

February 7, 2023

Planning & Development Services Department
City of Brampton
2 Wellington Street West, 3rd Floor
Brampton, ON
L6Y 4R2

Sent via email: Michelle.Gervais@brampton.ca
cityclerksoffice@brampton.ca

Attention: Michelle Gervais, Policy Planner
City Clerk & Members of Council

Re: Comment Letter – Public Meeting – February 13, 2023
City Initiated Official Plan Amendment – Major Transit Station Areas
Brampton GO Primary MTSA – Embee Properties Limited

Embee Properties Limited has an interest in the Brampton GO Primary Major Transit Station Area (MTSA), within the City of Brampton. As such, we are providing comments herein on the City initiated Official Plan Amendment (OPA) in relation to the MTSA and request that these comments be added to the public record as a Correspondence Item to the February 13, 2023 Public Meeting.

Embee Properties Limited is supportive of the Primary and Planned MTSA boundaries proposed as part of the OPA, along with the Interim Policies and the MSTSA Study work underway by Staff in support of the future OPA for the Brampton GO Primary MTSA area. We agree with Regional and City Planning Staff that lands within the Brampton GO Primary MTSA should provide for policies that encourage higher density development given the proximity to the nearby GO station. We understand there will need to be policies in place for certain lands within the Brampton GO Primary MTSA that restrict intensification and redevelopment on sites which contain cultural heritage resources. As a result, it is our opinion that sites which do not contain cultural heritage resources should be encouraged and permitted to redevelop at densities higher than the minimum 200 people or jobs per hectare proposed for the Brampton GO Primary MTSA. The permission for even greater intensification on sites without cultural heritage resources is necessary in our opinion to meet the minimum density target on an overall MTSA basis, as required in the Provincial Growth Plan for the Greater Golden Horseshoe, and should be explored as part of the MTSA Study for the area. Furthermore, it is also our opinion greater density should be directed to sites adjacent to Arterial Roads, especially for corner sites along Arterial Roads, and we respectfully request that this be added to the Interim Policy Objectives of the OPA.

We understand Phase 3 of the project will also include preparation of a Zoning By-law to implement the MTSA policies, which we are supportive of because the Brampton GO Primary MTSA lands will require an amendment to the Development Permit System Zoning By-law applicable to the area to permit densities contemplated for the Primary MTSA.

We commend Staff on the great work completed to date as part of the MTSA Study work and look forward to continuing to be involved as the process moves forward, including participating in the workshop for the Brampton GO Primary MTSA, once that has been scheduled.

Sincerely,

EMBEE PROPERTIES LIMITED

A handwritten signature in black ink, appearing to read "MR McConville". The signature is written in a cursive, slightly slanted style.

Mark McConville
Director of Planning