

D. J. K. Land Use Planning

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

February 10, 2023

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

Attn: Mr. Steve Ganesh, MCIP, RPP Commissioner

Re: City of Brampton Public Meeting February 13, 2023
**Information Report: City-Initiated Amendment to the Official Plan –
Major Transit Station Areas
City-wide**
Report Number: Planning, Bld & Growth Mgt-2023-074

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 to permit a 9-storey apartment building containing 82 units on this property.

This letter is provided in response to the Public Meeting report by Michelle Gervais and Claudia LaRota, item 5.2, titled *Information Report, City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide*.

We have participated in the MTSA focus group discussions and we fully support the initiative to review and update the Official Plan policies to guide development in the MTSA's. We understand, as noted in the report, that the proposed Official Plan policies are an interim measure to guide development in the MTSA's while the detailed planning and technical studies for "Primary" MTSA's are completed and before *Brampton Plan* is in effect.

The property owned by Fifth Avenue Group falls within the *Primary Major Transit Station Area 4 - Centre Street*. The proposed policies would therefore apply to this property. We believe that there is merit and an opportunity to increased height and density for the Fifth Avenue Group property due to its superior location in the *Centre Street Primary MTSA*.

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Since Council has given direction to permit unlimited height and density in the Urban Growth Centre along Queen Street, these interim policies should recognize that higher buildings with higher densities will be required to interface with other land uses, including residential areas. Given Council's belief in unlimited height and density in the Urban Growth Centre, the interim policies should recognize and encourage this.

The concern we have relates to the somewhat ambiguous language related to abutting land uses that could restrict achieving the desired intensification goals. To truly recognize the goal of intensification of *Primary* MTSA's, the policy language should be more defined and clearly promote higher built form and densities even when they abut other land uses, including residential areas.

We would be happy to discuss this matter further to develop appropriate policy language.

Please advise of any future meetings and adoption of the MTSA policies.

Respectfully submitted,

Dan Kraszewski

Dan Kraszewski, R.P.P. M.C.I.P., OALA
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cc. Fifth Avenue Group
M. Gervais, MCIP, RPP Policy Planner, Planning & Design
Peter Fay, City Clerk