



May 30, 2022

GSAI File: 1378-003

City of Brampton
Planning, Building & Economic Development
Development Services
2 Wellington Street West
Brampton, ON L6Y 4R2

RE: **Brampton Official Plan Review Comment Letter**
 2546781 Ontario Inc.
 4037 Countryside Drive, City of Brampton

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to 2546781 Ontario Inc. (the 'Owner') of the lands municipally known as 4037 Countryside Drive, in the City of Brampton (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Comment Letter in relation to the ongoing City of Brampton Official Plan Review (referred to as the 'Brampton Plan' initiative).

GSAI has been participating in the Initiative, as well as the previous Toronto Gore Density Study Review. We understand that when complete, the Brampton Plan initiative will culminate in an Official Plan Amendment ('OPA') that will modify policy permissions for lands across Brampton, including the Subject Lands.

As demonstrated on the **Context Map** on the next page, the Subject Lands are located on the south side of Countryside Drive, east of McVean Drive. Based on the in-effect planning policy framework, the Site is located within City of Brampton's Built-Up Area and within the Communities component of the City Concept. It is subject to a 'Unique Communities' policy overlay and is designated 'Estate Residential' by the in-effect City of Brampton Official Plan. We note that the Site is also subject to the Toronto Gore Rural Estate Secondary Plan which is currently under review.

When considered collectively, the in-effect policy framework identifies the Subject Lands as an appropriate location for contextually appropriate development to occur. The Site is also within walking distance of various greenspaces, services, amenities and facilities to meet daily needs and support Toronto Gore as a complete community.

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AERIAL CONTEXT MAP

4037 COUNTRYSIDE DRIVE ,
PART OF LOT 5,
PLAN M-314
CITY OF BRAMPTON

LEGEND

 Subject Lands



Scale: N.T.S.
May 27, 2022



We have reviewed the draft Brampton Plan ('draft OP'), dated April 2022, and offer the following comments.

The draft OP presents a refined City Concept comprised of various components. In particular, the Subject Lands are to be included within the 'Neighbourhoods' component of the City Structure (Schedule 1, City Structure). Overall, the draft OP identifies that growth is to be directed to strategic locations across the City to facilitate compact, complete 15-minute neighbourhoods. We support this policy direction as redevelopment of the Subject Lands will facilitate a compact development that supports the creation of Toronto Gore as a compact, complete 15-minute community. Redevelopment of the Site would also enable better use of land, resources and infrastructure – which is consistent with Provincial policy directions.

Similarly, the draft OP identifies the Subject Lands as being subject to an 'Established Rural Estate Residential Area' Site and Area Specific Policy (Schedule 14, Site and Area Specific Policies). The Subject Lands' inclusion in this Site and Area Specific Policy is concerning. We request that Schedule 14 and Special Policy Area 2 be modified to remove the Subject Lands. In our opinion, exclusion of the Subject Lands is appropriate and desirable. More specifically, this will enable contextually appropriate infill development to occur in a manner that is compatible with the surrounding area, it will contribute to achievement of City Council's directions for facilitating higher density, compact development within the City's Built-Up Area, and would support achievement of Provincial growth management policies. Furthermore, removal of the Subject Lands from the Established Rural Estate Residential Area will enable a range of built forms to be provided, support greater housing choice and facilitate development that is consistent with the development objectives established for the newly adopted Gore Meadows Secondary Plan area to the south.

In summary, we are concerned about the draft Future Brampton Official Plan and request that modifications be considered. Thank you for the opportunity to provide these comments. Our Client wishes to be included in the engagement for the Official Plan Review initiative and wishes to be informed of updates and future meetings.

We look forward to being involved. Please feel free to contact the undersigned if there are any questions.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Stephanie Matveeva, MCIP, RPP
Associate

cc. Owner

Councillor Singh

Councillor Dhillon