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# R WALTERS PLANNING

Land Use & Development Planning

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VIA EMAIL

April 19, 2023

Mayor & Members of Council  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

File 2022-20

**Attention: City Clerk's Office**

**Re: Item 7.1 Planning & Development Committee Meeting April 24, 2023  
Recommendation Report – City-Initiated Official Plan Amendment to the  
Credit Valley Secondary Plan Area 45, Wards 4 and 5  
Walter Grdevich – Owner 1402 Queen Street West  
Denford Estates Inc. (Royal Pine Homes) – Owner 1420 Queen Street West**

R Walters Planning is the planning consultant for Mr. Walter Grdevich, owner of 1402 Queen Street West, and for Denford Estates Inc. (Royal Pine Homes), owner of 1420 Queen Street West. This letter is further to a letter of June 23, 2022 regarding the draft Official Plan Amendment to the Credit Valley Secondary Plan considered at the June 6, 2022 public meeting.

On November 30, 2022, we attended a Preconsultation Application Meeting for the development of these lands (PRE-2022-0051) for the purpose of developing a multi-unit residential development while recognizing the various environmental features and buffers to be considered. While future planning approvals will require an Environmental Impact Study to confirm the natural heritage features and buffers, our preliminary constraint mapping (attached) shows approximately 1.048 ha (2.59 acres) of developable area on these properties. A follow-up meeting with City Transportation Services and subsequent correspondence indicated that City staff had no major issues with a private road in place of a public road through the properties. Since that time, we have been developing designs and investigating servicing issues to support residential development up to 12 storeys on these properties.

In reviewing the draft Official Plan Amendment in Appendix C of the Staff Recommendation Report to be considered at Committee on April 24, 2023, we are pleased to see that the proposed Amendment recognizes that the conceptual local road system can be both public and private. However, in reviewing Schedule SP45(b) – Springbrook Settlement Area Tertiary Plan of the draft Amendment, we request consideration of the following modifications prior to adoption by Council:

- 1) That the depth of the proposed Medium Density Residential (Mid Rise) designation be extended north on these properties to match the westerly properties fronting Queen Street West and extended east to the environmental designations.

While the limits of the Medium Density Residential (Mid Rise) designation are conceptual, the proposed Schedule shows an intent to reduce the depth compared to the westerly properties and to maintain a Low-Medium Density Residential designation immediately west of the environmental designations on 1402 Queen Street West. Extending the depth and width of the Medium Density Residential (Mid Rise) designation is appropriate given the large natural area to the east and further north which will provide an amenity for such development and act as a buffer for existing low rise residential development east of the watercourse. As City staff have indicated no major issues with block development fronting a private road on these properties, there should be no issue with extending the Conceptual Road through an extended depth of Medium Density Residential (Mid Rise) designation. This additional density would further support provincial policies for intensification along the proposed Primary Urban Boulevards and Higher Order Transit of Queen Street West and the housing targets due to Bill 23.

- 2) The policies for the Low-Medium Density Residential designation that apply to lands north of the above extended designation on these properties should remove the current density cap of 50 units per net hectare.

The Low-Medium Density Residential designation permits a range of townhouse structure types and removal of the cap would allow the development of back-to-back and stacked townhouses which would provide a better transition and compatibility between undeveloped lands in this designation to the west fronting Creditview Road and future 12 storey development within the Medium Density Residential (Mid Rise) designation on the subject lands. This transition would be consistent with the Amendment's proposed Urban Design Policy "v" and also further support the Amendment's transit and housing objectives.

We request to be provided with notice of all future consultations and decisions regarding this proposed Amendment.

Thank you for the opportunity to respond.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Walters".

Robert Walters B.A., M.PL., MCIP, RPP  
Principal

- c. Neil Chadda, Policy Planner, City of Brampton  
Walter Grdevich, 1402 Queen St. W  
Marco Marcante, Royal Pine Homes

**Features LEGEND**

- Property Boundary
- Springbrook Creek [ Regulated Redside Dace Habitat ]
- Surveyed Top of Bank
- 10m Top of Bank Setback
- 30m Buffer for Redside Dace
- Tree Dripline [ composite Top of Bank + Dillon digitize ]
- 10m Tree Dripline Buffer
- Surveyed Contours [ 0.5 m Interval ]

**Development STATS**

Grdevich Property:	9 784.54 sm
1402 Queen St W	0.978 ha [ 2.42 Ac. ]
Denford Estates Property:	22 434.22 sm
Royal Pine Homes	2.243 ha [ 5.54 Ac. ]
<b>Total Area:</b>	<b>3.221 ha [ 7.96 Ac. ]</b>

Grdevich Developable:	1 864.27 sm = 0.186 ha [ 0.46 Ac. ]
Denford Developable:	8 621.12 sm = 0.862 ha [ 2.13 Ac. ]
<b>Total Developable Area:</b>	<b>10 485.39 sm = 1.048 ha [ 2.59 Ac. ]</b>

**CONSTRAINTS**

No.	PLAN	REVISION	BY	DATE
03	...	...	...	...
02	02	Pre-Application Consultation.	mvs	2022-10-11
01	01	Submission.	mvs	2022-07-05

**REVISIONS**

**SOURCES**

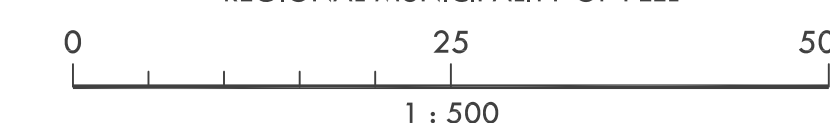
Base information comprised of a Plan Of Survey by Schoeffer Dzialdor Bennett Ltd., Job No: 06-592-00A | Date: October 28, 2009

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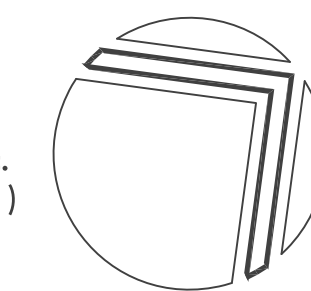
**PRELIMINARY CONCEPT PLAN**

Part of the West Half of Lot 6, Concession 3,  
West of Hurontario Street  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL



seal prepared for north

Walter Grdevich & Denford Estates Inc. (Royal Pine Homes)



<b>miCAD inc.</b>	PROJECT 22129	SCALE 1:500
359 Park Avenue Newmarket, ON L3Y 1V4 437-996-4223 437-99-MICAD www.micadinc.com	DESIGN miCAD	DATE 2023-04-19
DRAWN mvs	CHECKED WG	DRAWING 02

