



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

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP
JIM LEVAC, MCIP, RPP

February 28, 2019

Refer to File: 313-004B

Chairman and Members of
Planning and Development Committee
City of Brampton
2 Wellington Street West,
Brampton, ON
L6Y 4R2

c/o: Peter Fay
City Clerk

Re: March 4, 2019 P&DC Agenda - Item 4.1
Draft OPA to Credit Valley Secondary Plan Area 45
Springbrook Tertiary Plan

This letter is in response to the above noted public meeting item. We write to you on behalf of Springbrook Estates Inc. who have a zoning by-law amendment and draft plan of subdivision application file (City Files: C04W06.10 and 21T-17004B) in process in the northwest corner of the Springbrook Tertiary Plan Area, with frontage on Creditview Road. This application proposes 15 single detached lots plus an additional 3 single detached lots from the previous phase on the proposed extension of Hosta Street to Creditview Road.

The draft Springbrook Tertiary Plan concept shows a conceptual road network as proposed by the noted Springbrook Estates Inc. draft plan of subdivision with the exception that it also illustrates a short cul-de-sac connection to access and provide services to the 3 narrow rural residential lots immediately south of the Springbrook Estates Inc. property. There are 2 additional lots (9026/9034 Creditview), south of the 3 lots proposed to be serviced by this cul-de-sac, that have recently had very large estate homes built on them that rules those 2 lots out for redevelopment in the foreseeable future. We have undertaken our own analysis on the feasibility of constructing the short cul-de-sac connection illustrated on the Tertiary Plan concept to service the 3 lots south of our application (9046/9052/9058 Creditview Road) and have concluded it is not a realistic or feasible alternative to facilitate the redevelopment of those 3 lots. Those 3 lots would be better served to proceed as a stand-alone redevelopment that would obtain access and services directly to Creditview Road.

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

To assess the feasibility of building the conceptual cul-de-sac to service the 3 lots south of the proposed Springbrook Estates Inc. subdivision plan our ecologist (GEMS) prepared an air photo interpretation of the extent of the wetland associated with the westerly tributary of Springbrook Creek to get a better sense of potentially developable land on the 3 lots to the south that would be serviced by the conceptual cul-de-sac. Secondly, our engineer (Candevcon) prepared a servicing brief in order to get a better sense of what engineering design matters would need to be addressed in order to build the conceptual cul-de-sac to provide access and services for the redevelopment of the 3 narrow lots south of the proposed Springbrook Estates Inc. subdivision plan.

GEMS air photo interpretation (Attachment 1) of the estimated limit of the wetland on the back of 3 lots to the south (9046/9052/9058 Creditview Road) is attached hereto, which excludes a required buffer block per City and CVC policy. The wetland is visually larger on these 3 properties than on the Springbrook Estates Inc. property to the north and the channel of the westerly tributary of Springbrook is naturally moving easterly as it moves south through these 3 lots to further reduce the net developable area potential of the 3 lots. The 3 lots together comprise about 2.36 acres (9535 m²) in total and it visually appears that about 35% of the rear of the lots would be undevelopable, or approximately 0.83 acres (3359 m²), reducing the total developable area of the 3 lots jointly to about 1.53 acres (6192 m²).

Candevcon's servicing brief (Attachment 2) to assess what would be necessary to construct the conceptual cul-de-sac to access and service the 3 lots south of the Springbrook Estates Inc. property and the proposed Hosta Street is also attached hereto. The servicing brief reviews the elevations of the 3 lots, the design characteristics of the available municipal services in the area, grading matters, etc. and comes to conclusions regarding the feasibility of constructing the conceptual cul-de-sac to service the 3 properties south of the proposed Springbrook Estates Inc. subdivision.

The attached servicing brief summarizes that although the 3 lots immediately south of the Springbrook Estates Inc. Draft Plan could technically be serviced by the extension of the conceptual cul-de-sac south of the proposed Hosta Street extension as shown on the draft Springbrook Tertiary Plan, the potential development yield from the 3 lots would not warrant the cost of engineering requirements for redevelopment, filling the properties to a minimum depth of 3.6m at the cul-de-sac (for separate/split SWM drainage) or to a minimum depth of 4.6m at the cul-de-sac (for all SWM drainage north and east to existing SWM Pond S5 on the east side of Creditview Road). These sort of grading/servicing realities and that amount of fill also generate issues around the need to meet/ match grades in transition to existing, peripheral ground elevations (at 3:1 slope) or the construction of unusually high retaining walls.

Therefore, we conclude the 3 lots (9046/9052/9058 Creditview Rd) south of the Springbrook Estates Inc. draft plan application (Files: C04W06.10 and 21T-17004B) would be better served in redevelopment as an at grade, standalone development site with access & services directly to Creditview Road. We respectfully request that the subject conceptual cul-de-sac in the northwest corner of the Springbrook Tertiary Plan concept, just south of Hosta Street on the west side of Creditview Road, be removed from the Tertiary Plan.



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

Thank you for the opportunity to provide these comments relative to the Springbrook Tertiary Plan exercise and we are happy to meet with both City & WSP staff to discuss these matters further. If you have any questions or wish to discuss, please contact the undersigned.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Carl Brawley, MCIP, RPP
Attachments

c.c. Claudia LaRota, Brampton Policy Planning
Nasir Mahmood, Brampton Development Services
F. Marchio, Springbrook Estates Inc.

Appendix H - Correspondence Received



Legend

-  Site Boundary
-  Assumed Wetland Boundary



Drawn By: JP
Checked By: KL

Scoped EIS
Springbrook Estates, Brampton, ON

GEMS Groundwater Environmental
Management Services Inc.
<http://www.gemsservicesinc.com>

SOURCE:
"Brampton Maps" Online Application
City of Brampton

February 2019

2018 Aerial Photograph and
Assumed Wetland Boundary

0 30 60 120 180 Meters

Project No.
17-16633

Appendix
C

26 February 2019

Glen Schnarr & Associates Inc.
700 - 10 Kingsbridge Garden Circle
Mississauga, Ontario L5R 3K6

Attn: Carl Brawley, MCIP RPP
Senior Planner

Re: Springbrook Estates Subdivision
9074 and 9084 Creditview Road, Brampton
C04W06.010 & 21T-17004B
Our File No. W17010

Dear Sir:

As requested, we have reviewed the servicing of that portion of the Springbrook Tertiary Plan fronting onto Creditview Road. This report specifically reviews servicing of Springbrook Estates' lands and the properties along the west side of Creditview Road north of the tributary to Springbrook Creek.

Tertiary Plan

The Springbrook Settlement Area has undergone a significant planning history. The most recent version of the plans for the area were prepared by WSP and presented in a report entitled *Springbrook Tertiary Plan – Background, Analysis and Recommendation Report* dated 7 January 2019¹. This was prepared for the City of Brampton. This plan largely grew out of the Block 45-2 (Springbrook Executive Community) MESP for the Credit Valley Secondary Plan Area. This plan for the southern portion of the Block Area, was designated a Special Study Area in the earlier planning study.

The boundary of the Springbrook Tertiary Plan was modified from the Block Plan's Special Study Area to address further development pressures in the area adjacent to Queen Street.

The current review deals with only a small portion of the Tertiary Area. This area is located on the west side of Creditview Road at the north portion of the Tertiary Plan area.

The Tertiary Plan proposed by WSP envisions for Hosta Street to be extended southward to a cul-de-sac. Another road link would connect the extended Hosta Street to Creditview Road (see excerpt shown in Figure 1).

¹ WSP. 2019. *Springbrook Tertiary Plan: Background, Analysis and Recommendation Report*. Prepared for City of Brampton by WSP. Brampton, Ontario (7 January 2019)





Nature of Properties

There are eight properties located on the west side of Creditview Road, north of the watercourse. The two southerly properties (9026 & 9034 Creditview Rd.) have recently seen the construction of large homes on them and are not anticipated to be redeveloped in the foreseeable future. The most northerly property (9092 Creditview Rd) has also undergone a recent Committee of Adjustment review to modify the provisions of the Zoning By-Law to permit its current use. It is not anticipated that it will be redeveloped for the foreseeable future as well.

There are therefore a total of five properties that were included in this review. These are described below. Observations regarding the elevations were derived from topographic information available on the City of Brampton web site and supplemented by information provided in the Springbrook Estates FSR.

Figure 1 – Excerpt from the Tertiary Plan Concept

Property	Description
9074 & 9084	<p>These properties together represent the subdivision application by Lakeview Estates Inc.</p> <p>Single family detached dwellings were located on each property.</p> <p>The road elevation is approximately 221.8 in front of 9084 Creditview Road and falls to 221.3 in front of 9074 Creditview Road. Elevations at the front of the houses have similar elevations to the road. The rear of the lots range from 220.5 for the shorter lot at 9084 Creditview Road to a low point of 218.5 near the rear of 9074 Creditview Road, closer to the watercourse.</p>
9058	<p>This is a narrower property than to the north. A single family detached dwelling plus a separate garage are located on the property.</p> <p>The road elevation drops to approximately 220.6 in front of the dwelling. The house is slightly lower. The lot slopes to the southwest with an elevation near 218.0 at the rear, closer to the watercourse.</p>



Property	Description
9052	This is the narrowest property along this stretch of road. A reasonably large single family detached dwelling is located on the property with a separate garage. The road elevation drops further to approximately 220.0 in front of this dwelling. The house is at approximately the same elevation as the road. The lot slopes to the southwest with an elevation near 217.7 at the rear, near the watercourse.
9046	This is a comparably sized lot to 9058 Creditview Road. The wide large single family detached dwelling occupies most of the width of the existing property. The road elevation drops to approximately an elevation of 219.7 in front of this dwelling. The house is at approximately elevation 219.3. The lot slopes to the west with an elevation near 217.4 at the rear near the watercourse.

In general, the area slopes from the road to the south and southwest. The road drops from approximately 222.2 at the north end to 219.5 at the south end of the five properties. SWM Pond S5 located east of Creditview Road has a permanent pool elevation of 217.00 and a 1:100-year flood elevation of 218.45.

A small wetland has formed adjacent to the main channel of the watercourse. GEMS mapped out this wetland feature, which intrudes into the Subject Properties.

Available Services

Available services were described in the Functional Servicing Report (Candevcon 2018)² prepared for the Springbrook Estates Subdivision.

An existing 150mm diameter watermain is located on Creditview Road, near the Properties of Interest. A 300mm diameter watermain is located north of Fallowfield Road. A 200mm diameter watermain is located on the existing section of Hosta Street.

A 250mm diameter sanitary sewer is located on Creditview Road, draining southward. An existing maintenance hole is located near the proposed intersection of the new road with Creditview Road. This has a downstream elevation of MH is approximately 216.4.

Although there are three SWM ponds in the immediate area, but only SWM Pond S5 (located east of Creditview Road) provides a viable SWM pond to accept some or all of the runoff from the area of interest. The pertinent elevations for the pond are noted above. The MESP for Block 45-2 identified some of the area could be drained to that pond

² Candevcon. 2018. *Functional Servicing Report, Springbrook Estates Inc., Proposed Residential Subdivision, 9074 & 9084 Creditview Road, Part of Lot 6, Concession 4 WHS., City of Brampton File No. 21T17004B*, Prepared for Lakeview Homes by Candevcon Limited, Brampton Ontario (last revised 27 November 2018)



There are no storm sewers on Creditview Road. The roadway is currently serviced by a series of roadside ditches. A Foundation Drain Collector (FDC) does exist north of SWM Pond S5, but drains into that pond.

Servicing Review

Water Services:

Located at the north end of the pressure zone, the water pressures will tend to be lower. The 200mm diameter main on Hosta Street can be extended to service the area and can be tied back to the existing watermain on the arterial road.

Sanitary Services:

The proposed development lots can be serviced to the existing MH on Creditview Road through the road connection proposed in the Tertiary Plan. A 250mm diameter sewer can be laid at 0.50%, except for the last leg which the Region will require to be at least 1.00%. Approximately 190m of sanitary sewer would be required to service the lots on the cul-de-sac shown on the Tertiary Plan. The minimum sanitary sewer invert would be $(140\text{m} @ 0.50\% + 50\text{m} @ 1.00\% + 216.40 + 0.30\text{m in drops}) = 217.90\text{m}$ at the cul-de-sac.

Assuming a 2.5m cover over a 250mm diameter pipe, the lowest centreline road elevation would be $(217.90 + 2.50 + 0.25) = 220.65\text{m}$. This is approximately $(220.65 \text{ } \delta \text{ } 218.1) = 2.55\text{ m}$ above the existing ground.

Storm Drainage:

The proposed development lots might be serviced to the existing SWM Pond east of Creditview Road through the road connection proposed in the Tertiary Plan. A sewer can be laid at 0.35%. It is estimate that a 900mm diameter storm sewer might be required. Assuming an out fall elevation of 217.65 (i.e. 2-year flood elevation in the SWM pond), the obvert of the pipe would be 218.55m. Approximately 220m of storm sewer would be required to service the cul-de-sac shown on the Tertiary Plan. The minimum storm sewer obvert would be $(220\text{m} @ 0.35\% + 218.55) = 219.32\text{m}$. Assuming a 1.5m cover over the pipe, the lowest centreline road elevation would be $(219.32 + 1.50) = 220.82\text{m}$. This is approximately $(220.82 \text{ } \delta \text{ } 218.1) = 2.72\text{ m}$ above the existing ground.

Grading Concerns

The viability of Tertiary Plan also depends on the viability of grading of the Properties of Interest. The grading is controlled by the required cover for the services and by the requirement to match the existing topography of the surrounding uses (i.e. environmental features, existing dwellings/properties, and the adjacent road).

The minimum centreline road elevations as defined by the services is approximately 220.82m (see above).

The road needs to be graded to provide a positive overland route for drainage. Two options are available; drain the road to the intersection of Creditview Road with the new road, or create a high point and split the



drainage. The latter option requires the storm sewer system be designed to capture and convey the 100-year storm event to the SWM pond.

To drain the cul-de-sac to the north and then to Creditview Road would result in a road elevation of 222.71 at the centre of the cul-de-sac. This is approximately $(222.71 - 218.1 =) 4.61\text{m}$ above the existing ground.

To split the drainage, a high point of 222.42 could be located at the boundary between 9074 and 9058 Creditview Road. A low point of 221.71 could then be achieved at the centre of the cul-de-sac. This is approximately $(221.71 - 218.1 =) 3.61\text{m}$ above the existing ground. The storm sewer on the cul-de-sac would need to accommodate the 100-year storm runoff.

The road elevation would require a sloped area of eleven to fourteen metres wide, at a 3:1 slope, to provide the transition to the existing ground. This is equivalent to one residential lot on each side of the local road. Alternately, high retaining walls would be required to provide the transition. These would be required along the entire southerly boundary 9046 Creditview Road, as well as along most of the westerly limit of the developable area.

Conclusions

Based on the forgoing analysis of the development of that portion of the Springbrook Tertiary Plan located between Creditview Road and the tributary to the Springbrook Creek, we can conclude:

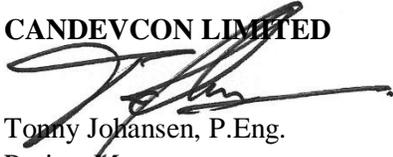
1. Several properties have recently undergone new construction or planning approvals that suggest they will not be redeveloped in the near future. This applies to 9026, 9034 and 9092 Creditview Road.
2. The City's Draft Tertiary Plan anticipates the remaining five properties will be developed through the extension of Hosta Street to terminate in a cul-de-sac. A connection between the extended local road and Creditview Road is also suggested.
3. The Properties of Interest in this area could be serviced by municipal infrastructure located on Creditview Road or on Hosta Street (i.e. water) by extending these services from the cul-de-sac, but this would require filling in the area of the cul-de-sac to achieve the required slopes.
4. Grading the road requires further filling of the southerly properties. To achieve positive drainage to Creditview Road, a fill of at least 4.6m would be required at the cul-de-sac. Alternately, the storm sewers could be designed to capture the 100-year storm runoff from the southerly properties. In this scenario the fill would be approximately 3.6m at the cul-de-sac.
5. The raising of the cul-de-sac would require a grading slope of eleven to fourteen metres at the south and west edges of the area, or require a retaining wall up to 4.5m high to achieve the transition to the watercourse valley or to the existing homes to the south.



In summary, we believe the area can be technically serviced as proposed in the Tertiary Plan; however, the viability of constructing the infrastructure south of the Hosta Street connection to Creditview Road does not warranted the cost of the road, fill, and structures for the five to seven lots that would be created. It may be more viable to assemble the southerly three properties and develop these as a standalone site (i.e. small apartment or a townhouse site with independent services to Creditview Road).

Sincerely yours,

CANDEVCON LIMITED



Tommy Johansen, P.Eng.
Project Manager

TMJ/tmj

cc: Frank Marchio, MCIP, RPP, Springbrook Estates Inc. (via email to frank@lakeviewhomesinc.com)
Kim Logan, Groundwater Management Env. Services (via email to kim@gemservicesinc.com)
Diarmuid Horgan/Loreto Tersigni, Candevcon Limited





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File: P-2724

March 4, 2019

By E-Mail only to Peter Fay, City Clerk

Planning & Development Committee
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of Planning and Development Committee

**Re: City-Initiated Amendments to the Credit Valley Secondary Plan Area 45
Coppertrail Estates Inc.
1403 Queen Street West
City of Brampton,
Region of Peel**

KLM Planning Partners Inc. is the land use planning consultant representing Coppertrail Estates Inc., the owner of lands located at 1403 Queen Street West in the City of Brampton. This letter responds to a report dated January 29, 2019 from the Planning & Development Services Department with respect to proposed City-initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, which proposes to implement the "Springbrook Tertiary Plan". Our client's lands are located within the boundary of the study area and may be impacted by the proposed Official Plan Amendment.

We have now had an opportunity to review the report and Draft Official Plan Amendment. We note that our comments dated January 28, 2019 (attached) have not been addressed. We would also like to identify the following concerns with the proposed Official Plan Amendment related to my client's lands:

1. We acknowledge the types of residential uses that are permitted within the Low Density Residential and Medium Density Residential designations, including a range of detached, semi-detached and townhouse units. However, it is unclear if the maximum density permissions within the Credit Valley Secondary Plan would remain applicable or if they would not apply to lands within the Springbrook Tertiary Plan Policy boundary.
2. There appears to be an error in the proposed schedule SP45(b) which identifies a Low-Medium Density Residential land use, whereas the Policy only refers to Medium Density Residential. Can you please clarify.
3. It is not clear why the location of future stormwater management ponds is shown conceptually on the proposed Schedule SP45(b) when their location will be the subject of future development applications. Please see previous correspondence in this regard.

Appendix H - Correspondence Received

4. In our view, it is very unusual to include a Tertiary Plan as a schedule to an Official Plan. Consideration should be given to simply identifying the Tertiary Plan Study that was completed for additional reference.

We look forward to ongoing discussions with staff related to the proposed Tertiary Plan, supporting Official Plan Amendment and our site-specific development applications. We appreciate your consideration of these comments related to the Planning & Development Committee and we reserve the right to comment further. By copy of this letter, please consider this my formal request to be notified of all decisions of this Committee and Council.

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, B.U.R.Pl., MCIP, RPP
Partner

Copy: Coppertrail Estates Inc.
Ms. Claudia LaRota, Policy Planner – City of Brampton
Mr. Adam Farr, Manager of Development Services – City of Brampton
Mr. Kevin Freeman, Development Planner III – City of Brampton.

Appendix H - Correspondence Received



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File: P-2724

January 28, 2019

By E-Mail only to Peter Fay, City Clerk

Planning & Development Committee
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of Council

**Re: City-Initiated Amendments to the Credit Valley Secondary Plan
File: BP45 – 1&3.001
Coppertrail Estates Inc.
1403 Queen Street West
City of Brampton,
Region of Peel**

KLM Planning Partners Inc. is the land use planning consultant representing Coppertrail Estates Inc., the owner of lands located at 1403 Queen Street West in the City of Brampton. Our client has a number of development applications currently under consideration on these lands to facilitate a residential townhouse development. This letter responds to a report dated December 3, 2018 from the Planning & Development Services Department with respect to proposed City-initiated amendments to the Credit Valley Secondary Plan. Our clients proposed development is within the boundary of the study area and may be impacted by the proposed Official Plan Amendment.

We have now had an opportunity to review the report. We understand that this report recommends that Planning Committee receive the staff report, which includes a copy of the “Springbrook Tertiary Plan - Background, Analysis and Recommendation Report” prepared by WSP and dated January 7, 2019 in addition to seeking direction from Planning & Development Committee with regards to holding a statutory public meeting on the proposed amendments.

We have been working with staff over the past few months with regard to the proposed Springbrook Tertiary Plan and associated Official Plan Amendments in relation to the owners proposed development. We also appreciate that we will have further opportunity to provide additional comments at the statutory public hearing.

However, we have reviewed the proposed staff report and Tertiary Plan. The proposed Tertiary Plan provides a “Proposed Stormwater Management Pond” overlay on the south end of the owner’s lands. We wish to advise staff and Committee that we do not support the location of a storm pond on these lands. Valdor Engineering, the Owner’s engineering consultant has provided a Functional Servicing Report

Appendix H - Correspondence Received

("FSR") in support of the proposed development and the engineering design does not require a stormwater management pond as illustrated in the Tertiary Plan. The proposed development is a private site and we are not creating municipal roads or a stormwater management pond. We would request that staff provide WSP with a copy of the Valdor Engineering FSR for review and incorporation into their recommendation report.

We look forward to ongoing discussions with staff related to the proposed Tertiary Plan, supporting Official Plan Amendment and our site-specific development applications. We appreciate your consideration of these comments related to the Planning & Development Committee and we reserve the right to comment further. By copy of this letter, please consider this my formal request to be notified of all decisions of this Committee and Council.

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, B.U.R.Pl., MCIP, RPP
Partner

Copy: Coppertrail Estates Inc.
Ms. Claudia LaRota, Policy Planner – City of Brampton
Mr. Adam Farr, Manager of Development Services – City of Brampton
Mr. Kevin Freeman, Development Planner III – City of Brampton.



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File: P-3055

March 4, 2019

By E-Mail only to Peter Fay, City Clerk

Planning & Development Committee
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of Planning & Development Committee

**Re: City-Initiated Amendments to the Credit Valley Secondary Plan Area 45
Denford Estates Inc.
North Side of Queen Street West, east of Creditview Road
City of Brampton,
Region of Peel**

KLM Planning Partners Inc. has been retained by Denford Estates Inc., the owner of lands located on the north side of Queen Street West, east of Creditview Road in the City of Brampton. This letter responds to a report dated January 29, 2019 from the Planning & Development Services Department with respect to proposed City-initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, which proposes to implement the "Springbrook Tertiary Plan". Our client's lands are located within the boundary of the study area and may be impacted by the proposed Official Plan Amendment.

We have now had an opportunity to review the report and Draft Official Plan Amendment. We are generally supportive of the direction of the proposed land uses being considered within the Official Plan Amendment. However, we would like to identify the following concerns related to the proposed amendment:

1. We acknowledge the types of residential uses that are permitted within the Low Density Residential and Medium Density Residential including a range of detached, semi-detached and townhouse units, it is unclear if the maximum density permissions within the Credit Valley Secondary Plan would remain applicable or if they would not apply to lands within the Springbrook Tertiary Plan.
2. There appears to be an error in the proposed schedule SP45(b) which identifies a Low-Medium Density Residential land uses, whereas the Policy only refers to Medium Density Residential. Can you please clarify.
3. We appreciate there are proposed policies respecting the future road system. We are seeking clarification that the road system may be public or private and may be developed independently of each site, so long as the overall future conceptual road system is protected.

Appendix H - Correspondence Received

4. It is not clear why the location of future stormwater management ponds is shown conceptually on the proposed Schedule SP45(b) when their location will be the subject of future development applications.
5. In our view, it is very unusual to include a Tertiary Plan as a schedule to an Official Plan. Consideration should be given to simply identifying the Tertiary Plan Study that was completed for additional reference.

We look forward to ongoing discussions with staff related to the proposed Tertiary Plan, supporting Official Plan Amendment and the future development of these lands. We appreciate your consideration of these comments related to the Planning & Development Committee and we reserve the right to comment further. By copy of this letter, please consider this my formal request to be notified of all decisions of this Committee and Council.

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, B.U.R.Pl., MCIP, RPP
Partner

Copy: Denford Estates Inc.
Ms. Claudia LaRota, Policy Planner – City of Brampton

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March 11, 2019

The City of Brampton
 Planning & Development Services
 2 Wellington Street West
 Brampton, Ontario
 L6Y 4R2

Attn: Ms. Claudia LaRota
 Policy Planner III, Policy Planning Division

**Re: Springbrook Tertiary Plan
 Proposed Residential Development
 Crystal Homes
 1654,1646 and 1626 Queen st W
 City of Brampton file No.PRE17.018
 Our File No. W18005**

Dear Claudia:

Further to our meeting on February 12th 2019 and the Public Meeting held on March 4th 2019, we advise that our client Crystal Homes is generally supportive of the proposed Tertiary Plan brought forward by the City, with the exception of the Parkette which is shown on the westerly side of the future north-south road connecting Haywood Drive to Queen Street West. We request that the Parkette be located further east as marked on the attached Plan. As is evident, the area to the west of the further north-south road is constrained vis-a-vis development due to the existing environmental resources. Accordingly, the location that we have proposed further east will be more central to the future residential community.

We trust the above is self-explanatory and look forward to the City's positive response. Should you have any questions or wish to discuss please contact our office at your convenience.

Yours truly,

CANDEVCON LIMITED



Erik Mirtsou
 Project Planner

cc Kathy Di Silvestro
 Kelly Lagace
 Diarmuid K. Horgan



File Edit Format View Help

From: J. B.
Sent: 2019/03/04 10:10 AM
To: LaRota, Claudia
Subject: Springbook Tertiary Plan Secondary Plan 45

Hi Mrs Larota,

This message is in response to your public notice sent to residents. I feel the best use for this area would be a community library as they're lots of students here. Also a community park, as there is a lot of homes without large open green spaces where children can ride their bikes and families can go on sustained leisurely walks away from the street sidewalks. I feel that there should be NO high density housing such as (townhomes, condos or semi-detached.) and no commercial plazas , as the area is already becoming congested as buses are being filled to capacity on the zum queen st route. If worst comes to worst, if housing is needed some larger family homes should be accommodated. If you have questions or concerns please contact me.
Thanks J. B.

File Edit Format View Help

From: J. M.
Sent: 2019/03/09 9:25 AM
To: LaRota, Claudia
Subject: Subject Springbrook Tertiary Plan, Area 45

I oppose the proposed plan which includes my home at Haywood Drive within the proposed boundary. This is our forever home and have spent over \$100,000 in upgrades. I was not aware of the plan when our family purchased and moved here. We are all retired and do not have funds to relocate elsewhere. I would appreciate the City to reconsider the boundary of homes affected on my street.

Thank you,

Sincerely,

J. M.

Cc: Planning & Development Services Dept.

Fax: 905-874-2099

Sent from Mail for Windows 10



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

March 4, 2019

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6R 4R2

Attention: Chair and Members of Planning and Development Committee

- and -

Claudia LaRota, Planning and Development Services

**Subject: PUBLIC INPUT - Information Report: City-Initiated Amendments to the Credit Valley Secondary Plan Area 45, Implementing the "Springbrook Tertiary Plan" (Item 4.1)
Fateh Developments Inc., 1453 Queen Street West, Brampton
GWD File: 2533**

Dear Mr. Mayor, Councillors and Ms. LaRota:

Gagnon Walker Domes Ltd. (GWD) represents Fateh Developments Inc. (Fateh); the registered owner of the property municipally known as 1453 Queen Street West in the City of Brampton and legally known as Parts 1, 2 and 3, Plan 43R-33499 – Part of Lot 5, Concession 3 W.H.S (subject site). The subject site is located at the southeast quadrant of Creditview Road and Queen Street West and measures approximately 0.69 hectares (1.71 acres) in size with approximately 140 metres (459 feet) of frontage along the south side of Queen Street West.

An unoccupied, single storey commercial building is located on the west half of the subject site that was constructed in 1969. This building has been historically used as a grocery store and café. The east half of the subject site is vacant.

The subject site possesses two (2) driveway accesses from Queen Street West that are generally located to the east and west of the existing building. Springbrook Creek traverses the southern limits of the subject site.

The subject site is located within the limits of the City-initiated Springbrook Tertiary Plan Study Area. An air photo of the subject site is enclosed for your information.

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Fateh's Proposed Interim and Ultimate Use of the Subject Site

Fateh Developments Inc. purchased the subject site in late 2015 with the intent of redeveloping it for a new mixed use development intended to serve the surrounding community.

In the 'interim', while the ultimate redevelopment concept is advanced with the City, Fateh proposes to utilize the existing, unoccupied commercial building for a Dine-in and Take-out Restaurant (fine dining and sweet shop). On August 15, 2018 GWD submitted an Application to the Committee of Adjustment on behalf of Fateh requesting Minor Variances to permit the aforementioned proposed 'interim' use of the property (City File No.: A18-139). Substantial meetings and discussions have been held with City representatives regarding the interim use of the subject site in advance of the approval of the ultimate development concept. The Minor Variance Application is scheduled to be heard at the Committee of Adjustment meeting of March 26, 2019.

Proposed Springbrook Tertiary Plan Amendment – Public Input

GWD has reviewed the City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan that has been recommended through the Springbrook Tertiary Plan Study.

This correspondence serves as Public Input on behalf of Fateh in connection with the draft Official Plan Amendment contained within the Information Report dated January 29, 2019 and entitled: *"Information Report City-Initiated Amendments to the Credit Valley Secondary Plan Area 45, Implementing the "Springbrook Tertiary Plan"* (Item 4.1 of the March 4, 2019 Planning & Development Committee Agenda).

Overview of Proposed Designations and Development Policies

We make the following observations as it relates to the proposed policy framework and designations pertaining to the subject site as advanced in the draft Official Plan Amendment:

- **Proposed Designations:**
 - 'Mixed Use';
 - 'Valleyland/Watercourse Corridor'; and
 - 'Approximate 10 m Buffer/Setback from Valleyland/ Watercourse Corridor (subject to confirmation)'.
- **'Hamlet Mixed Use' Designation Development Policies:**
 - Intended to be developed with buildings containing small-scale commercial uses at grade (retail, restaurants, services uses, private schools and offices) with residential uses above or behind;
 - Maximum building height of 3 storeys;
 - Emphasis on active uses that frame the streetscape.



- 'Natural Heritage System' Development Polices:
 - Conceptual natural heritage system identified on Schedule 45(b) identifies potential development constraints;
 - Final delineation of natural features and required setbacks will be undertaken through the review of site specific development applications.
- Conceptual Road Access:
 - No Road Access from Queen Street West. Access to the subject site is limited to a future proposed public road indirectly accessed through the adjacent lands to the east (1403 Queen Street West).

Overview of Proposed Policy Concerns

While Fateh is supportive of the proposed designation of the subject site as 'Mixed Use', our client has significant concerns with the proposed City-initiated Official Plan Amendment as it pertains to the redevelopment of the subject site including but not limited to the following:

- Reference to City Consultant Report in Policy:
 - Proposed Policy 5.2.6.2 entitled 'Principles and Objectives' identifies the general objectives of the Springbrook Settlement Area policies, making reference to Schedule 45(b) of the proposed Official Plan Amendment as well as the 'Springbrook Tertiary Plan: Background Analysis and Recommendation Report prepared by WSP Canada Group dated January 7, 2019'. As written the draft the Official Plan Amendment implies that the City's consultant report forms a formal part of the Official Plan Amendment, in policy, further suggesting that all future amendment applications be required to amend the recommendations or statements of the consultant report and the final Official Plan Amendment. In this regard, while it is acknowledged that the City's consultant report formed a foundation for the drafting of the proposed planning policy for the Study Area, it is our opinion that the specific reference to the City's consultant report in the draft Official Plan Amendment policy is inappropriate and its specific reference should be removed.
- 'Mixed Use' Designation Development Form and Maximum Building Height:
 - It is assumed that the 'Mixed Use' Designation identified on Schedule 45(b) corresponds with the proposed 'Hamlet Mixed Use' Development Policies of proposed Policy 5.2.6.3.a.
 - Increased clarity is required in regards to the Development Polices of Policy 5.2.6.3.a.ii to confirm that development on properties proposed to be designated 'Mixed Use' is permitted within a single, mixed use building form and in multiple buildings of differing uses on the same site.
 - Sufficient rationale for the limitation of maximum building height to 3-storeys for a site located along a Regional Arterial Road and BRT Corridor has not been provided. It is our preliminary opinion that a maximum building height of 3-storeys for the subject site is not consistent with and does not



conform to Provincial Plans which generally seek the optimization of the use of lands that are serviced with available higher order roads/transportation and available servicing infrastructure amongst other matters.

- 'Natural Heritage System' Designation:
 - Proposed Policy 5.2.6.3.e outlines Development Policies in connection with the natural heritage system as outlined on Schedule 45(b) to the proposed Official Plan Amendment. It should be noted that a 'Natural Heritage System' designation does not exist on proposed Schedule 45(b). While one can only assume that certain designations on Schedule 45(b) are intended to be captured within a larger natural heritage system, clarification in this regard should be made to the proposed Schedule and policy framework to avoid future interpretation conflicts. This is particularly important given that proposed Policy 5.2.6.3.e indicates that the final delineation of natural features and required setbacks will be undertaken through the approval of site specific development applications.
 - In regards to the delineation of natural features and development constraints on the subject site, Fateh has engaged the services of an ecologist who has conducted an analysis of the characteristics of Springbrook Creek adjacent to and within the subject site. This has also included various discussions with the Credit Valley Conservation Authority regarding the future potential limits of development. These discussions, as continually advanced by Fateh, will ultimately provide a more accurate assessment of the development constraints on the subject site resulting from Springbrook Creek. Fateh opposes any policy framework that would have the effect of providing a negative, contrary position to the discussions that have, and continue to take place with the Conservation Authority.
 - Given the proposed policy framework it is recommended that the 'Approximate 10 m Buffer/ Setback from Valley/land Watercourse Corridor (subject to confirmation)' designation be removed from Schedule 45(b) as its function could be interpreted to be contrary to the Development Policies of 5.2.6.3.e.
 - Policy 5.2.6.3.h.iii references that all mature trees within the Springbrook Settlement Area are to be preserved and protected "to the extent possible". The determination of the preservation and removal of trees should be subject to the detailed development application review process and/or City's permitted process. It is our recommendation that Policy 5.2.6.3.h.iii, be amended to reflect a less restrictive and over-reaching policy requirement that appropriately considers redevelopment objectives and the encouragement of the preservation of mature vegetation, as may be determined through the development review processes and associated supporting plans/ studies. We also seek clarification on the tests to be completed towards the determination of whether it is "possible" to remove a mature tree within the Springbrook Settlement Area prior to the finalization of the final draft Official Plan Amendment.



- Road Access to Queen Street West:
 - Policy 5.2.6.3.f identifies that it is the intent of the Tertiary Plan to minimize site access to/from both Queen Street West and Creditview Road and to consolidate accesses between neighbouring properties to the extent possible. It is assumed that implementation of this Policy is proposed through the 'Conceptual Road' and 'Conceptual Access' overlays located on Schedule 45(b) to the proposed Official Plan Amendment, which identifies no access to Queen Street West from the subject site. Schedule 45(b) identifies that access to the subject site would be provided indirectly through a future potential local road system to be created by others on the lands to the east (1403 Queen Street West).
 - Fateh strongly objects to the removal of all direct access from Queen Street West. The subject site has one of the largest frontages along Queen Street West within the Tertiary Plan Area and direct access is appropriate for the subject site given its size, frontage, location and its future proposed use for multi-storey mixed use development. It is our opinion that the removal of all Queen Street West accesses to the subject site is overly restrictive and would serve to only frustrate and potentially jeopardize the mutual goal of developing the subject site for mixed use. It is Fateh's opinion that mixed use development without direct access to Queen Street West is unfeasible.
 - Fateh objects to the requirement of financial contributions towards the implementation of a public road network on other properties in the Tertiary Plan Area as a condition to its future development approvals. As noted above, the subject site possesses one of the largest frontages along Queen Street West within the Tertiary Plan Area and currently enjoys multiple, direct accesses to Queen Street West. It is Fateh's opinion that direct access to the subject site should be preserved through the ultimate development of the lands and as such any future public road system would not provide any benefit to the development of the subject site. The subject site has provided multiple road conveyances in the past to facilitate the widening of Queen Street West to the benefit of the Region, City and surrounding properties.
 - Please clarify if it is the City's intent to limit access to Queen Street West to only three (3) locations within the Tertiary Plan Area as noted in proposed Schedule 45(b) (being the existing/proposed intersection of Queen Street West with Links Lane, Creditview Road and the proposed intersection to the future local road that is to be located east of the subject site).

Concluding Remarks

Fateh has significant concerns with the proposed Official Plan Amendment as currently advanced by the City's Planning Department. It is Fateh's opinion that the Official Plan Amendment would negatively impact the ultimate redevelopment of the subject site, particularly from a built form and site access perspective.



Fateh would also oppose any proposed policy amendment that would have the effect of discouraging or prohibiting the interim use of the subject site for restaurant uses within the existing, unoccupied commercial building as advanced through Committee of Adjustment Application A18-139.

On behalf of Fateh we kindly request the opportunity to meet with City Staff and its consultants in the months of March, April and May 2019 to discuss how the above noted comments might be addressed prior to the advancement of any future Recommendation Report in regards to this matter.

We also respectfully request to be notified of any and all future Open House, Statutory Public, Planning Committee and Council meetings to be held in connection with the Tertiary Plan Study and final Official Plan Amendment.

Thank you for this opportunity to provide public input. Please note that we reserve the right to make supplementary submissions.

Yours truly,

**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner**

**Richard Domes, B.A., C.P.T.
Principal Planner**

c.c. Raman Khatra, Fateh Developments Inc.



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February 27, 2019

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

Attention: Ms. Claudia LaRota, MCIP, RPP, Policy Planner III

Dear Ms. LaRota:

Re: Springbrook Tertiary Plan and City-Initiated Amendment to the Credit Valley Secondary Plan Area 45

We are the landowners of the parcel of land abutting to the west of the property municipally know as 8976 Queen St. W., in the area southwest of the intersection of Queen St. W. and Creditview Rd. This letter is in response to the notice received for the March 4, 2019 public meeting for the proposed Springbrook Tertiary Plan and Official Plan Amendment. The proposed tertiary plan shows that our property is to be designated Hamlet Residential and Low Density Residential with a conceptual local road network providing a connection between lands to the west and to the south.

While we appreciate and understand the objectives of the tertiary plan and its proposed designations to create a heritage community sympathetic to the historical crossroads Springbrook Hamlet, we are not entirely convinced that our property is relevant and forms an essential part of the plan. We have noticed that there has been some ambiguity as to this fact because of previous plans and studies showing our property excluded from the tertiary plan. Examples of these are the Preferred Land Use Option Plan in 2013 and the Land Use Concept from the March 2013 Draft Community Design Guidelines.

Our primary concern is to ensure that our land will be viable for future development that will be developed in a similar manner to the adjacent residential plans of subdivisions. We can see that this is accommodated in the proposed Tertiary Plan with the road connection and Low Density Residential designation, however our objection is to the proposed Hamlet Residential designation. The goal of creating an attractive streetscape along Queen St. W. to facilitate a hamlet setting will certainly be effective to this end, yet we do not believe that it is the most appropriate land use option for our property given the extent to which the surrounding plans of subdivisions have been developed. We feel that street-orientated buildings on Queen St with low density housing behind may not work on our property, and without conceptual development plans to see at this time, we do not want to completely eliminate the possibility of developing our lands entirely the same as, or similarly to, the residential subdivisions to the west and south. It is also our understanding that there has been some tertiary plan work for Block Plan Area 45-5 that shows a development scenario different from that of the proposed Springbrook Tertiary Plan. We would like to explore further the status of this plan.

Due to the uncertainty of the status of our land with respect to past tertiary plans in this area and our uncertainty as to the viability of the Hamlet Designation, perhaps a dual designation is the best option for our lands. Such a designation could make Hamlet Residential available should it be viable and, should it not, also allow for Low Density Residential for the entirety of our property.

Thank you for the opportunity of providing our comments and concerns and we welcome any opportunity to discuss the tertiary plan and its land uses designations further with you and other City staff.

Yours truly,

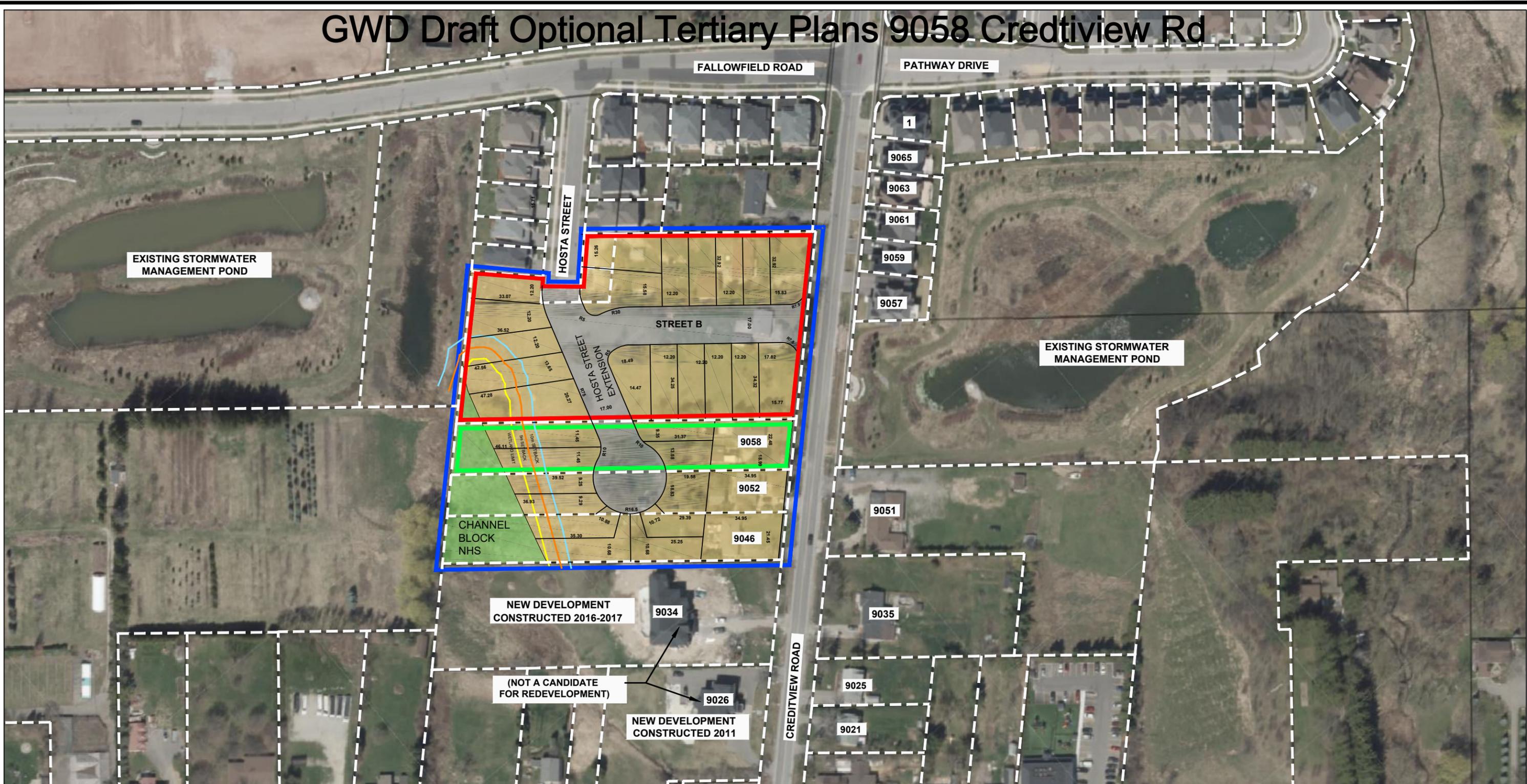
THE KANEFF GROUP OF COMPANIES

A handwritten signature in blue ink, appearing to read "Peter Amunahon". The signature is written in a cursive style and is positioned above a horizontal line.

A.M. KANEFF
Executive Vice-President

Copy: Peter Fay, City Clerk

GWD Draft Optional Tertiary Plans 9058 Creditview Rd



DRAFT TERTIARY PLAN OPTION A
HOSTA STREET - SUB AREA
9058 CREDITVIEW ROAD
CITY of BRAMPTON
REGION of PEEL

"PRELIMINARY"
FOR DISCUSSION
PURPOSES ONLY

LEGEND			
	TERTIARY PLAN AREA (GSAI BOUNDARY)		SINGLE DETACHED
	9074 & 9084 CREDITVIEW ROAD (SPRINGBROOK ESTATES INC.) CITY FILE: C04W06.010		CHANNEL BLOCK (NHS)
	9058 CREDITVIEW ROAD (GURPREET GILL)		PROPOSED R.O.W.
	WETLAND LIMIT		5m SETBACK from WETLAND LIMIT
	10m SETBACK from WETLAND LIMIT		NOTE: WETLAND LIMITS and SETBACKS as per GSAI PLANS

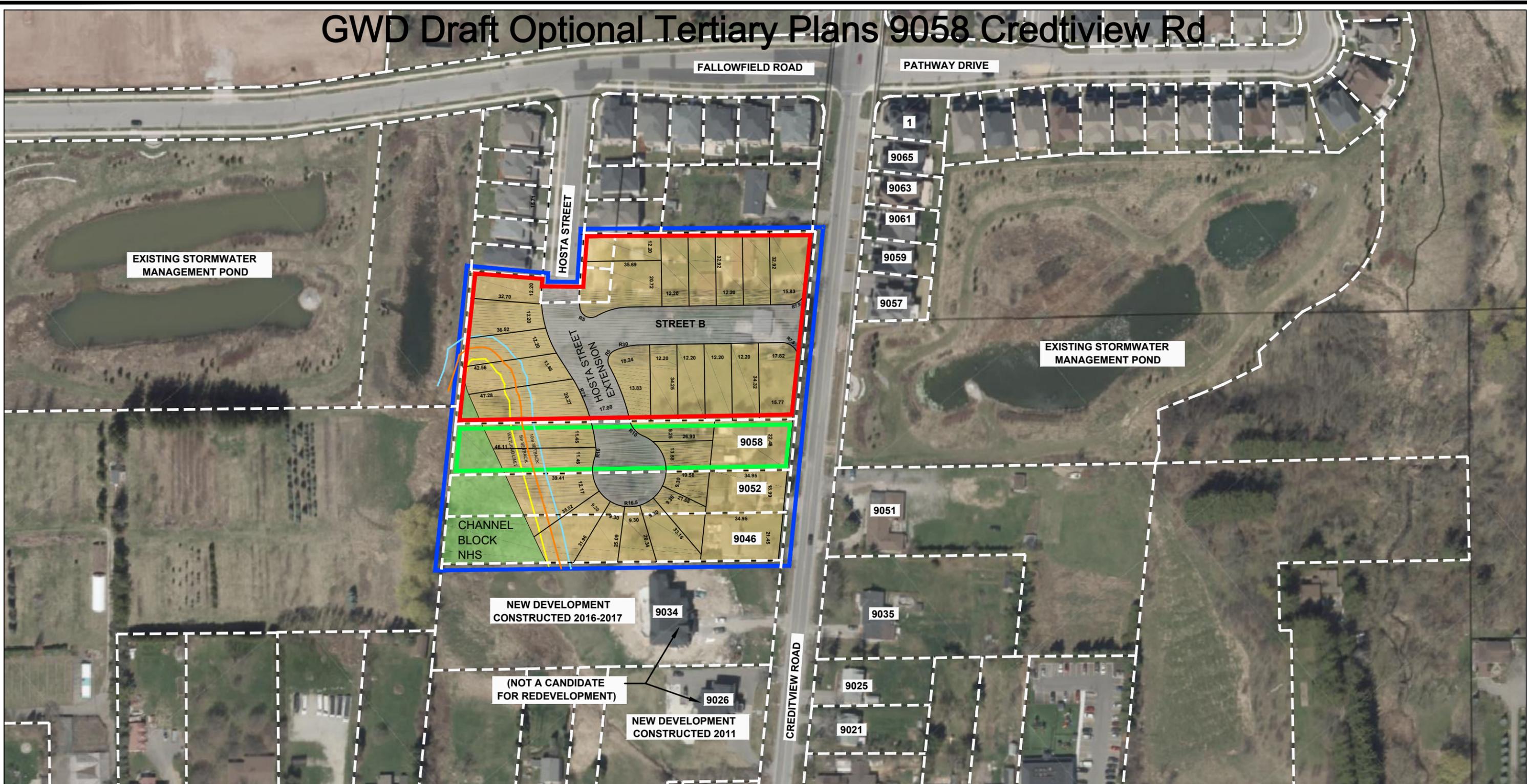
P.N.: 17.2386	Date: December 19, 2017
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.: PN2386_Tertiary_Plan

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GWD Draft Optional Tertiary Plans 9058 Creditview Rd



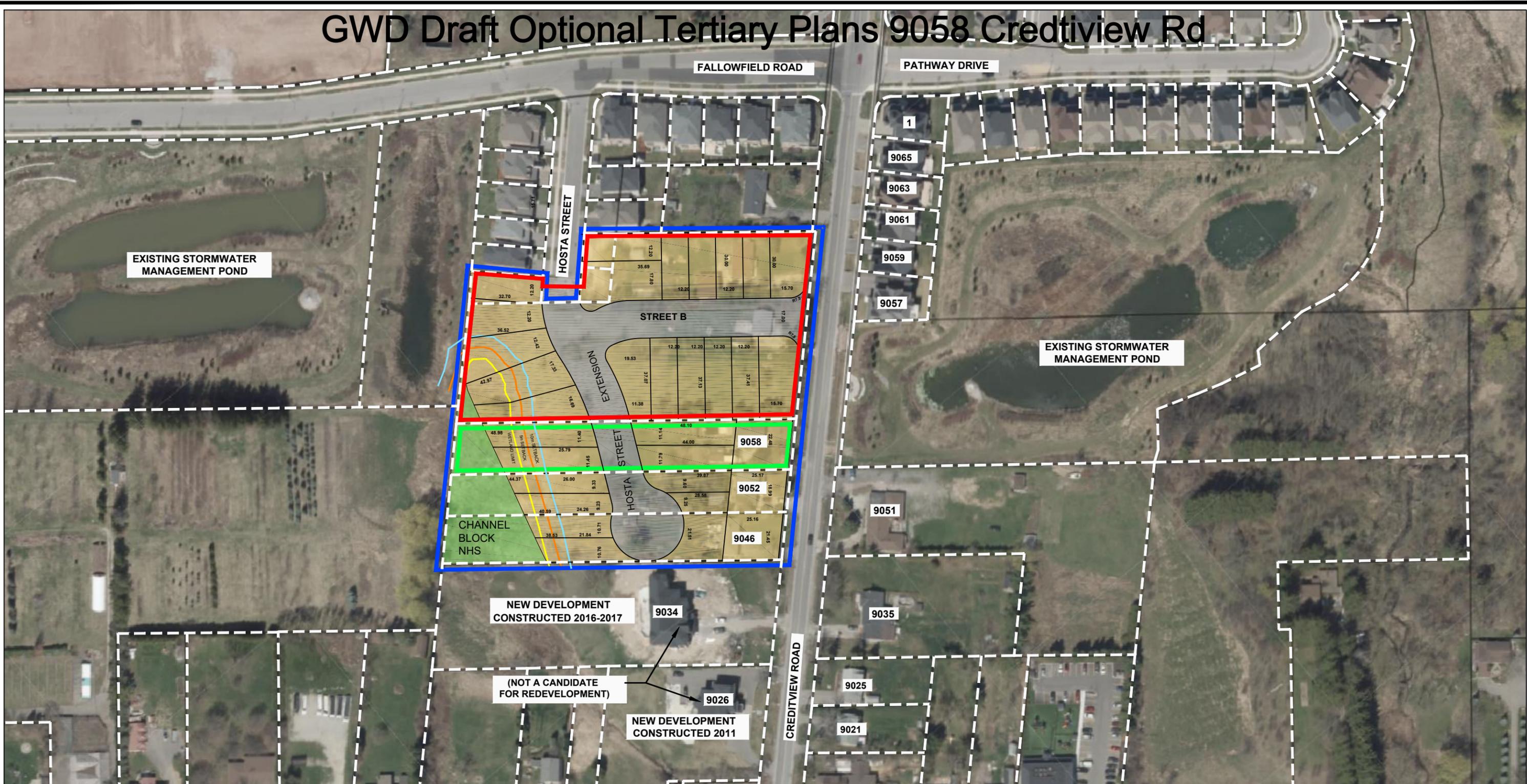
DRAFT TERTIARY PLAN OPTION B
HOSTA STREET - SUB AREA
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	WETLAND LIMIT		5m SETBACK from WETLAND LIMIT
	10m SETBACK from WETLAND LIMIT	NOTE: WETLAND LIMITS and SETBACKS as per GSAI PLANS	

P.N.: 17.2386	Date: December 19, 2017
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2386_ Tertiary_Plan
	21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790 Gagnon Walker Domes PROFESSIONAL PLANNERS 3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556

GWD Draft Optional Tertiary Plans 9058 Creditview Rd



DRAFT TERTIARY PLAN OPTION C
HOSTA STREET - SUB AREA
9058 CREDITVIEW ROAD
CITY of BRAMPTON
REGION of PEEL

"PRELIMINARY"
FOR DISCUSSION
PURPOSES ONLY

LEGEND

- TERTIARY PLAN AREA (GSAI BOUNDARY)
 - 9074 & 9084 CREDITVIEW ROAD (SPRINGBROOK ESTATES INC.) CITY FILE: C04W06.010
 - 9058 CREDITVIEW ROAD (GURPREET GILL)
 - SINGLE DETACHED
 - CHANNEL BLOCK (NHS)
 - PROPOSED R.O.W.
 - WETLAND LIMIT
 - 5m SETBACK from WETLAND LIMIT
 - 10m SETBACK from WETLAND LIMIT
- NOTE: WETLAND LIMITS and SETBACKS as per GSAI PLANS**

PN: 17.2386

Date: December 19, 2017

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2386_ Tertiary_Plan



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