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June 4, 2021

VIA EMAIL

City of Brampton, Planning and Development Services
2 Wellington Street West, 3rd Floor
Brampton, ON L6Y 4R2

Attention: Kelly Henderson, Development Planner

Dear Ms. Henderson:

**RE: 1879 Queen Street West (the "Subject Site")
Application for Official Plan Amendment, Zoning By-law Amendment and
Draft Plan of Subdivision (the "Applications")
Municipal File No. OZS-2020-0036 and 2021-500**

Statutory Public Meeting on June 7, 2021 at 7:00 p.m.

We are the lawyers for the Rotary Club of Brampton Glen Community Centre ("**Rotary**"), being the owner of the property municipally known as 1857 Queen Street West in the City of Brampton (the "**Rotary Property**").

The Rotary Property, which is located to the immediate east of the Applicant's property, is the subject of its own site-specific applications for an Official Plan Amendment and a Zoning By-law Amendment, which were filed with the City on May 18, 2021 (City File No. OZS-2021-0018). On behalf of Rotary, we are writing to provide our preliminary comments in respect of the Applications that have been filed by Jim and Luisa Mocon ("**Mocon**").

Background

By way of background, Rotary and Mocon previously participated in the preparation of the Queen Street West – Credit Valley Tertiary Plan ("**Tertiary Plan**"), which is intended to guide the future redevelopment of the lands bound by Queen Street West, Mississauga Road, the Credit River and the Huttonville Creek. The owners of 1817 and 1831 Queen Street West ("**Branthaven**") and 1951 Queen Street West ("**Cesta**") were also participants in the preparation of the Tertiary Plan.

The Tertiary Plan that was prepared on behalf of the aforementioned group of landowners was presented to and endorsed by City Council at its meeting on October 23, 2019. A copy of the Council-endorsed Tertiary Plan is attached as Schedule "A" to this correspondence. Since that time, Rotary has been actively involved in the preparation of a cost sharing agreement with Mocon, Branthaven and Cesta. The cost sharing agreement is intended to coordinate the construction of shared works within the Tertiary Plan Area.

Interest in Applications

Given the close proximity between the Subject Site and the Rotary Property, as well as the extensive efforts that have been directed towards the preparation of the Tertiary Plan that was endorsed by City Council in October 2019, Rotary has an obvious interest in ensuring that the Applications support the principle of comprehensive planning. Rotary also has an interest in ensuring that the Mocon Applications reflect the fundamental principles that have been identified in the Tertiary Plan.

One of the underlying structural components of the Tertiary Plan is the creation of a coordinated internal network of roads and laneways that will facilitate public access and enhanced opportunities for connectivity between adjacent lands. In this regard, the Tertiary Plan is intended to support the optimization of land use and infrastructure within the Tertiary Plan Area, in keeping with local and Provincial planning policy.

As our client has a direct interest in the Applications, we hereby request notice of any meetings and decisions of City Council and any Committees of Council related to these matters.

Thank you for your consideration of these submissions.

Yours truly,
Overland LLP



Per: Michael Cara

Encl.

- c. G. Williams, Rotary Club of Brampton Glen Community Centre
M. Gagnon, Gagnon Walker Domes Ltd.

Schedule "A" – Tertiary Plan endorsed by City Council on October 23, 2019

ROYAL
DR. WEST

ELBERN
MARKELL DR.

TERTIARY PLAN CONCEPT

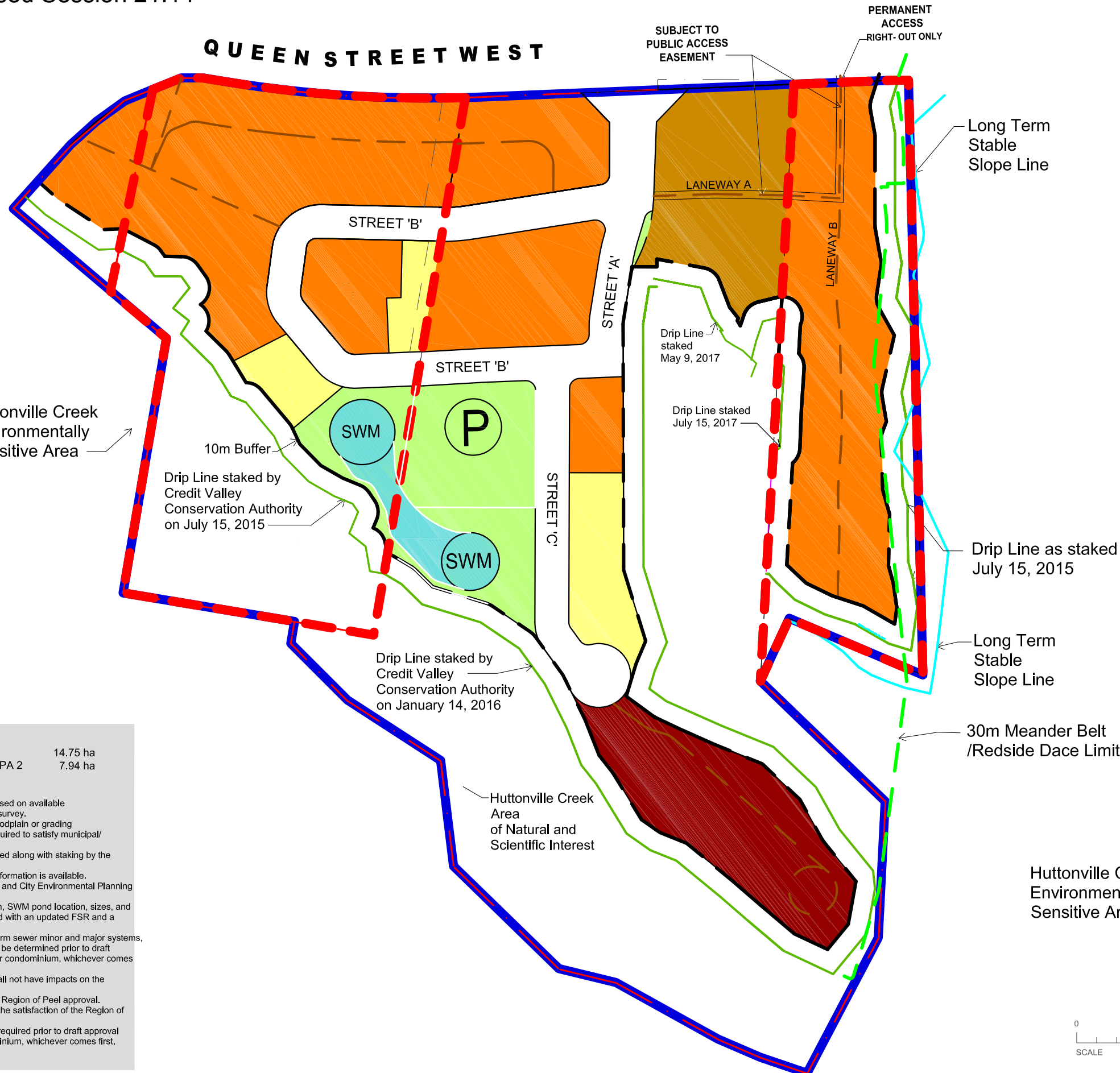
Special Policy Area 2

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAFT
FOR DISCUSSION
PURPOSES ONLY

QUEEN STREET WEST

MISSISSAUGA ROAD



DEVELOPMENT STATISTICS:

Total SPA2 Area:	14.75 ha
Area within Development Limit of SPA 2	7.94 ha

Notes:

- Property boundaries are approximate based on available mapping and subject to confirmation by survey.
- Concept is not based on engineering, floodplain or grading review. Revisions to concept may be required to satisfy municipal/ agency requirements.
- Environmental Impact Studies are required along with staking by the CVC and City environmental staff.
- Dripline has been estimated where no information is available. Dripline subject to validation by the CVC and City Environmental Planning Staff.
- Stormwater servicing and grading design, SWM pond location, sizes, and outlet structure design shall be confirmed with an updated FSR and a detailed SWM report.
- Interim Parkland and SWM plans (i.e. storm sewer minor and major systems, and SWM pond location and sizes) shall be determined prior to draft approval of the first plan of subdivision or condominium, whichever comes first.
- Outlet from the proposed SWM pond shall not have impacts on the exiting properties.
- Access to Queen Street is subject to the Region of Peel approval.
- Road widening's along Queen Street to the satisfaction of the Region of Peel.
- A secondary watermain loop location is required prior to draft approval of the first plan of subdivision or condominium, whichever comes first.

LEGEND

- SPA 2 Area
- Potential Development Limit within SPA 2 Area
- Drip Line
- Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
- Low Density Residential - Permits a maximum of 19 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
- Medium Density Residential 1- Permits a maximum of 208 Townhouse Residential units, including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
- Medium Density Residential 2- Permits a maximum of 208 Apartment Residential units, to a maximum height of 3 to 9 storeys.
- Medium Density Residential 3- Permits a maximum of 117 Apartment Residential units, to a maximum height 6 storeys.
- Stormwater Management Pond
- Parks
- Private Laneway
- Private Laneway Subject to Public Access Easement
- Lands subject to site specific application

Maximum Total units: 541
 Net Density: 68.1 u/ha
 (based on net developable area of 7.94 ha)
 Gross Density: 36.7 uph
 (based on gross area of 14.75 ha)

