

File: P-3295

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 6<sup>th</sup>, 2022  
Amendment to the Springbrook Tertiary Plan  
Cal Markell Development Inc.  
1724-1730 Queen St. W.  
City of Brampton, Region of Peel**

---

Mr. Chadda,

As you may be aware, KLM Planning Partners Inc. represents Cal-Markell Development Inc. ("Client"), owner of the lands located at the northeast corner of Queen Street West and Elbern Markell Drive ("Subject Lands"), at 1724-1730 Queen St. W. in Brampton. Our client's lands are within the Credit Valley Secondary Plan and are also within the area proposed to be included in the Springbrook Tertiary Plan (the "Tertiary Plan") via the staff initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45).

Our client has been in ongoing discussions with staff since a formal pre-consultation meeting was held on January 5, 2022 with respect to their residential development proposal which includes a combination of three-and-a-half (3.5) storey stacked townhomes transitioning to a pair of apartment buildings on a shared podium adjacent to Queen St. W. of fourteen (14) and eighteen (18) storeys in height. Applications for Official Plan Amendment and Zoning By-law Amendment will be submitted imminently including supporting studies and coordinated conceptual design demonstrating how the project is functionally feasible and represents good land use planning.

Notwithstanding the above, 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 ten (10) to twelve (12) storey apartment building forms for the south portion of the subject lands adjacent to Queen Street West within a "Commercial Mixed-Use Medium-High Density Residential" designation, and three (3) to five (5) storey forms for the north portion of the lands within a "Commercial Mixed-Use Low-Density Residential" designation.

Our client's work to study, design, and make submissions with respect to the subject lands suggests greater heights and densities can be accommodated at this location appropriately assisting the City and Region in meeting their Provincial Growth Plan targets while working with the unique topography and built context, and making efficient use of existing service infrastructure and regional bus rapid transit (BRT) along Queen Street West. We also suggest that ground related commercial facing Queen Street West for this site should be "permitted" rather than "required" under the "Commercial Mixed-Use Medium-High Density Residential" designation to ensure that commercial uses can be integrated only if supported by the market. 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. Furthermore, please 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: Danny Di Meo, Cal-Markell Development Inc.  
Brampton City Clerks Office