



October 20, 2023

Peter Fay, City Clerk
City Clerk's Office, Legislative Services Department
The Corporation of the City of Brampton
2 Wellington St. West
Brampton, ON
L6Y 4R2

Dear Mr. Fay,

Re: Major Transit Station Area (MTSA) Official Plan Amendment
Item 7.1, Staff Report Planning, Bld & Growth Mgt-2023-876
Proposed Adoption of City of Brampton Official Plan 2023
October 23, 2023, Planning & Development Committee – Special Meeting
Bristol Place Corp.
199 to 223 Main Street North, 34 – 44 Thomas Street & 4 Market St.

Bristol Place Corp ('Bristol') is the owner of lands municipally known as 199 to 223 Main Street North, 34 – 44 Thomas Street & 4 Market St. (the 'Subject Lands').

Request

Bristol requests that Council amend Map 13b attached to the draft Brampton Official Plan 2023, which in part, implements the Major Transit Station ('MTSA') policies, to redesignate the property municipally known as 223 Main Street North as "Mixed-Use (High-Rise Mixed Use)" consistent with the balance of the Bristol lands.

Background

Bristol filed and Brampton Council approved applications to Amend the Official Plan & Development Permit System By-law (City File OZS-2022-0011) to permit a proposed mixed-use residential/commercial development on the Subject Lands, excluding at the time the property municipally known as 223 Main Street North. Council's approval of the applications was implemented through OPA2006-225 and By-law 192-2022. Bristol acquired 223 Main Street North after Council's approved OPA2006-225 and By-law 192-2022 and the property now forms part of the Bristol project lands.

Brampton Official Plan Staff Report

The Planning & Development Committee at a Special Meeting on October 23, 2023, will consider a staff report respecting the proposed adoption of the City's Official Plan 2023, including MTSA policies and land use designations for lands within the City's MTSA boundaries. Specifically, as it relates to the Bristol lands, Map 13b of the draft Amendment identifies most of the Bristol Subject Lands as "Mixed-Use (High-Rise Mixed Use)", save an except for one parcel being 223 Main Street North which remains designated as "Main Street North DPS" as shown on the attached map.



Basis for the Request

Bristol requests that Council redesignate the property municipally known as 223 Main Street North as "Mixed-Use (High-Rise Mixed Use)" for the following reasons:

- the MTSA process provides the opportunity for the City to implement one consistent Official Plan designation on the entirety of the Subject Lands including 223 Main Street North
- to avoid a "split-designation" of the Subject Lands with conflicting planning policies applying to a small portion of the Subject Lands which may potentially frustrate current and future planning processes (e.g., Part Lot Control, Draft Plan of Condominium, etc.)
- to recognize 223 Main Street North as part of the Subject Lands and the overall Bristol Place development
- to clearly communicate to the public and any person using/reading the City's Official Plan that 223 Main Street North forms part of the Bristol development and eliminate any confusion / interpretation of the Official Plan.

In consideration of the above, Bristol respectfully requests that Council amend Map 13b attached to the Major Transit Station ('MTSA') Official Plan Amendment to redesignate the property municipally known as 223 Main Street North as "Mixed-Use (High-Rise Mixed Use)" consistent with the balance of the Bristol lands.

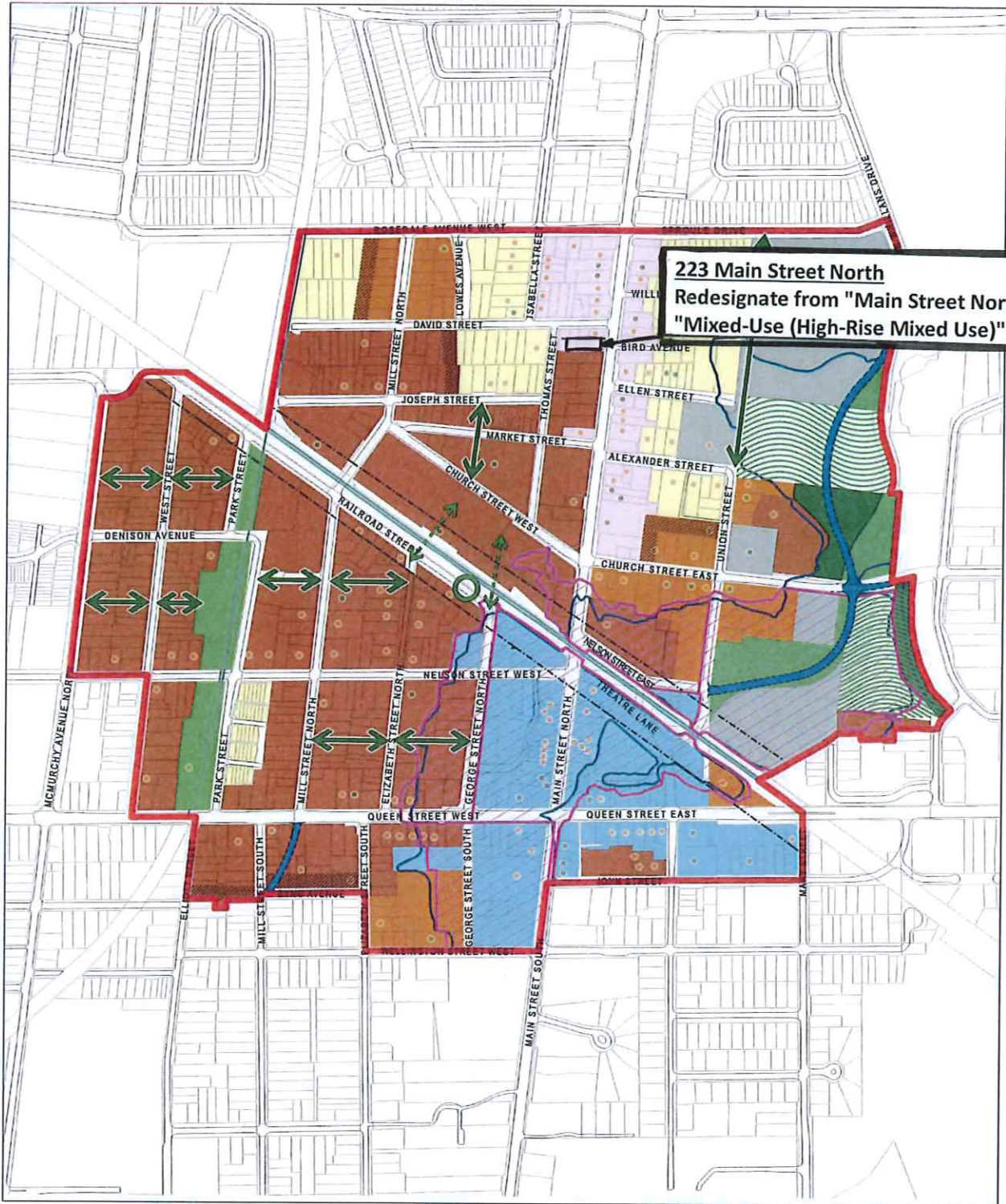
Respectfully,

A handwritten signature in blue ink, appearing to read "Mauro Peverini", is written over a faint blue circular stamp or watermark.

Mauro Peverini, MCIP, RPP
Vice President, Planning and Land Development
Solmar Development Corp.

/Attach

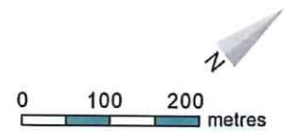
copy: Steve Ganesh, MCIP, RPP, Commissioner of Planning Building & Growth Management
Henrick Zbogor, MCIP, RPP, Director, Integrated City Planning
Claudia Rota, MCIP, RPP, Principal Planner/Supervisor Policy, Integrated City Planning
Michelle Gervais, MCIP, RPP, Policy Planner, Integrated City Planning



223 Main Street North
 Redesignate from "Main Street North DPS" to
 "Mixed-Use (High-Rise Mixed Use)"

- NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)
- NEIGHBOURHOOD (INSTITUTIONAL)
- MIXED-USE (MID-RISE MIXED-USE)
- MIXED-USE (HIGH-RISE MIXED-USE)
- MIXED-USE (MAIN STREET NORTH DPS)
- MIXED-USE (DOWNTOWN MIXED-USE)
- NATURAL SYSTEM
- EXISTING PARK
- PLANNED OPEN SPACE
- RAILWAY 30M BUFFER
- RAIL LINE

- PROPOSED PUBLIC OR PRIVATE STREET NETWORK
- POTENTIAL MID-BLOCK CONNECTION
- PEDESTRIAN CONNECTION
- TRCA FLOOD PLAIN
- DESIGNATED HERITAGE PROPERTY
- LISTED HERITAGE PROPERTY
- HEIGHT TRANSITION AREA
- DOWNTOWN SPECIAL POLICY AREA
- MTSA BOUNDARY
- MTSA TRAIN STATION



Date: September 2023
 Planning, Building and Growth Management
 Brampton Plan

This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text and other schedules.