

D. J. K. Land Use Planning

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Planning, Building and Growth Management Department
City of Brampton
2 Wellington Street West,
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August 27, 2023

Attn: Mr. Steve Ganesh, MCIP, RPP Commissioner

Re: City of Brampton Planning and Development Committee August 28, 2023

Information Report - Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide

Report Number: Planning, Bld & Growth Mgt-2023-708

I represent the Ev-Mar Properties Limited who own the following properties along Queen Street in Brampton:

- 1) 245 Queen Street East
- 2) 255 Queen Street East
- 3) 275 Queen Street East
- 4) 279 Queen Street East

This letter is provided in response to the Recommendation Report by Michelle Gervais and Claudia LaRota, item 5.1, titled *Information Report - Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide*.

Ev-Mar Properties Limited has been following and participating in the various meetings and workshops related the MTSA policy review process. Comments provided to staff related to the land use designations have been addressed and we appreciate those changes.

One concern we feel needs further attention is the Mid-Block connections. The Mid-Block connections shown through the various MTSA land use schedule plans have not been supported by any analysis provided to date. MTSAs by definition, "*are lands generally within a 500 to 800 metre radius (a 10 minute-walk) of a transit station or stop*", and therefore encumbering these areas with Mid-Block connections with the polices in the Draft Schedule 4, could be considered unnecessary and in fact, counterproductive to allowing for building footprints and designs to meet the desired densities envisioned for these areas.

The Draft Schedule 4 policies should be revised as follows:

Mid-Block Connections

*In order to achieve the desired transportation network, the 'Mid-Block Connections' shown conceptually on Schedules 13a through 13n, ~~shall~~ **should**:*

*a) Be **considered** ~~established~~ through the development application process. Changes to the location of the 'Mid-Block Connections' as shown on Schedules 13a through 13n will not require an amendment to this Plan provided that the general intent and purpose of this Plan is maintained;*

b) Improve and consolidate access to development;

c) Enhance vehicular and/or pedestrian connections and mobility within and through the area;

d) Provide safe and accessible corridors for vehicles, pedestrians and cyclists; and

*e) ~~delete~~ **May be subject to providing public easements to the satisfaction of the City.***

Thank you to staff and the Planning Committee members for your time and consideration.

Please notify us of any further meetings with respect to this matter, as well as notice of the adoption of the Official Plan Amendment.

Respectfully submitted,

Dan Kraszewski

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cc. Ev-Mar Properties Limited
M. Gervais, MCIP, RPP Policy Planner, Planning & Design
Peter Fay, City Clerk