

May 30, 2022

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

Attention: Neil Chadda, MCIP, RPP

**Re: Planning & Development Committee Meeting - June 6th, 2022
Amendment to the Springbrook Tertiary Plan
Denford Estates Inc.
1420 Queen St. W.
City of Brampton, Region of Peel**

Mr. Chadda,

As you may be aware, KLM Planning Partners Inc. represents Denford Estates Inc. ("Client"), owner of the lands located within the northeast quadrant near the intersection of Queen Street West and Creditview Road ("Subject Lands"), at 1420 Queen St. W. in Brampton. Our client's lands are within the Credit Valley Secondary Plan and are designated as "Low-Medium Density" as part of the existing Springbrook Tertiary Plan area (the "Tertiary Plan").

While the staff initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45) does not propose land use policy changes for the subject lands, it is understood the draft Official Plan Amendment proposed by staff intends on introducing land use permissions for increased height along Queen Street West as directed by Council Resolution PDC123-202010. The City's draft amendment proposes up to twelve (12) storey apartment building forms for the site at the immediate northeast corner of Queen Street West and Creditview Road, and up to eight (8) story forms on the opposite the subject lands on the south side of Queen Street West.

Given the immediate existing context, frontage on Queen Street West, and the potential future evolution of the area through implementation of the City's draft amendment, it is requested that Staff and Council consider including the Subject Lands as part of the current process. More specifically, it is suggested the draft permissions of the "Commercial Mixed-Use Low-Density Residential" designation may be appropriate for the Subject Lands given existing service infrastructure and regional bus rapid transit (BRT)

along Queen Street West. These permissions would ensure a broader range of forms could be considered for the site in the future at the time of Planning Act applications, to ensure a cohesive community develops across the various ownerships along Queen Street West.

In this regard, it is requested that further consultation and coordination be conducted with our client prior to any staff recommendation to adopt an amendment to the Credit Valley Secondary Plan or the Springbrook Tertiary Plan to ensure that optimal policy outcomes result from the City's process. We look forward to having an opportunity to work with the City of Brampton Staff and the local community.

Please also consider this our formal request to be notified of all future meetings dealing with the above noted process.

Yours truly,

KLM PLANNING PARTNERS INC.



Marshall Smith, BES, PMP, MCIP, RPP
Senior Planner

cc: Denford Estates Inc.
Brampton City Clerks Office