

July 28, 2023

BY EMAIL TO: edwin.li@brampton.ca

Mayor Brown and Members of City Council
City of Brampton
2 Wellington Street West, 3rd Floor
Brampton, ON L6Y 4R2

ATTENTION: Edwin Li, Development Planner III

Dear Mayor Brown and Members of City Council:

**Re: Statutory Public Meeting
Planning & Development Committee – Item 5.1
Avalon Developments Inc. – Weston Consulting
Application to Amend the Zoning By-law
137 Steeles Ave. W.
City File No. OZS-2023-0018**

Please be advised that we are legal counsel to Hillside TO Properties Inc. (“**Hillside**”), the owner of the lands municipally known as “0” Steeles Avenue West in the City of Brampton (the “**Hillside Lands**”).

The Hillside Lands are located at the southwest corner of Steeles Avenue West and Lancashire Lane, and is located within the Gateway Terminal ‘Primary’ Major Transit Station Area (“**MTSA**”) in the Region of Peel Official Plan and a Mobility Hub Gateway in the City of Brampton Official Plan. Hillside has been actively engaged with the City and adjacent landowners in the development of a Tertiary Planning for the Mobility Hub Gateway area of Brampton and the preliminary land use planning process for the MTSA.

We are writing on behalf of our client with respect to the zoning by-law amendment application submitted by Avalon Developments Inc. (the “**Avalon Application**”) for the property located at 137 Steeles Avenue West (the “**Avalon Lands**”). The Avalon Application is known as City File No. OZS-2023-0018. The Avalon Application proposes the redevelopment of the northern portion of the applicant’s property with a 45 and 50-storey tower on a shared six-storey podium, with a total of 1,147 residential suites, 1,622 square metres of ground floor retail space, and 640 parking spaces. This proposal is the first phase of the full development of the Avalon Lands. The Avalon Lands are also part of the same Tertiary Plan process involving our clients, which is intended to facilitate a comprehensive development plan encompassing all the neighbouring properties within the Mobility Hub Gateway area.

Hillside has an interest in the Avalon Application as the Hillside Lands directly neighbour and abut the Avalon Lands, which are located immediately west of our client’s site. In general, Hillside supports the proposed built form being proposed through the Avalon Application, subject to ensuring that the proposed buildings properly accommodate the intended future redevelopment of the Hillside Lands as contemplated by the Tertiary Plan. Hillside further notes that any development proposal for the Avalon Lands should be designed to properly ensure that, where

applicable, appropriate servicing connections and capacity is available to facilitate the redevelopment of the participating properties within the Tertiary Plan area, including the Hillside Lands. Finally, the accommodation of stormwater flows onto the Hillside Lands from adjacent properties is required to be properly mitigated in any and all redevelopment proposals.

Hillside, as the long term owners of the site, have worked extensively with both the City and adjacent property owners in the planning and development of the Hillside Lands and the surrounding community. As a result, Hillside intends to continue to monitor this matter in order to ensure that the proposed development properly accounts for and accommodates the intended future redevelopment of the Hillside Lands, and reserves the right to make future submissions on the Avalon Application as may be required. As a result, our client requests notice of all matters related to the Avalon Application for both Hillside and its legal representative, Aird & Berlis LLP.

Should you have any questions regarding the above, do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'Alexander Suriano', written in a cursive style.

Alexander J. Suriano
AJS/cb

cc: Client
Clara Vani, Court and Client Service Representative, City of Brampton
City Clerks Office, City of Brampton

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