

May 16, 2023

By E-Mail
City Clerk (cityclerksoffice@brampton.ca)

City Council
City of Brampton
City Hall, 3rd Floor
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mayor Brown and Members of Council:

Re: May 17 Council Meeting - Item 12.5

**Re: Item 7.3 – Planning and Development Committee Meeting (May 15, 2023)
Recommendation Report & Supplementary Report – City-Initiated Official Plan
Amendment – Major Transit Station Areas – City-wide
Report Numbers: 2023-239 and 2023-400**

We represent Candeco Realty Limited (our “Client”), the owner of the lands municipally known as 75-77 Eastern Avenue (the “Property”).

The Property is located on the south side of Eastern Avenue, between Kennedy Road South and Hansen Road South.

We have reviewed the Recommendation Report and Supplementary Report prepared in support of the City-Initiated Official Plan Amendment regarding Major Transit Station Areas (“Draft OPA”). We support the inclusion of the Property within the Kennedy MTSA as shown on Schedule B [new OP Schedule 1b] and are generally supportive of the vision and policies included in the Draft OPA.

With respect to the Property, we submit that the most appropriate designation for these lands is Mixed Use. While we acknowledge that no land use schedules are associated with the Draft OPA, we note that the Property is proposed to be designated “Mixed Use” on Schedule 2 of the draft revised Official Plan (“Brampton Plan”), latest draft dated December 2022.

The Mixed Use designation for the Property as proposed in the draft Brampton Plan is consistent with the policy direction contained in the Draft OPA, and will allow the Property to contribute to the intended vision of the Draft OPA: that *MTSAs will transition over time into vibrant high density walkable places that include open spaces, services and amenities, employment uses, an attractive public realm, and are located within walking distance or easy access to transit facilities and will provide a range and balanced mix of transit-supportive uses and densities that support existing and planned transit and active transportation infrastructure (3.2.4).*

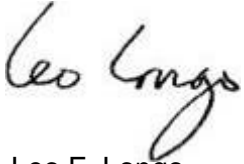
We request that any future drafts of the Brampton Plan or any future Official Plan Amendments related to MTSAs [pursuant to 3.2.5.2] designate the Property as Mixed Use.

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Please be advised that we reserve the right to raise additional issues beyond those identified above. We ask to be provided with notice of any decision of City Council in connection with this matter.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read "Leo Longo". The signature is written in a cursive style with a large, looping "L" and "O".

Leo F. Longo

LFL/nh

cc: Client
Michelle Gervais, City of Brampton

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