



October 1st, 2020

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

Attention: Claudia LaRota, Policy Planner III

RE: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45- Implementing the Springbrook Settlement Area Tertiary Plan

Dear Ms. LaRota,

On behalf of our client represented by Glen Schnarr & Associates Inc., please accept our comments related to the Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the “Springbrook Settlement Area Tertiary Plan”.

Firstly, we’d like to thank City Staff for all their hard work and diligence in the preparation and Community Engagement required to prepare the Tertiary Plan and determine the vision and corresponding land uses required for the Springbrook Settlement Area Tertiary Plan.

In reviewing the Recommendation Report for the City Initiated Official Plan Amendment for the Springbrook Settlement Area Tertiary Plan, we respectfully advise our intent to file a site-specific development application related to the following property:

- 1453 Queen Street West

We understand the above noted property has been identified as “Hamlet Mixed-Use” and further identified as “Special Policy Area 1” in the Springbrook Settlement Area Tertiary Plan . We do not have any concerns related to the proposed Special Study Area designation, however in reviewing the proposed Amendment for the Springbrook Settlement Area Tertiary Plan, we respectfully advise our intent to submit a Zoning By-law Amendment in the near future to implement the Tertiary Plan.

We recognize the requirement to provide mixed-use services on the ground level and second floor level with residential uses located above in an attractive built form with high quality design. Through our site-specific development application, we would provide the technical background information necessary to support our proposed density while respecting the Tertiary Plan requirements implemented as part of our Zoning By-law Amendment application. We have enclosed our proposed Site Plan (A101), Building Plan (A202) and graphic rendering (Queen Street West) to provide preliminary context of the future development application at 1453 Queen Street West (City File: Pre-2020-0027).



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Thank you for your time on this matter.

Kindest Regards,

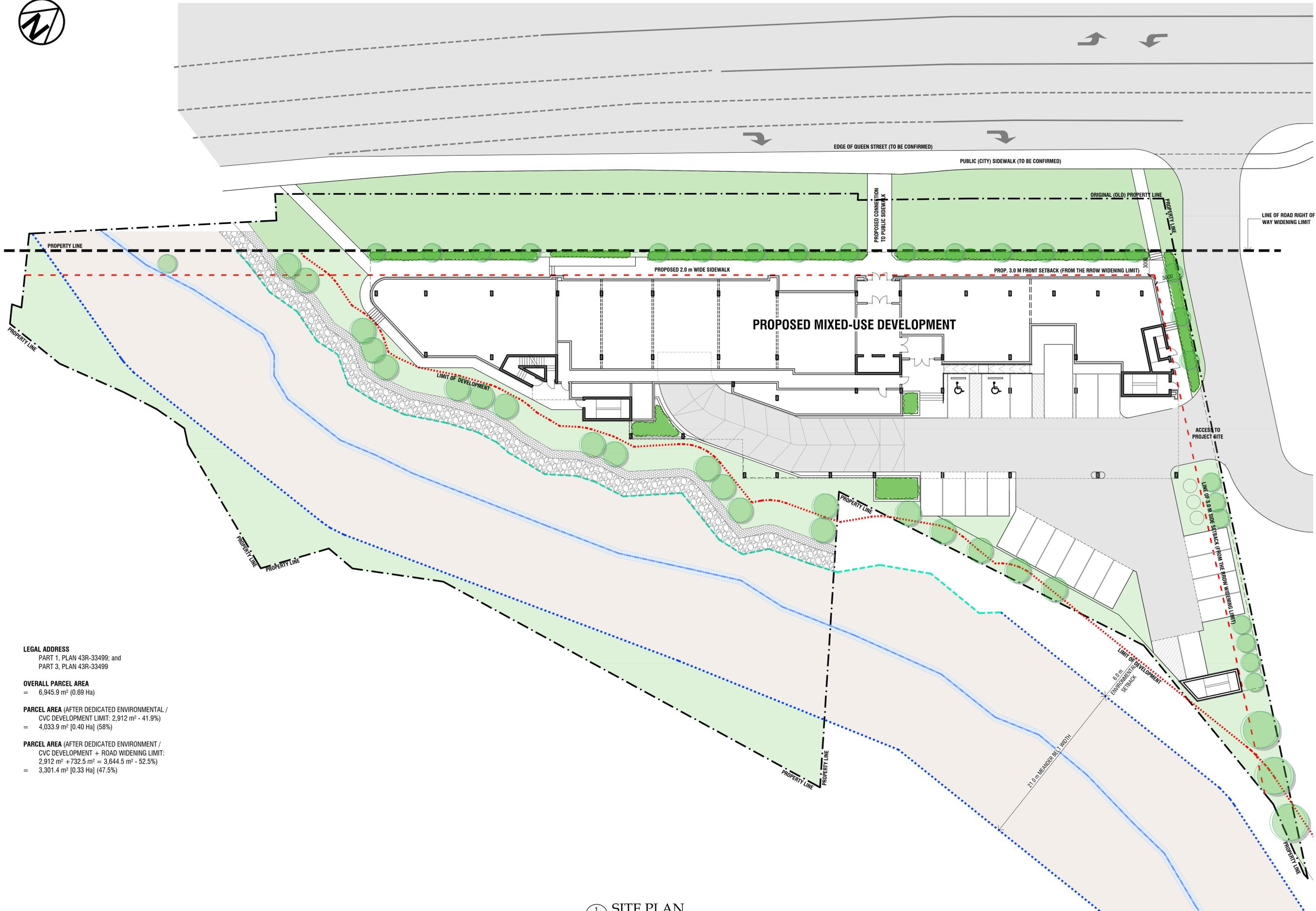
GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Partner

CC. Terri Brenton, Legislative Coordinator, City of Brampton
Members of Planning Committee



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LEGAL ADDRESS
 PART 1, PLAN 43R-33499; and
 PART 3, PLAN 43R-33499

OVERALL PARCEL AREA
 = 6,945.9 m² (0.69 Ha)

PARCEL AREA (AFTER DEDICATED ENVIRONMENTAL / CVC DEVELOPMENT LIMIT: 2,912 m² - 41.9%)
 = 4,033.9 m² [0.40 Ha] (58%)

PARCEL AREA (AFTER DEDICATED ENVIRONMENT / CVC DEVELOPMENT + ROAD WIDENING LIMIT: 2,912 m² + 732.5 m² = 3,644.5 m² - 52.5%)
 = 3,301.4 m² [0.33 Ha] (47.5%)

No.	DATE	DESCRIPTION
9	AUG 21/20	FOR PLANNER & CONSULTANTS
8	JUL 28/20	FOR PARADIGM REVIEW
7	JAN 17/20	FOR SAVANTA, GEORGIOS, PARADIGM & GWD
6	JAN 08/20	FOR GWD REVIEW
5	DEC 08/19	FOR CLIENT & GWD REVIEW
4	NOV 15/19	FOR CLIENT REVIEW
3	OCT 24/19	BUDGET EST. FOR CLIENT REVIEW
2	OCT 24/19	TO PLANNER
1	OCT 24/19	FOR CLIENT REVIEW

ISSUED FOR / REVISIONS △

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PROJECT #: 1642

PROJECT:
PROPOSED MIXED-USE BUILDING
 1453 QUEEN ST., WEST, BRAMPTON

DRAWING #:
1642-A-100

SCALE: 1:200 M

DESIGN BY: AD **DRAWN BY:** CS **CHECKED BY:** AD

1 SITE PLAN
 SCALE 1 : 200 M

W:\Projects\1642 - 1453 Queen Street West - Brampton - Ontario\1642-A-100 - Site Plan.dwg 14/03/21 11:08:20 AM

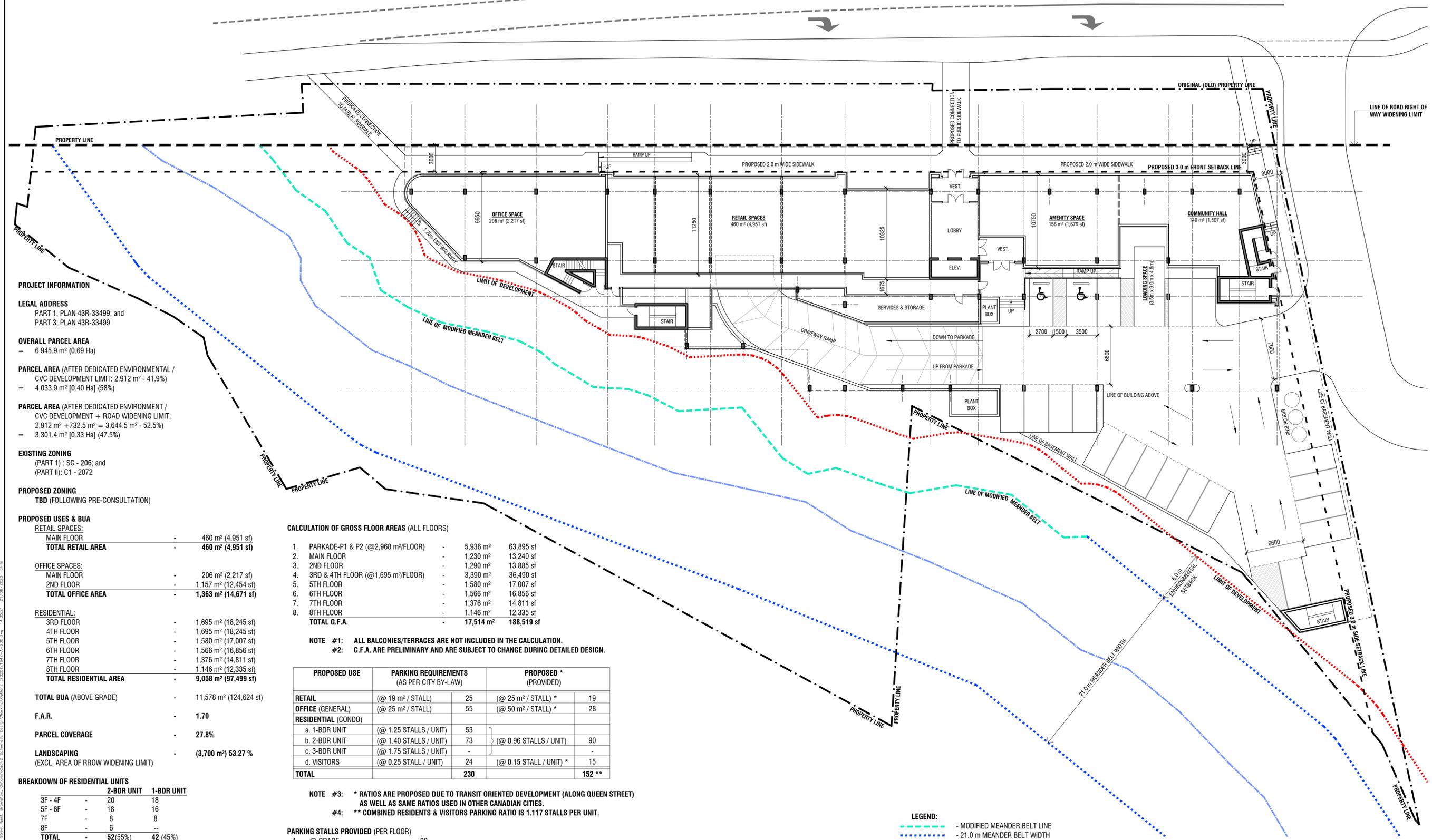
PRELIMINARY



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Q U E E N S T R E E T

FUTURE / NEW QUEEN STREET ROAD LINE (TO BE CONFIRMED)



PROJECT INFORMATION

LEGAL ADDRESS
 PART 1, PLAN 43R-33499; and
 PART 3, PLAN 43R-33499

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 = 3,301.4 m² [0.33 Ha] (47.5%)

EXISTING ZONING
 (PART I): SC - 206; and
 (PART II): C1 - 2072

PROPOSED ZONING
 TBD (FOLLOWING PRE-CONSULTATION)

PROPOSED USES & BUA

RETAIL SPACES:	
MAIN FLOOR	- 460 m ² (4,951 sf)
TOTAL RETAIL AREA	- 460 m² (4,951 sf)
OFFICE SPACES:	
MAIN FLOOR	- 206 m ² (2,217 sf)
2ND FLOOR	- 1,157 m ² (12,454 sf)
TOTAL OFFICE AREA	- 1,363 m² (14,671 sf)
RESIDENTIAL:	
3RD FLOOR	- 1,695 m ² (18,245 sf)
4TH FLOOR	- 1,695 m ² (18,245 sf)
5TH FLOOR	- 1,580 m ² (17,007 sf)
6TH FLOOR	- 1,566 m ² (16,856 sf)
7TH FLOOR	- 1,376 m ² (14,811 sf)
8TH FLOOR	- 1,146 m ² (12,335 sf)
TOTAL RESIDENTIAL AREA	- 9,058 m² (97,499 sf)
TOTAL BUA (ABOVE GRADE)	- 11,578 m² (124,624 sf)
F.A.R.	- 1.70
PARCEL COVERAGE	- 27.8%
LANDSCAPING (EXCL. AREA OF RRW WIDENING LIMIT)	- (3,700 m²) 53.27 %

CALCULATION OF GROSS FLOOR AREAS (ALL FLOORS)

1. PARKADE-P1 & P2 (@2,968 m ² /FLOOR)	- 5,936 m ²	63,895 sf
2. MAIN FLOOR	- 1,230 m ²	13,240 sf
3. 2ND FLOOR	- 1,290 m ²	13,885 sf
4. 3RD & 4TH FLOOR (@1,695 m ² /FLOOR)	- 3,390 m ²	36,490 sf
5. 5TH FLOOR	- 1,580 m ²	17,007 sf
6. 6TH FLOOR	- 1,566 m ²	16,856 sf
7. 7TH FLOOR	- 1,376 m ²	14,811 sf
8. 8TH FLOOR	- 1,146 m ²	12,335 sf
TOTAL G.F.A.	- 17,514 m²	188,519 sf

NOTE #1: ALL BALCONIES/TERRACES ARE NOT INCLUDED IN THE CALCULATION.
#2: G.F.A. ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING DETAILED DESIGN.

PROPOSED USE	PARKING REQUIREMENTS (AS PER CITY BY-LAW)	PROPOSED * (PROVIDED)
RETAIL	@ 19 m ² / STALL	25
OFFICE (GENERAL)	@ 25 m ² / STALL	55
RESIDENTIAL (CONDO)		
a. 1-BDR UNIT	@ 1.25 STALLS / UNIT	53
b. 2-BDR UNIT	@ 1.40 STALLS / UNIT	73
c. 3-BDR UNIT	@ 1.75 STALLS / UNIT	-
d. VISITORS	@ 0.25 STALL / UNIT	24
TOTAL		230

NOTE #3: * RATIOS ARE PROPOSED DUE TO TRANSIT ORIENTED DEVELOPMENT (ALONG QUEEN STREET) AS WELL AS SAME RATIOS USED IN OTHER CANADIAN CITIES.
#4: ** COMBINED RESIDENTS & VISITORS PARKING RATIO IS 1.117 STALLS PER UNIT.

PARKING STALLS PROVIDED (PER FLOOR)

1. @ GRADE	- 20
2. U/G PARKADE-P1	- 63
3. U/G PARKADE-P2	- 69
TOTAL	152 STALLS

*** INCLUDING 6 NOS. ACCESSIBLE PARKING SPACES (3 NOS. - TYPE A AND 3 NOS. - TYPE B)**

- LEGEND:**
- MODIFIED MEANDER BELT LINE
 - 21.0 m MEANDER BELT WIDTH
 - APPROX. LOCATION OF DRAINAGE CORRIDOR LOW POINT
 - 6.0 m LIMIT OF MAINTENANCE EASEMENT (LIMIT OF DEVELOPMENT)

1 MAIN FLOOR PLAN
 SCALE 1 : 200 M

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1	OCT 24/19	ISSUED FOR / REVISIONS

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 ARCHITECTURE • INTERIOR DESIGN • PLANNING • URBAN DESIGN

PROJECT #: 1642
PROJECT: PROPOSED MIXED-USE BUILDING
 1453 QUEEN ST., WEST, BRAMPTON
DRAWING: MAIN FLOOR PLAN PROJ. INFORMATION
DRAWING #: 1642-A-202
SCALE: 1:200 M
DESIGN BY: AD **DRAWN BY:** CS **CHECKED BY:** AD

W:\Projects\1642 - 1453 Queen Street West - Brampton, Ontario\1642-A-202.dwg 14:30:21 27/09/2020 chh

PRELIMINARY



currently worked on and to be revised based on the floor plans

October 2, 2020

To the member of the Planning Committee,

I would like you to pay close attention to the three overhead satellite images of the property.

The 2005 image shows no wet land or swamp in the circled area. A dry bed winter runoff is shown and my neighbour adjoining my rear of the property has maintained a well cut rear lawn.

The 2009 image shows the construction of the water management pond, the water culverts directing water from far north of the subdivision lands to the bottom portion of the subdivision property joining the private land, and beside the culvert is the man made stream bed (in green) carrying an additional flow of water to the lower lands. All this additional water was allowed to flow uncontrolled freely to the lower private properties. This in turn was flooding the private properties and creating the swamp/wetland. Please note that the newly created wetland did not allow my rear adjoining neighbour to maintain and cut his rear lawn as he did shown on the 2006 image. Also in the 2009 image shows my adjoining neighbour to my left (west) experiencing a wetland being created at the rear of his property. The 2016 image shows how the water culverts beside the man made stream bed were buried and covered, not to be seen, but still carrying and directing large amounts of water to the ponds and lower man made stream bed at the lower property line adjoining the private property and allowing the water to create an even larger swamp and increased wetland. Notice the change in wetland area south below the man made stream towards and including the adjoining neighbours to my north.

I am without words and extremely disappointed, how, in the planning stages of the subdivision, including the developer, private planners and City of Brampton planning department, was this controlled water management allowed to be approved without consideration to the lower private properties and informing them of the damage the increase water flow to their properties would create.

I do believe the experience of the planners knew the problems would arise, but it would be the responsibility of the private properties and landowners to deal with the upcoming flooding ordeals. Living in Springbrook for the past 20 years, and closely following the planning and construction of the subdivision, I confided in the direction of my then city councillor John Hutton and regional councillor Paul Palleshi regarding the buildup of the area, but I also had a strong feeling in watching the rear of my property and that of my rear neighbours being overcome with water, and that I was truthfully misinformed on the outcome. I did strongly discuss this problem with my councillors regarding the water problem and why a culvert of some design was not included in the plan to direct the water from the private properties. I did not see a plan to create a storm water management pond in my backyard, which this is what it has turned out to be. During the construction of the widening of Queen St at Creditview Rd, a very large culvert was constructed to join Springbrook Creek from the northwest corner to the southeast corner of Queen and Creditview under Queen Street.

Now that 20 years have passed, I am living through the nightmare of the increasing water and swamp problem personally, and disappointed being unable to share the outcome and views I expressed with my past councillors Hutton and Palleshi for them to see. I know discussing these problems with my present councillors would do no good as they have acquired their position after the fact and what they see now is what it is. I did have close personal contact with two of my neighbours who were effected by the flooding, but they were disappointed with council and the continuing problems with the flood waters and have since sold and moved.

I have been directed by City Planner Claudia LaRota to send this letter to City of Brampton Clerks Department and to Shauna Danton, Legislative Coordinator, relating this item to section 7.3 of the agenda of the Springbrook Tertiary Plan, dated October 5, 2020.

This email is sent in response to the new plans brought forward for the extension of Hosta St. and Street B.

The filling of the said lands and construction of the new homes would have a negative impact on, and reducing the area in which the already stressed floodplain and wetlands occupy, directing and increasing the water level in my backyard again.

I stress to council and to the committee, before any further approval be given for the construction of Hosta and surrounding development, that serious consideration for a culvert or plan to removing or directing the water be put in motion.

For the past 20 years I have watched and experienced my property and surrounding lands degrade to what it is today. No, this is not a natural habitat, but a planned man made disaster.

I have seen the dredging of the water management pond, removing the sediment it has collected.

I have seen and documented all the sediment and construction debris floating downstream and collecting in my backyard over the years of construction and I did share these images with my previous councillors.

My final comment... Where and What is left of the Hamlet of Springbrook.

James Holzapfel

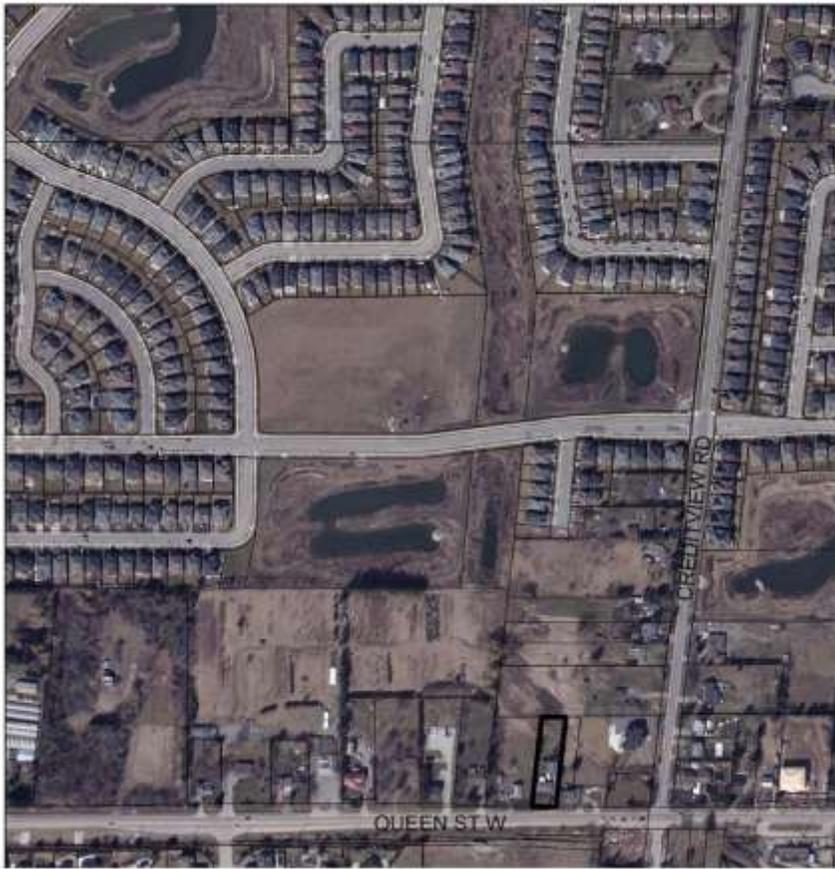
FALL 2005 AIR PHOTO



FALL 2009 AIR PHOTO



2016 FALL AIR PHOTO



2005

2009

2016



enlarged images of affected area



May 2013







To:
Subject: RE: [EXTERNAL]Planning Committee -Springbrook Tertiary Plan 7.3 on the agenda

From:
Sent: 2020/10/05 1:31 PM
To: Danton, Shauna <Shauna.Danton@brampton.ca>
Cc: City Clerks Office <City.ClerksOffice@brampton.ca>
Subject: RE: [EXTERNAL]Planning Committee -Springbrook Tertiary Plan 7.3 on the agenda

Hello Shauna,
Thank you for confirming that you have received my email.
I would also like to add to the agenda, the image (view from my neighbours lot towards my backyard) in this email. The image shows the view from my neighbour's property looking towards my backyard. Please note the well manicured lawns, the healthy condition of my trees at the rear of my property, and the lack of any swamp, wet areas and bullrushes.
This image was taken before the massive subdivision was built to our north/west.
Compare the image sent (view from neighbours lot towards my backyard) with the image (today.jpg) previously sent. In the view from today.jpg image, if you look towards the school and see the small red bush, that is where I was standing when I took the picture towards my backyard. Do you agree that there is a big difference from one image to the other?
Thank you
James Holzapfel







**WESTON
CONSULTING**

planning + urban design

Planning & Development Committee
The Corporation of The City of Brampton
2 Wellington St. W.
Brampton, ON
L6Y 4R2

October 5, 2020
File 9708

Attention: Chair & Members, Planning & Development Committee

**Re: Item 7.3 Monday October 5, 2020
Credit Valley Secondary Plan Area 45, implementing the
"Springbrook Settlement Area Tertiary Plan"
& 9052 Creditview Road, City of Brampton**

Weston Consulting is the planning consultant for Mr. Walter Grdevich, owner of the property at 9052 Creditview Road in the City of Brampton. On June 3, 2020, we had a Pre-Consultation Meeting with City staff for proposed applications for rezoning and draft plan of subdivision for this property as shown in the attached preliminary plan. Our client is currently working to satisfy the requirements for complete applications with an intention to file them in the near future. Comments received from City staff in connection to our proposal did not raise any issues in principle, regarding conformity with the proposed Springbrook Settlement Area Tertiary Plan.

We understand from the staff report in connection with this item that approval of the proposed Official Plan Amendment through the adoption of Appendices B and J of the staff report would result in our client's lands being designated *Wetland* within a western portion, and *Low Density Residential* on the remainder which requires this remaining portion to be developed in accordance with the *Low Density 1 Residential* policies of the Credit Valley Secondary Plan.

As such, our client does not oppose the proposed Official Plan Amendment.

Please provide us and our client with any future notices regarding this proposed Official Plan Amendment.

Yours truly,
Weston Consulting
Per:

Robert Walters M.PL., MCIP, RPP
Associate

c. Mr. Walter Grdevich
1402 Queen St. W
Brampton, ON
L6X 0B2

attach.

October 5, 2020

VIA EMAIL

Mayor and Members of Council and
the Planning & Development Committee
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: City Clerk

**RE: Agenda Item No. 7.3 – Recommendation Report – City-Initiated Official Plan
Amendment to the Credit Valley Secondary Plan Area 45, Implementing the
“Springbrook Settlement Area Tertiary Plan”**

Planning and Development Committee Meeting on October 5, 2020

We are the lawyers for Gurpreet Gill, being the owner of the property municipally known as 9058 Creditview Road (the “**Gill Site**”) in the City of Brampton, which is shown on the aerial photo that is attached to this correspondence.

The Gill Site, which is located within the Springbrook Settlement Area Tertiary Plan Area, is the subject of an site-specific active application for a Zoning By-law Amendment and Draft Plan of Subdivision Approval which was deemed complete on July 28, 2020 (City File No. OZS-2020-0018) (collectively, the “**Applications**”). The statutory public meeting in respect of the Applications is tentatively scheduled for November 16, 2020.

Our client and its consulting team have reviewed the Recommendation Report that has been prepared for the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 (the “**OPA**”). As a general proposition, our client supports City Staff’s recommendation that the OPA, as shown on Appendix “J” of the Recommendation Report, be approved.

Of particular note, our client supports the general scale of development contemplated for the Gill Site and surrounding areas through the proposed *Low Density Residential* designation. Our client further supports the clear direction in the OPA that promotes comprehensive planning through, in part, the creation of coordinated internal road networks that will facilitate access onto public roads and enhanced opportunities for connectivity between lots, it being recognized that more detailed design will occur through the development review process. In our view, this general policy direction will support the optimization of land use and infrastructure within the proposed Tertiary Plan in keeping with higher order provincial policy.

The Applications will implement the vision set out in the OPA for the Gill Site and surrounding lands, both in terms of facilitating an appropriate scale of development contemplated by the *Low*

Density Residential land use, and to facilitate the extension of Hosta Street from its existing terminus through the Gill Site and lands to the south.

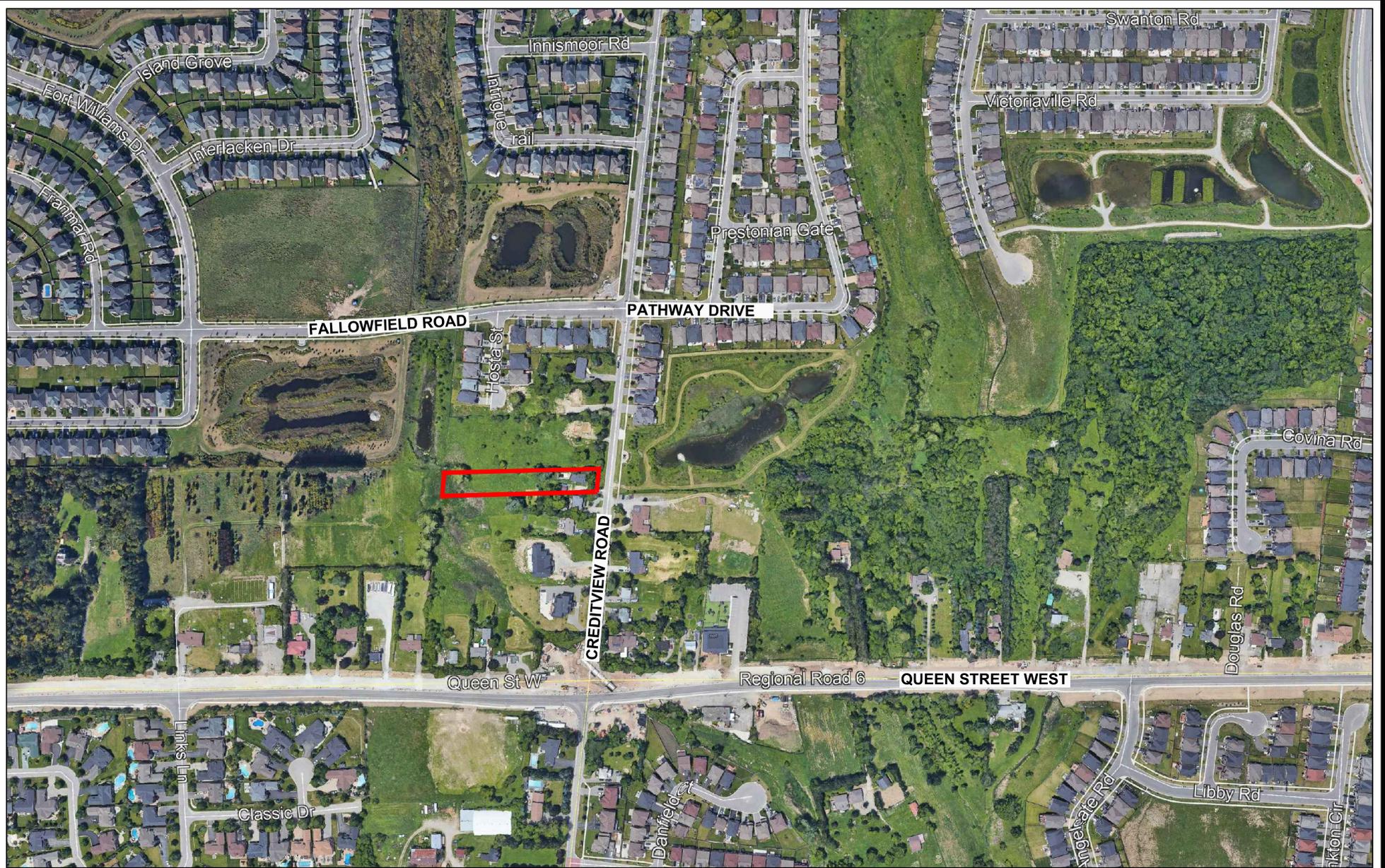
We hereby request notice of any decision in respect of this matter by City Council and any Committees of Council.

Thank you for your consideration of these submissions.

Yours truly,
Overland LLP

A handwritten signature in black ink, appearing to read 'Michael Cara', written in a cursive style.

Per: Michael Cara



AIR PHOTO - SURROUNDING AREA and SUBJECT SITE
9058 CREDITVIEW ROAD
CITY of BRAMPTON
REGION of PEEL

LEGEND

 **SUBJECT SITE**

P.N.: 17.2386

Date: August 12, 2019

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2386_ Aerial_Images



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