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June 6, 2022

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

**Attention: Andrew McNeill**  
**Manager, Official Plan and Growth Management**

**Re: Draft Brampton Official Plan**  
**Forestside Estates Inc.**  
**4320 Queen St. E.**  
**City of Brampton, Region of Peel**

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Mr. McNeill,

KLM Planning Partners Inc. represents Forestside Estates Inc. ("Client"), owner of the lands located within the northwest quadrant near the intersection of Queen Street East and The Gore Road ("Subject Lands"), at 4320 Queen St. E. in Brampton.

Presently, the Subject Lands are designated "Residential" and "Special Land Use Policy Area 15" for the north portion of the site, and are designated "Office" and "Special Land Use Policy Area 15" for the south portion of the site within the City of Brampton Official Plan (OP) as amended by OPA 129 (an employment conversion amendment adopted on April 27, 2017). Site specific permissions affecting the Subject Lands have been further established via OPA 208 which amended the Bram East Secondary Plan and Zoning By-law 42-2022 both approved by City Council on March 2, 2022. The existing site-specific policy and zoning permit development of the lands for a mix of office, retail, and residential uses among others in mid-rise and high-rise building forms. Site Plan applications are currently under review by City of Brampton staff, and as such it is crucial that site specific policy framework established by OPA 129 and OPA 208 are reflected in the City's new Draft Official Plan ("Draft OP").

As of the writing of this letter, the April 2022 Draft OP for the City of Brampton was the most recent draft available to the public. The Draft OP appears to identify the Subject Lands as within "Provincially

Significant Employment Zones” on Schedule 4 – Provincial Plans and Policy Areas Subject Lands, and proposes a combination of designations for the site including “Mixed Use Districts”, “Employment”, and “Mixed Use Employment” on Schedule 5 – Designations. While draft Schedule 14 – Site and Area Specific Policies contains the note “Subject to Further Refinement”, it does not at this time identify the site as a Special Land Use Policy Area.

Given the evolution of existing policy affecting the Subject Lands from the time of the OPA 129 employment conversion amendment in 2017 to the OPA 208 amendment bringing the Secondary Plan into conformity alongside the implementing zoning in 2022, prior to any staff recommendation to adopt the Draft OP should be revised as follows:

- Schedule 4 - Remove the Subject Lands from “Provincially Significant Employment Zones”;
- Schedule 5 - Apply land use designations in accordance with OPA 129, being “Residential” and “Special Land Use Policy Area 15” for the north portion of the site, and “Office” and “Special Land Use Policy Area 15” for the south portion of the site;
- Schedule 14 – Identify the lands as a “Special Land Use Policy Area”; and,
- Chapter 4 – Modify text to reflect the Special Land Use Policy Area language established via OPA 129 and OPA 208.

We are available to discuss the above with staff as may be needed, and look forward to having an opportunity to review an updated Draft OP prior to advancement of a recommendation report.

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  
Associate, Senior Planner

cc: Forestside Estates Inc.  
Brampton City Clerks Office