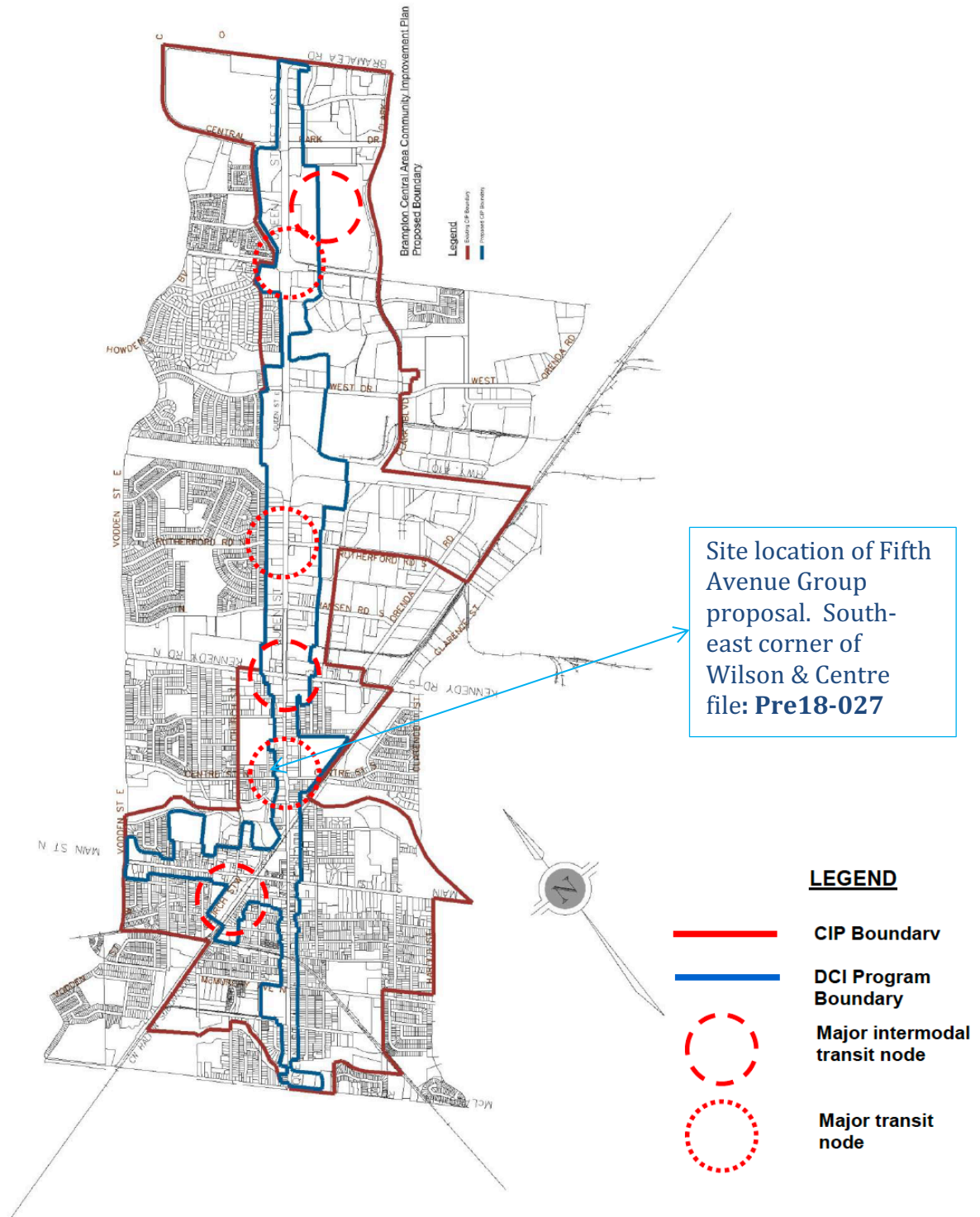


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CIP: DCI PROGRAM – IMPLEMENTATION GUIDELINES

Appendix 5.2: Program Area Map



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March 23, 2021

Mr. Carmen Caruso, MCIP, RPP
Central Area Planner
Planning Building and Economic Development Department
City of Brampton
2 Wellington Street West,
Brampton, Ontario
L6Y 4R2

Attn: Mr. Carmen Caruso, MCIP, RPP

Re: **Fifth Avenue Group**
Zoning By-Law Amendment
83 Wilson Avenue, and 14 & 16 Centre Street North,
City File: **OZS-2020-0025**

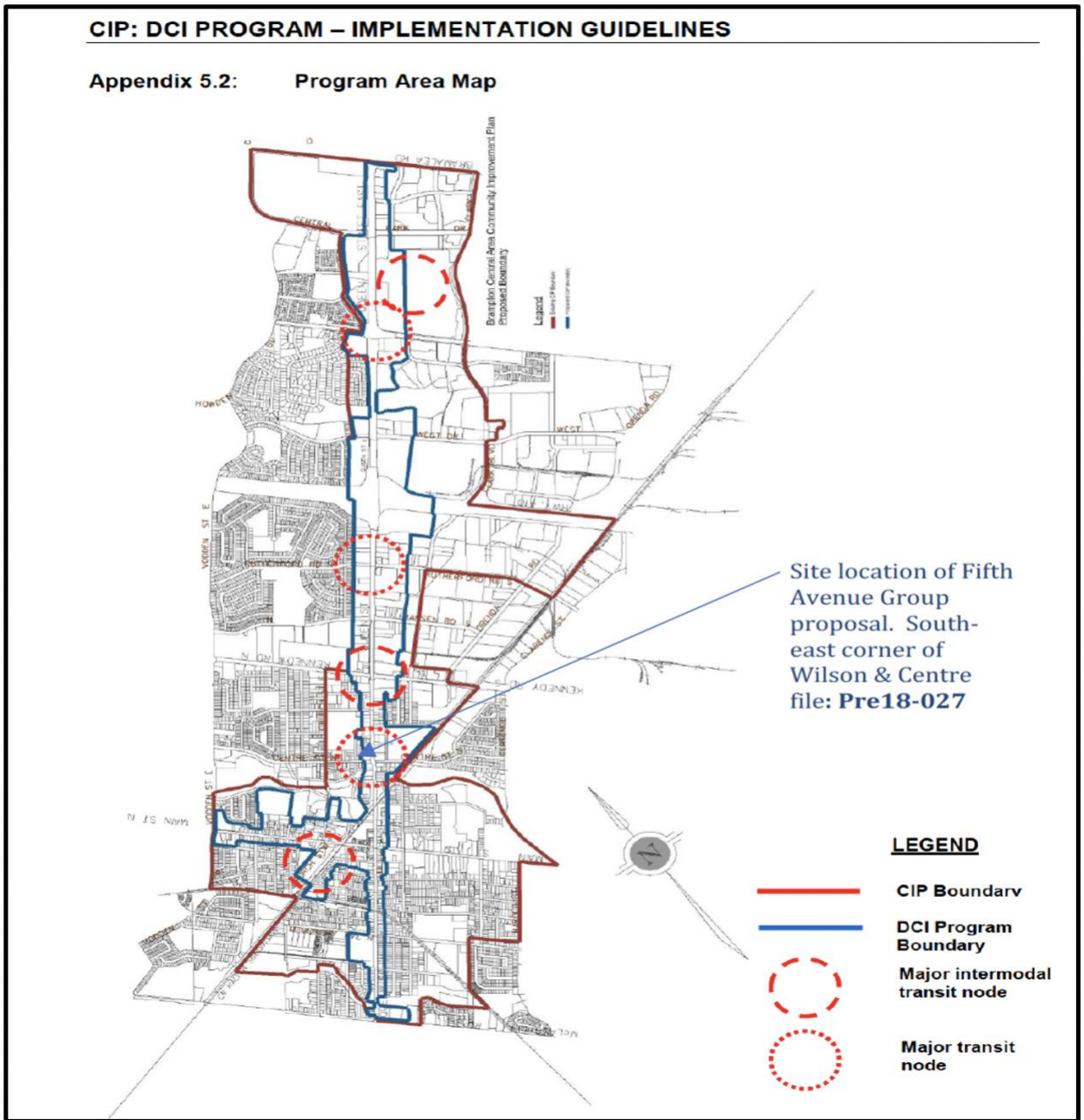
AND

**City-initiated Amendment to the Central Area Community
Improvement Plan – Wards 1, 2, and 7**
City File **CI19.001**

On behalf of Fifth Avenue Development Group the attached letter dated July 10, 2019, was sent to Commissioner Richard Forward requesting consideration to add the Centre/Wilson project back into the DIP boundary.

At the July 10, 2019, City of Brampton Planning and Development Committee, the Committee received a Public Meeting staff report titled "*City-initiated Amendment to the Central Area Community Improvement Plan – Wards 1, 2, and 7*". This is an important initiative to review the program to ensure it is meeting Council's objective of attracting investment and development to Brampton, and in particular to support the Central Area. However, when reviewing the background planning and incentive policies (See Figure 15)) related to this site, although the Centre/Wilson lands are included in the CIP Boundary, they had been removed from the DIP boundary and therefore, the project would not be eligible for incentives. The Centre/Wilson lands meet the criteria outlined in policy 4.1.7 and should be put back into the DIP boundary to ensure that this important project can also be included in the incentive program.

Figure 15. CIP & DIP Boundaries

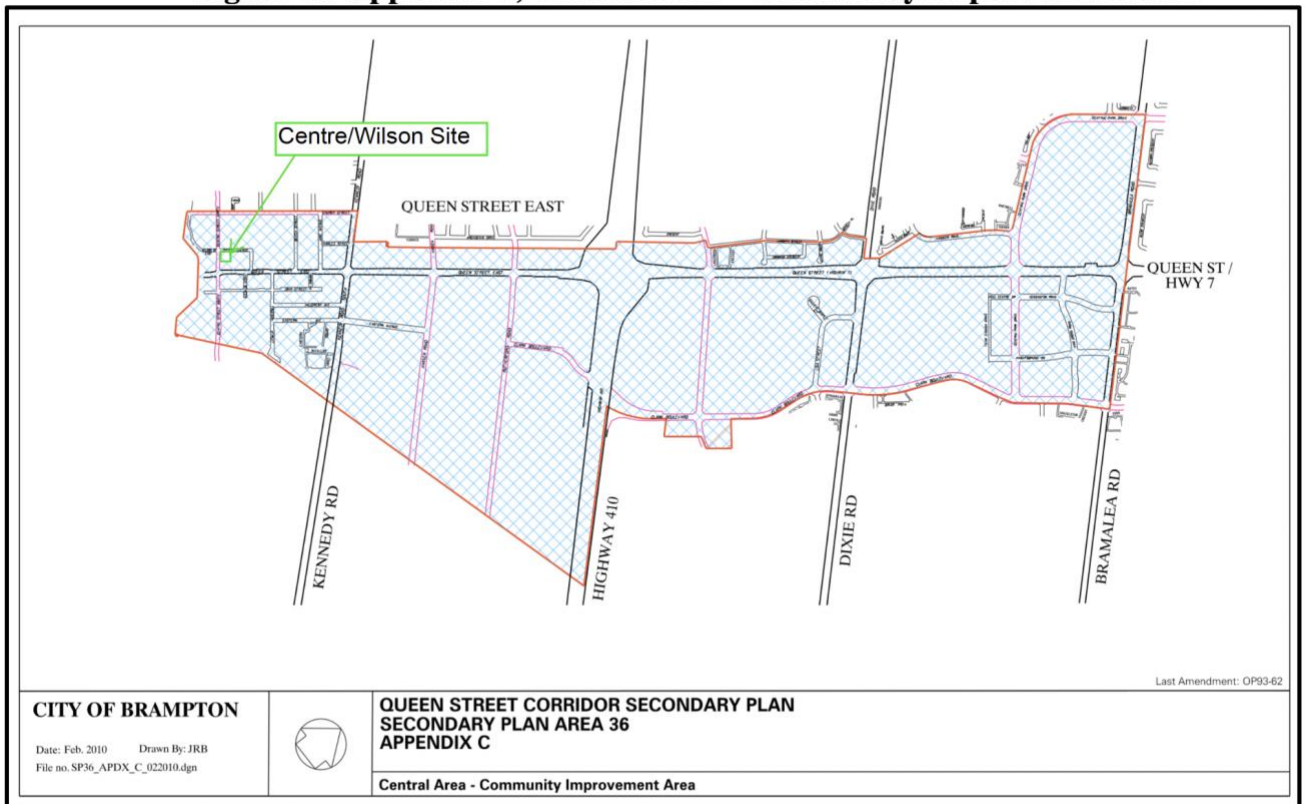


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The Queen Street Corridor Secondary Plan, SPA 36 provides focused policies on matters of development for the lands straddling Queen Street East between Bramalea Road and Etobicoke Creek. The Secondary Plan aims to attract significant growth through revitalization and intensification to transform the area into a transit and pedestrian oriented district as outlined in the plan. The Queen Street East Secondary Plan policies confirm that The Centre/Wilson (File: OZS-2020-0025) site is located within the Community Improvement Area (see Figure 22) where incentives are provided to attract private investments under Section 28 of the Planning Act.

Figure 22. Appendix C, Central Area – Community Improvement Area



Given that the City of Brampton employs a Development Charge Incentive Program in the Central Area of Brampton to attract investment and development as an important tool to revitalize the Queen Street Urban Growth Centre Corridor; and

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Given that the Centre/Wilson project file OZS-2020-0025 represents the type of mid-rise development that implements the investment and development envisioned in the Central Area;

We respectfully request that the Wilson Avenue and Centre Street file OZS-2020-0025 lands be included in the DIP boundary to ensure that this important project can also be included in the incentive program and that this recommendation be included in the upcoming Recommendation Report related to the rezoning application under file OZS-2020-0025.

Thank you for your consideration.

Respectfully submitted,

Dan Kraszewski

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cc. Fifth Avenue Group
Allan Parsons, Director of Development Services
Mirella Palermo, Policy Planner