



November 16, 2020

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Dear : Sir/Madame

**Re: City-initiated Zoning By-law Amendments to Modernize Parking Standards
Planning and Development Committee – November 16, 2020
Block 1 Mount Pleasant Village**

We are counsel to Daniels HR Corporation, the owner of the lands known as Block 1 in Mount Pleasant Village located between Lagerfeld Drive to the north, Bovaird Drive West to the south, Creditview Road to the east and Mississauga Road to the west in the City of Brampton (the "Site").

Our client has reviewed the proposed amendments to the parking standards in the City's Zoning By-law 270-2004 ("City-wide Parking Standards") being considered for approval at the Planning and Development Committee on November 16, 2020 and is concerned with the impact of the proposed amendments on its existing site-specific development applications.

In particular, the Site is subject to active Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate a new residential subdivision containing two 6 and 15 storey apartment buildings, live/work units, stacked townhouses and traditional townhouses with 1,157 residential units and 1,250 parking spaces (the "Applications"). The Applications were submitted to the City on September 13, 2019. The Site is subject to an existing parking standard of 0.9 spaces, 1 space and 1.2 spaces per 1, 2 and 3 bedroom units respectively, for apartment and townhouse dwellings. The current standard requires 0.15 spaces per unit for visitors. These standards are lower than the rates contemplated in the City-wide Parking Standards which propose a blended rate of 1 parking space per unit for apartments, 1.5 spaces per unit for townhouses and 0.2 spaces per unit for visitors.

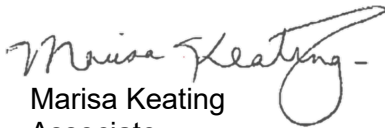
Our client's Applications propose a blended parking rate of 1 parking space per unit for townhouse blocks, 0.9 spaces per unit for apartment blocks and 0.15 spaces per unit for visitors. These rates are supported by a Traffic Impact Study and are more consistent with the current parking rates for the Site, which reflect the City's vision of creating a Transit Oriented Community. Given the location of the Site, which is situated approximately 1 kilometre from the Mount Pleasant Village Go Station, the parking standards proposed in the Applications promote the City's ultimate vision of a Transit Oriented Community for the Mount Pleasant Village Area.

While our client will be seeking an exemption from the City-wide Parking Standards in its site-specific zoning by-law amendment, it would also be appropriate to include an exemption in the City's proposed zoning by-law amendment. The Applications were submitted well before the City introduced the City-wide Parking Standards and the Site is currently subject to less onerous rates. On that basis, we respectfully request that the City's proposed zoning by-law amendment include an exemption for the Site.

Should you have any questions, or require further information please contact the undersigned below.

Yours truly,

Cassels Brock & Blackwell LLP



Marisa Keating
Associate

MK:JP

cc: Remo Agostino, Daniels HR Corporation
Signe Leisk, Cassels Brock & Blackwell LLP

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