

August 29, 2023

Project: CB2.BR

VIA EMAIL

Emma De Melo
Development Planner, Planning, Building, and Growth Management
City of Brampton
2 Wellington Street West,
Brampton ON L6Y 4R2

Re: 69 Bramalea Road (City file number #: OZS-2023-0020)

We represent Mac Mor of Canada Ltd., the owner of 75 Bramalea Road, whose property is located immediately north of the proposed development at 69 Bramalea Road (City file number #: OZS-2023-0020).

The proposed development at 69 Bramalea Road includes two (2) mixed-use apartment buildings of 28 and 22 storeys with a proposed Floor Space Index (FSI) of 4.84 times the lot area. Having reviewed the proposed development's submission material submitted June 26, 2023, we provide the following comments related to:

- Height and Density;
- Tower Separation Distance; and
- Draft Zoning By-law Amendment.

Height and Density

We support the proposed height and density, which are consistent with the Preliminary Land Use Plan for the Bramalea GO Major Transit Station Area (MTSA). High-density mixed use buildings are needed to support the realization of a vibrant MTSA, and support the financial viability of the existing rapid GO Transit line.

Tower Separation Distance

The proposed side yard setback of the 28-storey mixed-use apartment building to the north property line is 11 metres per the Site Plan dated May 26, 2023. Generally, a 25-metre tower separation should be provided, which would result in a 12.5-metre tower setback along the shared property line between 69 and 75 Bramalea Road (also identified for high-rise mixed-use).

The City's Draft Official Plan (December 2022) states that high-rise buildings should generally provide a minimum of 25 metres between towers (Draft OP 3.1.1.39). We have no concerns with the proposed 11-metre tower setback, provided that City staff will not export the 1.5 metre setback deficiency onto 75 Bramalea Road to meet the 25 metre separation, and that staff would support a similar 11-metre tower setback on 75 Bramalea Road when a future proposal comes forward.

Draft Zoning By-law

We acknowledge that the Draft Zoning By-law Amendment (ZBA) submitted as part of the June 26, 2023 submission is the first iteration, however, the Draft ZBA should provide the podium and tower side yard setbacks, not a single side yard setback.

Conclusion

Overall, we support the proposed development at 69 Bramalea Road, with the confirmation that a similar tower setback can be applied to 75 Bramalea Road when a future proposal comes forward. Should you have any questions or clarification we would be happy to discuss at your convenience.

Yours very truly,
SGL PLANNING & DESIGN INC.



Raymond Ziemba, MCIP, RPP
Senior Planner

c.c. Harry Glicksman, Mac Mor of Canada Ltd
Maggie Bassani, Aird & Berlis
Peter Van Loan, Aird & Berlis
Paul Lowes, SGL Planning & Design Inc.