



*land use planning
&
development*

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January 17, 2023

Planning and Development Committee
2 Wellington Street West
Brampton, ON L6Y 4R2

Re: Item 7.1 – Staff Report re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056

Dear Members of the Planning and Development Committee,

We are the planning consultants for the above noted application. We are writing to convey our support of the recommendations in the Staff Report for the application, subject to minor revisions that have been made to the Draft Official Plan Amendment and Draft Zoning By-law Amendment that we understand will be brought forward to the Planning and Development Committee and Council on January 25th. The minor revisions are a result of collaborative discussions between City Staff and the Development Team that occurred after the recommendations report had to be submitted for this Planning and Development Committee meeting. The revisions include the following.

Draft Official Plan Amendment:

- Remove the provisions for a max Gross Floor Area of 39,000 square metres
- Add a maximum building height of 76m.

Draft Zoning By-law Amendment

- Removal of the Minimum Podium Separation of 15.0 m
- Add minimum Setback to the Daylight Triangle 0.0m

We would like to thank City Staff for their incredible work to bring this development application forward in a timely manner.

Yours truly,

MPlan Inc.

A handwritten signature in blue ink that reads 'Michael S. Manett'.

Per: Michael S. Manett, MCIP, RPP.

CC: Ivory Group Developments
Steve Ganesh
Alan Parsons
David Vanderberg
Kelly Henderson