



VIA EMAIL: Chandra.Urquhart@brampton.ca

September 26, 2022

City of Brampton
Clerk's Department
2 Wellington Street West,
Brampton, ON
L6Y 4R2

Attention: Ms. Chandra Urquhart, City Clerk Office

Dear Ms. Urquhart:

**Re: September 26, 2022 Planning and Development Committee Meeting
Item 7.3 Application to Amend the Zoning By-laws
Greenwin Corp. & Sweeny Holdings Ltd.
31-33 George Street North and 18-28 Elizabeth Street North (File: OZS-2021-0053)
Comments on Behalf of The Liquor Control Board of Ontario
Our File: LCB/BRM/22-01**

We are the planning consultants for the Liquor Control Board of Ontario ("LCBO") for the above-noted zoning by-law amendment application ("ZBA"). The LCBO are the owner of the existing LCBO store lands located at 27 George Street, which are located immediately to the south of the application lands.

We have been monitoring the ZBA process on behalf of the LCBO, and we wish to provide the following preliminary comments:

- The LCBO supports the general intent of intensification in this part of the City of Brampton. However, we have concerns that the approval of the proposed development could unreasonably constrain the future development potential for the LCBO lands. Based on the Concept Site Plan prepared by Sweeny & Co Architects (No. AZ101), the proposed Residential Tower 1 (42 storeys, 9/7 storey podium) would be located only 3.5 metres from the common lot line with the LCBO lands. It is our professional opinion that is an insufficient setback given the scale of proposed building.
- It is our understanding that consideration of appropriate setbacks as they relate to the future land use of the LCBO lands was discussed between the Applicant and City Urban Design Staff through the application review process, although we were not privy to that discussion. A Master Plan drawing was prepared illustrating an option of how the LCBO can appropriately redevelop with a residential tower in

harmony with the proposed development. However, based on our review of this drawing the redevelopment option relies on the fact that the LCBO site would need to be consolidated with adjacent lots located at 21 and 23 George Street. This option in our opinion is unreasonable. The LCBO should have the ability to redevelop for a tower its own lands without relying on other landowners.

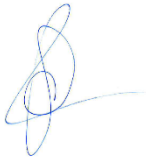
- Furthermore, the provision of insufficient setbacks/separation distances could result in the undue overshadowing and overlooking of LCBO lands from future residential units; as well as increase the potential for complaints from future residents regarding LCBO store operations e.g. noise from service vehicles etc.

Please kindly ensure that the undersigned is notified of any further communications with respect to this matter, including the issuance of any notice of decision.

Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'Dave Hannam', with a stylized flourish extending to the right.

Dave Hannam, MCIP, RPP
Partner

cc. The LCBO, Real Estate (Via Email)