



Reply to the Attention of: Mary Flynn-Guglietti
Direct Line: 416.865.7256
Email Address: mary.flynn@mcmillan.ca
Our File No.: 252375
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EMAIL Peter.Fay@brampton.ca

Corporation of the City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**Attention: Clerk of the City of Brampton
Mr. Peter Fay**

Dear Mayor Patrick Brown and Members of Council:

**Re: City of Brampton Council Meeting of Wednesday, March 1, 2023, Agenda
Item No. 12.2
Rotary Club of Brampton Community Centre
1857 Queen Street West
South side of Queen Street West, east of Mississauga Road
Ward 4**

We are the solicitors representing 1951 Queen Street West Inc. ("**Cesta**"), owners of the lands municipally known as 1951 Queen Street West, in the City of Brampton. On January 17, 2020 Cesta was granted, through a settlement at the OLT, an Official Plan amendment ("**OPA**"), Rezoning ("**ZBA**") and draft plan of subdivision approval ("**DPA**") for the development of 80 units consisting of single family and semi-detached housing.

Prior to approval of its OPA, ZBA and DPA, Cesta worked with City staff and owners of all lands on the south side of Queen Street West as that street approaches Mississauga Road, to ensure Council approval of a Tertiary Plan. The 2020 approved Queen Street West Tertiary Plan ensures the orderly and coordinated development of the Cesta lands together with lands owned by Branthaven (formerly Larencore Holdings Corp.), Mocon (now known as Andrin) and the Rotary Club ("**Rotary**"), collectively referred to as the Queen Street West Tertiary Area Landowners Group ("**QSWTAL**").

One of the main conditions of our clients DPA is the requirement of an executed Cost Sharing Agreement by the QSWTAL to ensure an equitable sharing of the cost of services related to the Queen Street West Tertiary Plan. To date both the Cesta lands and the Branthaven lands have received approval of their OPA, ZBA and DPA and the Mocon lands' applications have been approved by the City of Brampton's Planning & Development

Committee and are awaiting Council approval. However, we understand that the Rotary OPA and ZBA applications were not recommended for approval by the Planning & Development Committee at its meeting on February 13, 2023. We wish to bring to the attention of Council that the Rotary applications are consistent with the Queen Street West Tertiary Plan approved by Council in 2020. In addition, the staff of the City of Brampton fully support Rotary's OPA & ZBA applications. As noted in the January 20, 2023 Supplementary Recommendation Report:

"The application is consistent with "A City of Opportunities" theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal also develops otherwise underutilized lands with a use consistent with the surrounding context. The redevelopment of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development."

Staff conclude that Rotary's proposed development is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan, the City of Brampton's Official Plan and represents good land use planning. We fully support the conclusions and recommendation by staff of the City of Brampton.

The approval of the Rotary applications will help to ensure the timely completion of shared infrastructure that benefits the QSWTAL Group and will expedite the delivery of housing units that have already been approved and awaiting completion. Approval of the Rotary applications will also ensure that the Cesta and Branthaven developments proceed expeditiously and will assist in providing much needed housing to assist in dealing with the current housing shortage in the province of Ontario.

Yours truly,



Mary Flynn-Guglietti*

*A Professional Corporation

Cc: 1951 Queen Street West Inc., attention Mr. Carmine Cesta
Mr. Michael Cara, Overland LLP
Mr. Michael Gagnon, Gagnon Walker Domes Urban Planners