

April 1<sup>st</sup>, 2025

GSAI File: 713-005

(Via Email)

City of Brampton  
2 Wellington Street West, ON  
L6Y 4R2

Attention: Genevieve Scharback  
City Clerk

**RE: Bram West Secondary Plan Review  
Deferral Request  
Draft Land Use Concept - Recommendation Report  
Various Land Owners within the Block 40-5 Area**

Glen Schnarr and Associates Inc. (GSAI) is pleased to make this submission regarding the Bram West Secondary Plan Review ('BWSP Review') on behalf of the Block 40-5 Landowners Group. Our firm, along with another planning firm (Gagnon Walker Domes Ltd.), jointly represents various landowners within the Block 40-5 area. This letter is being prepared on behalf of the owners of the lands shown on the enclosed Figure (Ashley Oaks Homes, Royal Park Homes, and Lorwood Investments).

As Staff and Council are aware, GSAI has been heavily involved in the BWSP Review. GSAI's participation has included but is not limited to the following:

- **January 13<sup>th</sup>, 2025** – GSAI delegated in support of the recommendation at the PDC meeting, where City Staff recommended resuming the Secondary Plan Review process;
- **January 27<sup>th</sup>, 2025** – GSAI attended and participated in the virtual Bram West Secondary Plan Review – 40a Visioning Workshop;
- **February 11<sup>th</sup>, 2025** - GSAI attended and participated in the Bram West Secondary Plan Review Public Information Centre (PIC);
- **February 18<sup>th</sup>, 2025** – GSAI submitted a letter providing formal comments on the Draft Land Use Plans presented at the PIC.

The comments outlined within this letter represent our feedback on the most recent Bram West Secondary Plan - Draft Land Use Concept (the "Land Use Plan") that is being recommended for endorsement at the April 7<sup>th</sup>, 2025 Planning and Development Committee.

**Concept Plans from the February 11<sup>th</sup>, 2025 Public Information Centre:**

The Owner's lands currently include multiple land use designations, including "Low/Medium Density Residential" and "Employment Estates" (primarily "Low/Medium Density Residential") on the in-effect Bram West Secondary Plan Land Use schedule.

Two (2) Draft Land Use Concept Plans were presented at the PIC in February. Neither of these Land Use Concept Plans presented at the stakeholder engagement meetings provided "Mixed-Use Employment" land use designations north of Embleton Road. However, the current Draft Land Use Concept Plan being recommended for endorsement has been revised significantly. This current Land Use Concept Plan provides a substantial amount of "Mixed-Use Employment" lands north of Embleton Road, primarily within the Highway 413 Study Area. The "Mixed-Use Employment" designation prohibits residential land uses from being developed on these lands.

We understand staff's desire to identify additional employment lands within sub-area 40(a) of the Bram West Secondary Plan area to make up for potential employment density deficiencies resulting from Maple Lodge Farms' large landholding, which was identified to be undeveloped in the foreseeable future. However, we are of the opinion that residential land use permissions should be permitted on the Owner's lands for the following reasons:

- The Draft Land Use Concept Plan being recommended generally shows a complete community with a mix of residential and commercial land uses north of Embleton Road.
- We are of the opinion that restricting residential land use permissions within the identified "Mixed-Use Employment" designations will have negative impacts on the land use compatibility/interface within the Block Plan Area. We are of the opinion that proposing "Mixed-Use Employment" designations (which prohibit residential land uses) on the Owners land, is not appropriate for the following reasons:
  - Having a mixed-use designation (which permits residential land uses) on a site is preferable to a site with two separate land use designations because it creates a vibrant, integrated community that fosters interaction, compatibility, and accessibility;
  - By combining residential, commercial, and employment uses in close proximity, mixed-use designations encourage walkability and reduce reliance on cars, leading to lower traffic congestion and greater sustainability. Residents can conveniently access shops, services, and recreational areas without having to travel far, which enhances their overall quality of life;
  - Mixed-use developments promote economic resilience by providing diverse revenue streams and job opportunities, benefiting both residents and businesses;

- In contrast, providing separate land use designations can lead to social isolation and inefficient land use, undermining community cohesion and denying residents the convenience and dynamism that come with an interconnected living environment.
- Rather than seeking additional employment lands (which prohibit residential land uses) north of Embleton Road, the City should consider directing increased employment density to the existing Employment lands south of Embleton Road to accommodate the desired job densities in the area. This would allow the future mixed-use community north of Embleton Road to be developed unencumbered, while also addressing possible Employment density deficiencies identified by the Maple Lodge Farms landholdings;
- The Owners purchased their lands with the understanding that they would benefit from having residential land use designations/permissions as shown on the current Bram West Secondary Plan land use schedule. Changing these land use designations will have significant adverse financial impacts on the Owners of these lands.

**Recommendations:**

In consideration of the substantial revisions to the Draft Land Use Plan presented at the PIC, we would like to formally request a deferral of the staff Recommendation Report to further discuss/resolve our concerns prior to the Council making a decision on the Draft Land Use Plan.

We request that the City Clerk circulate this letter to the Chair and Members of the Planning and Development Committee for review and consideration.

Thank you.

Yours very truly,  
**GLEN SCHNARR & ASSOCIATES INC.**



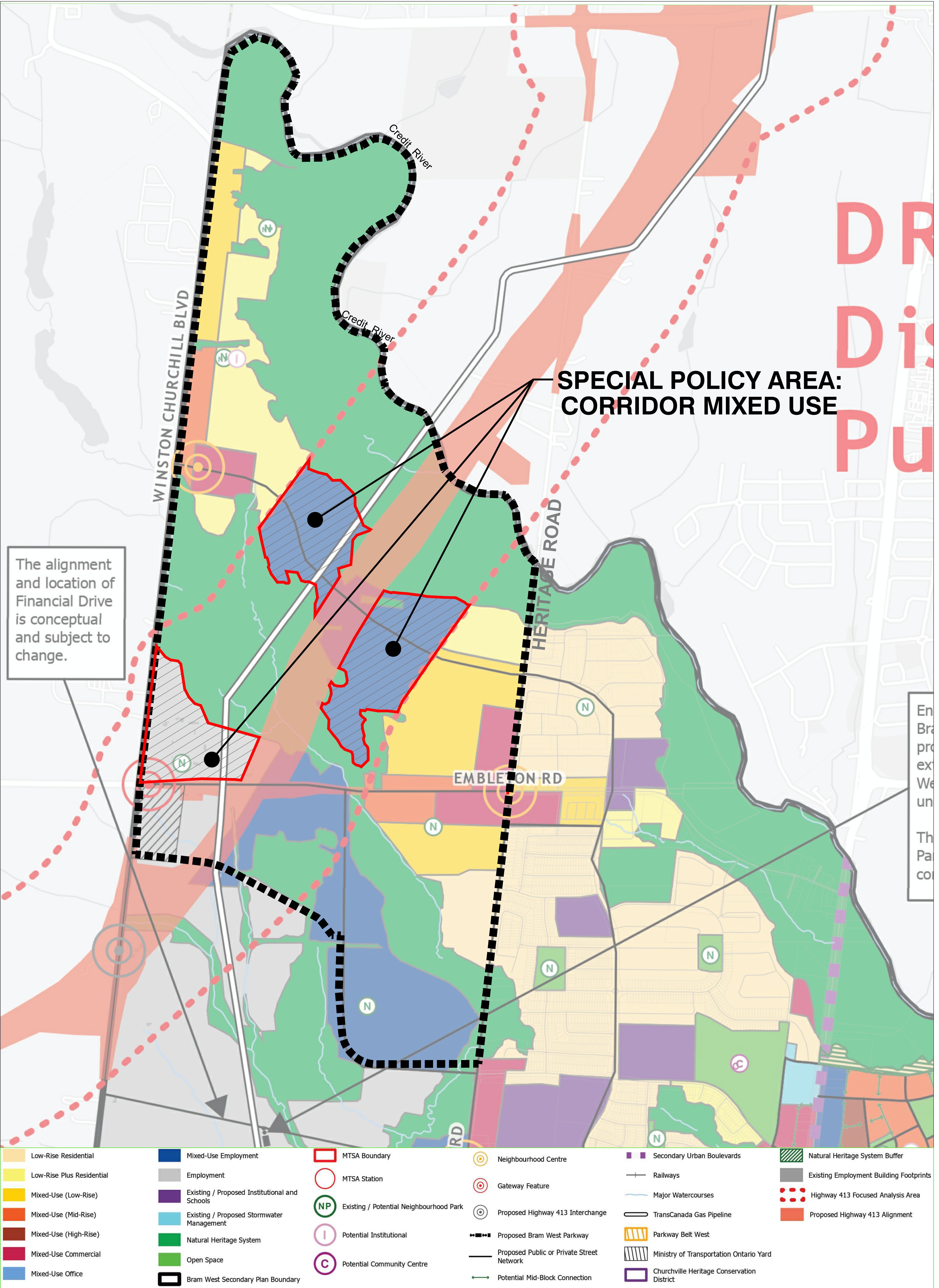
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**Colin Chung, MCIP, RPP**  
**Managing Partner**



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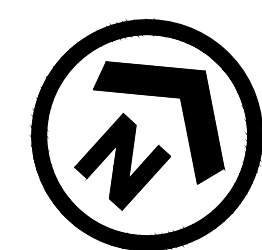
**Patrick Pearson, MCIP, RPP**  
**Associate**



**EXCERPT FROM 'SCHEDULE SP 40  
BRAM WEST DRAFT LAND USE CONCEPT**

CITY OF BRAMPTON,  
REGIONAL MUNICIPALITY OF PEEL

BLOCK PLAN BOUNDARY  
SPECIAL POLICY AREAS: CORRIDOR MIXED USE



SCALE NTS  
MARCH 31, 2025

