

April 1st, 2025

GSAI File: 1524-001

(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
8799 Heritage Road, Brampton**

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 owner of the land on 8799 Heritage Road, which is located on the west side of Heritage Road, approximately 800m south of Embleton Road (refer to the enclosed Figure for the location of the Owners lands).

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 13th, 2025** – GSAI delegated in support of the recommendation at the PDC meeting, where City Staff recommended resuming the Secondary Plan Review process;
- **January 27th, 2025** – GSAI attended and participated in the virtual Bram West Secondary Plan Review – 40a Visioning Workshop;
- **February 11th, 2025** - GSAI attended and participated in the Bram West Secondary Plan Review Public Information Centre (PIC);
- **February 18th, 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 7th, 2025 Planning and Development Committee.

Concept Plans from the February 11th, 2025 Public Information Centre:

The Owner's lands are currently designated as "Low/Medium Density Residential" and "Prestige Industrial" 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. One Draft Concept Plan designated the Owner's lands as "Employment", while the second Draft Concept Plan designates the Owner's lands with a mixture of residential land uses (Low-Rise Residential, Low-Rise Plus Residential, and Mixed-Use Residential).

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 Lionhead Golf Club Road serves the residential traffic east of Heritage Road and using the Lionhead Golf Club Road for employment/industrial traffic west of Heritage Road is inconsistent with the intended function of this road and would bring significant truck and trailer traffic through the existing residential community east of Heritage Road;
- The NHS features west/south of the Lionhead Golf Club Road will provide a better and more suitable separation distance between more intensive employment uses to the south and future uses to the north of the Lionhead Golf Club Road extension;
- The Owner's lands currently provide multiple land use designations ("Low/Medium Density Residential" and "Prestige Industrial") on the in-effect Bram West Secondary Plan land use schedule. We are of the opinion that proposing an "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.

- The “Employment” designation provided on the Draft Land Use Concept Plans prohibits residential land uses. The Owner 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.

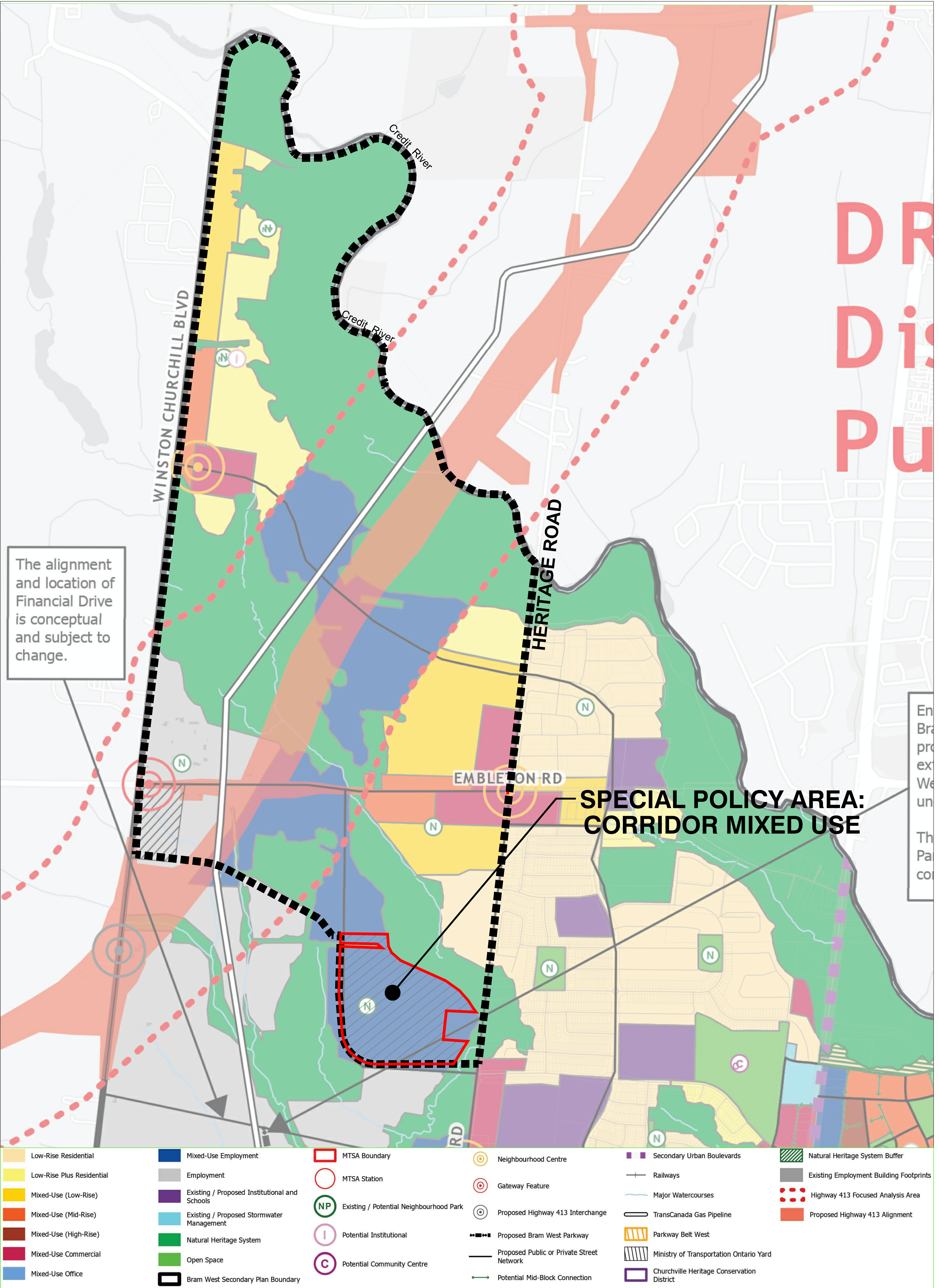
Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.



Colin Chung, MCIP, RPP
Managing Partner



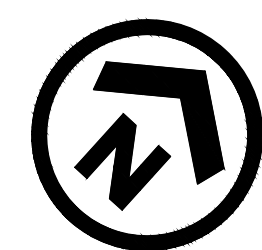
Patrick Pearson, MCIP, RPP
Associate



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

