



P.O. Box 1322, Brantford, Ontario N3T 5T6

June 10, 2015

Ms. Tara Tran, MCIP, RPP
Policy Planner
Community Services
City of Brantford

Dear Ms. Tran:

Greenwich Mohawk Site Redevelopment and Brantford Home Builders' Association

On behalf of the membership of the Brantford Home Builders' Association, we thank the City for the opportunity to participate in the consultation related to the redevelopment of the Greenwich Mohawk Site. Given the importance to redevelop within the City to ensure a healthy and vibrant community, it is acknowledged that the City has worked very hard to address the many challenges with this site and over many years.

As we discussed at the meeting held on Thursday, April 23, 2015, our Association identifies four areas that should be coordinated together with the work the City is undertaking for the Greenwich Mohawk site:

- The cleanup and revitalization of Mohawk Lake and Canal areas. The lake and canal can provide a community focus and amenity feature to support the redevelopment of the area.
- The completion of the Brantford Southern Access Road to provide for the connection that links Veteran's Memorial Parkway in West Brant to the Wayne Gretzky Parkway.
- The appropriate relocation of existing industrial operations to more appropriate employment areas within the City together with the remediation of the sites for future redevelopment. Under existing conditions, these land uses provide a significant challenge to the redevelopment and addressing land use compatibility matters.
- With the appropriate relocation of the existing industrial operation the conversion and reuse of the rail line to provide for trail connection opportunities.

It is our belief that these matters coordinated and completed could address many of the challenges of this area.



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All of this should be considered together with appropriate land use policies/regulations including a broad range of residential densities. This could also include the opportunities of 6 storey wood construction. The City should also evaluate specific financial incentives that could assist with the redevelopment of the area. Given the size of the properties, it may be appropriate for the City to parcel off pieces to encourage a broad range of builders/developers to invest.

In many ways, these aspects are the pieces of the puzzle that completes the picture or vision for this area.

May we suggest that when the City has more detailed direction for the redevelopment of this area consideration of a presentation at one of the Association Dinner Meetings may be appropriate in addition to the other consultations.

Should you have any questions, do not hesitate to contact me directly.

Yours truly,

A handwritten signature in dark ink, appearing to read "Don Wright", with a long horizontal flourish extending to the right.

Don Wright, President

cc: MP Phil McColeman
MPP Dave Levac



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