



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055 F 905.669.0097

KLMPLANNING.COM

File: P-2281

October 20, 2023

City of Brampton
Planning, Building and Growth Management
2 Wellington Street West
Brampton, ON
L6Y 4R2

**Attention: Tristan Costa, MES (PL), MCIP, RPP
Planner III, Official Plan and Growth Management**

**Re: Vales of Castlemore North Secondary Plan
Airport and Mayfield Tertiary Plan
October 23, 2023 Public Meeting
Staff report Planning, Bld & Growth Mgt 2023--822
Sandringham Place Inc. c/o DG Group
City of Brampton**

Dear Mr. Costa,

On behalf of our client and owner of the lands, Sandringham Place Inc. c/o DG Group, we are pleased to provide our comments related to the proposed Airport and Mayfield Tertiary Plan for the Vales of Castlemore North Secondary Plan area and the recently released land use schedule and draft policies related to the Tertiary Plan area.

First off, we are not supportive of the proposed land use schedule which identifies our clients lands as being designated as Mixed Use, Mid-Rise Mixed Use, Office Mixed Use, Stormwater Management Facility and Neighbourhood Park. In conjunction with the other surrounding landowners, a concept plan was prepared and submitted to City staff that is not reflective of what was submitted. Accordingly, it is our request the land use schedule be revised to align with that concept plan.

In accordance with the concept plan, single detached dwellings were proposed along the valley edges, which are not supported in the Mid-Rise Mixed Use designation. We respectfully request single detached dwellings be permitted especially considering they are permitted in the Official Plan designation currently in place.

The developable limits do not correspond to the work completed to define the limits and which were properly reflected in the concept plan submitted to the City. As such, we request the developable limits be revised.

Although the proposed policies note the location of the Stormwater Management Facility as being conceptual, we request the symbol be removed.

We are not agreeable to the Office Mixed-Use designation located on the southern portion of our clients lands. As noted on the concept plan submitted to the City, these lands can be developed independently of the holdout parcel. However, the size and shape are not conducive to employment uses and we

therefore request this be revised to Mid-Rise Mixed Use. In addition, the concept plan identified a driveway location opposite of Lacoste Blvd. which further illustrated the development potential for residential uses in this area. This is not appropriately reflected on the proposed land use schedule.

The location of the Neighbourhood Park is disproportionately located on our clients lands. Again, the concept plan submitted to the City proportionately distributed the park amongst the adjoining owners. We request the land use schedule be revised to reflect the submitted concept plan.

Overall, we wish for a more collaborative approach as it relates to the proposed land use schedule and policies associated with the Airport and Mayfield Tertiary Plan. A concept plan was submitted by a few of the participating owners in this Tertiary Plan area which appears to have received no consideration given what has been released. As such, we object to the land use designations and policies proposed and request staff revise the land use schedule in accordance with the plan the landowners submitted to the City.

Lastly, we continue to request notification of any decision made on the above noted matter.

Yours truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon BA, MCIP, RPP
Partner

- cc. Juli Laudadio – DG Group
- cc. Darren Steedman – DG Group
- cc. Henrik Zbogor – City of Brampton