

July 28, 2023

GSAI File: 1387-001

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

Attention: Edwin Li
Development Planner III

Re: Avalon Developments Inc.
OZS-2023-0018
137 Steeles Ave. W
City of Brampton (Ward 4), Regional Municipality of Peel

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Newmark Developments Limited, who owns the property located at 157 Steeles Avenue West ('subject property'). We have been notified of a Zoning By-law Amendment being advanced by Weston Consulting on behalf of the owners of 137 Steeles Avenue West, which is immediately abutting the east side of our client's property. We are submitting this comment letter on behalf of our client.

Weston's Zoning By-law application proposes the development of a 45 and 50-storey tower on a shared six-storey podium. A total of 1,147 residential units, 1,622 square meters (17,459 square feet) of ground floor retail space, and 640 car parking spaces are proposed. This appears to be "Phase 1" of the development of the larger site (as it exists today) and is limited to northerly portion of the property, fronting Steeles Avenue West.

As staff are aware, the surrounding properties, including our client's property at 157 Steeles Avenue West, are also contemplating future development. While we support the eventual development of 137 Steeles Avenue West, we are making this submission to staff to ensure that the active application at 157 Steeles Avenue West is reviewed holistically with the adjacent sites. We also seek clarity on how staff are evaluating an application in the absence of area specific planning works such as a Tertiary Plan and/or the ongoing City-led MTSA planning exercises.

Our concerns with the proposal for 157 Steeles Avenue West as presented to staff at this time, are provided below:

1. It appears that the Weston proposal contemplates partitioning the front portion of the property and developing in multiple phases. At this time, the application before the City at 137 Steeles Avenue West is deferring key issues that inter-relate and potentially affect all future development along Steeles Avenue to later phases of this site. These include:

- The need to establish the basic development principles and framework for the Tertiary Plan area that affect future development properties along Steeles Avenue West including the Weston's client and our client;
 - Appropriate size and location of the park/open space to serve the future residents; and,
 - Future road network to complete the Tertiary Plan area.
2. We have also been reviewing the City's latest Major Transit Station Area (MTSA) land use mapping related to our client's site (and the adjacent sites). We note that both our client's property as well as the property at 157 Steeles Avenue West are proposed to be designated for High Rise Mixed-use (along Steeles Avenue frontage) and Mid Rise Mixed-use (at the rear). We note that staff are no longer exploring a large linear park but rather, a mid-block connection and a proposed public/private street network. We are aware that the MTSA land use plans are also being heard at the July 31st Planning and Development Committee, with land use policies and permissions to follow in August.

While we recognize that this application is currently being brought forward only for the Public Meeting Information Report, we are of the opinion that **this application should not proceed to a Recommendation Report without finalized MTSA land uses and policies and without a Tertiary Plan.**

In summary we believe that these properties require further review from a general planning and land use perspective, including the endorsement of a Tertiary Plan and further refinement of MTSA policies.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Colin Chung, MCIP, RPP
Managing Partner