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April 12, 2021

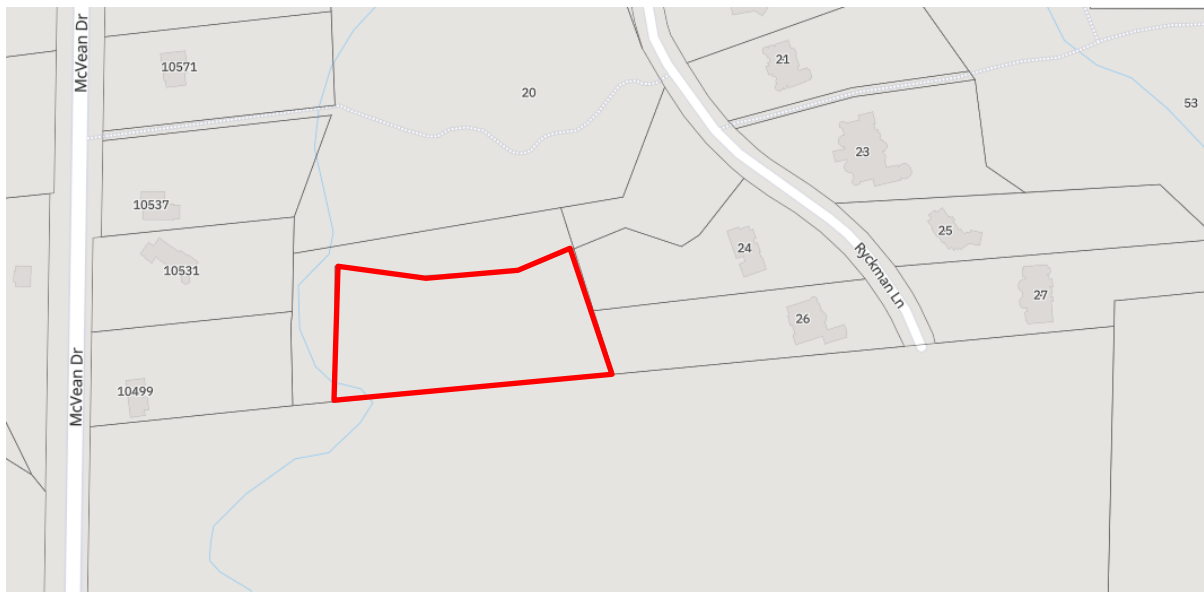
Attn: Mayor and Members of Council  
City of Brampton

Re: Toronto Gore Study  
Property at Rychman Lane/McVean Drive (at rear of 24 and 26  
Rychman Lane and 10499 and 10531 McVean Drive)  
City of Brampton

Dear Mayor and Members of Council,

Macaulay Shiomi Howson Ltd. (MSH) are the planning consultants for Pat Giglio, the owner of the subject lands which are located near Rychman Lane and McVean Drive in the City of Brampton.

The subject lands (shown in red) do not have a municipal address, but are located at the rear of 24 and 26 Rychman Lane. They are also located behind 10499 and 10531 McVean Drive, although separated by another block of land.



Source: Peel Maps

The property owner has been following the Toronto Gore Density Policy Review and attended one of the open houses. MSH was retained and provided formal comments in 2019.

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We have now had an opportunity to review the staff report, study and draft official plan amendment and have the following comments:

- Mr. Giglio agrees with the staff recommendations and the proposed redesignation from 'Estate Residential' to the 'Residential' designation proposed for the subject lands;
- Generally, Mr. Giglio believes that the 'Open Space' designation on the subject lands is overstated, however, he will be completing the necessary environmental study (including feature staking) to determine the exact limits of the boundary, in consultation with City staff and the Conservation Authority.

We would like to thank City staff for correcting a mapping issue on the original posted agenda (the revised agenda accurately reflects the boundaries of the designation on the subject lands).

Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal

Archived: 2021/04/28 4:41:38 PM

From: Carol Danbrook

Sent: Sun, 21 Mar 2021 22:28:24

To: Gervais, Michelle

Cc: Humble, Jeffrey

Subject: [EXTERNAL]Re: Toronto Gore Density Policy Review Study (Undeveloped Lands) - Statutory Public Meeting - April 12, 2021 Planning and Development Committee Meeting

Sensitivity: Normal

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Good afternoon, We appreciate the timely update on the Review Study.

My main concern is that Ryckman Lane remains a dead end, as indicated in the Recommendations.

Also suggested earlier, for the sake of those at the end of Ryckman Lane adjacent to the higher density land, was a small buffer zone. This could be a small park or a borderland band of slightly lesser housing density.

We appreciate the opportunity for input.

William Danbrook

From: Gervais, Michelle

Sent: Monday, March 15, 2021 10:44 AM

Cc: Humble, Jeffrey

Subject: Toronto Gore Density Policy Review Study (Undeveloped Lands) - Statutory Public Meeting - April 12, 2021 Planning and Development Committee Meeting

Hello,

You are receiving this email because you have provided your contact information and have requested to be informed about the Toronto Gore Density Policy Review Study. A virtual statutory public meeting is scheduled to be held on Monday, April 12, 2021 at 7:00 p.m. at the City's Planning and Development Committee meeting. The purpose of the statutory public meeting is to present a proposed Official Plan amendment that implements the Toronto Gore Density Policy Review Study recommendations to permit urban densities on the undeveloped lands that are located in the southern quadrant of Toronto Gore. No decisions on the proposed Official Plan amendment will be made at the April 12, 2021 Planning and Development Committee meeting.

**NOTE: There will be no proposed policy recommendations presented at the April 12, 2021 statutory public meeting with respect to the established estate residential area in Toronto Gore. Further analysis and public consultation for the established estate residential area is required.**

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Please refer to the attached document with respect to the public participation options for the April 12, 2021 Planning and Development Committee meeting.

Please contact me by email – [michelle.gervais@brampton.ca](mailto:michelle.gervais@brampton.ca) if you have any questions.

Thank you.

**Michelle Gervais, MCIP, RPP**

Policy Planner, City Planning & Design

Planning, Building and Economic Development Department

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

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Archived: 2021/04/28 4:41:26 PM

From: [Elisa Bove](#)

Sent: Wed, 21 Apr 2021 19:37:41

To: Gervais, Michelle

Subject: [EXTERNAL]Official Plan Amendment-Toronto Gore-File OPR TGED Ward 10

Sensitivity: Normal

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Good Afternoon Michelle

I recently attended the virtual Public Meeting regarding the Toronto Gore Policy Review Study.

I support the policy recommendations put forth, which encourage the feasibility of higher, more affordable urban densities, while respecting existing characteristics of the established Estate Residential communities. The recommendations also included feasibility of efficient land use and the importance of parkland and greenspace. I am encouraged by the considerations of these recommendations.

Thank you for your presentation

Elisa Bove

Archived: 2021/04/28 4:41:18 PM

From: I Bove

Sent: Mon, 12 Apr 2021 20:00:49

To: Gervais, Michelle

Subject: [EXTERNAL]Re: Toronto Gore Density Policy Review Study (Undeveloped Lands) - Statutory Public Meeting - April 12, 2021 Planning and Development Committee Meeting

Sensitivity: Normal

Michelle,

I was rushing to get this in and noticed lots of errors after sending you this. Can you please replace my original comments with these new ones below

On Mon, 12 Apr 2021 at 10:47, I Bove < > wrote:

Hi Michelle,

I hope I am not too late to contribute. Please call to discuss

## NEW

When my family first moved to the area which is now referred to as "The Undeveloped Lands", our mailing address was R.R. #9. It was a little exciting when our emergency # could be used as part of our actual street address. Of course, we were not as cheerful when the splitting of our rural code (to accommodate new houses), caused our automotive insurance to increase - but we knew change was inevitable. I did not like when John and Rae Ezard (as in, Ezard mark and Rae Avo) sold their farmland upon which 7-acre estate lots currently sit. I have fond memories of my chuckle father corralling the kids to the front window saying "look everyone, your mother's family is visiting", only to see an "escaped" herd of cattle chewing their curds on our front lawn... but but again I know, progress must proceed. I loved that my first job was picking strawberries in Fitzpatrick's fields... but I have come to accept that for the growth of the City of Brampton, those lands are better used for the Gore Meadows Community Centre.

In fact, it is this bizzare picture vision that afforded the building of houses some of you here today, live in. And it is this inclusive mindset at the very heart of today's discussion concerning the Toronto Gore Density Study. It is logical and fair that the density of the Undeveloped Lands be updated. It is those that cannot afford large lots/houses that can best benefit from having libraries and community centres within walking distance. My family welcomed new neighbours when they first moved next door. I hope those individuals will now pay it forward.

Thank you

I Bove

----- Forwarded message -----

From: Gervais, Michelle <Michelle.Gervais@brampton.ca>

Date: Mon, 15 Mar 2021 at 10:44

Subject: Toronto Gore Density Policy Review Study (Undeveloped Lands) - Statutory Public Meeting - April 12, 2021 Planning and Development Committee Meeting

To:

Cc: Humble, Jeffrey <Jeffrey.Humble@brampton.ca>

Hello,

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Thank you.

**Michelle Gervais, MCIP, RPP**

Policy Planner, City Planning & Design

Planning, Building and Economic Development Department

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**Archived:** 2021/04/28 4:41:13 PM

**From:** Iva Paclik

**Sent:** Tue, 16 Mar 2021 17:30:04

**To:** Gervais, Michelle

**Subject:** [EXTERNAL]Toronto Gore Density Review study

**Sensitivity:** Normal

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Hello Michelle,

George and Iva Paclik reside at \_\_\_\_\_, Brampton.

We are unable to attend the virtual meeting on Apr12/2021 but would like to submit the following request.

Our house is located at the end of the street which borders the development site.

We would like to request that our street remain a dead end and not a through street. We would also request the development site to be low density which would reflect the current neighborhood and to have a buffer set up between our house and the development.

Thank you for your consideration

Iva and George Paclik

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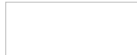
Archived: 2021/04/28 4:41:04 PM  
From: Mario Deo  
Sent: Wed, 17 Mar 2021 18:44:20 +0000ARC  
To: Gervais, Michelle  
Cc: Francesco Deo  
Subject: [EXTERNAL]RE: Toronto Gore Density Policy Review Study (Undeveloped Lands) - Statutory Public Meeting - April 12, 2021 Planning and Development Committee Meeting  
Sensitivity: Normal

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Michelle, thank you for your email. I hope you are well. You may have heard but unfortunately my son Emilio passed away in June and I want to make sure his work o this was not in vain. Can you save me the time looking through all the information and confirm that there is no plan or review considering the opening of the dead-end on Rykman?

Thanking you in advance.

Mario D. Deo



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From: Gervais, Michelle <Michelle.Gervais@brampton.ca>  
Sent: Monday, March 15, 2021 10:44 AM  
Cc: Humble, Jeffrey <Jeffrey.Humble@brampton.ca>  
Subject: Toronto Gore Density Policy Review Study (Undeveloped Lands) - Statutory Public Meeting - April 12, 2021 Planning and Development Committee Meeting

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**Michelle Gervais, MCIP, RPP**  
Policy Planner, City Planning & Design  
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Archived: 2021/04/28 4:40:58 PM

From: [Olvio Bove](#)

Sent: Tue, 30 Mar 2021 14:48:03

To: Gervais, Michelle

Subject: [EXTERNAL]Comments on Toronto Gore Density Policy Review Study Proposals

Sensitivity: Normal

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Hi Michelle:

I am writing to you today to express my full support of the proposed City-initiated Official Plan Amendments contained in the Toronto Gore Density Policy Review Study. My family and I are property owners in the undeveloped lands of the southern quadrant. We have almost 20 acres at 10221 McVean Drive (formerly Rural Route 9, Lot 12, Concession 9) that my father purchased in the 1960s. We see this as a win-win situation. We agree, that in addition to increasing the value of the land, increased densities will result in a neighbourhood that is better serviced, more accessible and more affordable to a greater number of people. Although I cannot speak for them, it would only seem that all our neighbouring land owners in the undeveloped lands facing a similar position would share this point of view but may not have expressed so because they weren't aware of this invitation to communicate. We would love to see these proposals implemented.

I would also like to be included on the communications list for any matters concerning planning changes for the Toronto Gore lands. Here is my contact information...

Sincerely,  
Olvio Bove