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File: P-3295

April 20, 2023

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

Attention: Neil Chadda, MCIP, RPP

Re: Planning & Development Committee Meeting - April 24th, 2023
Agenda Item No. 7.1
Amendment to the Credit Valley Secondary Plan (Springbrook Tertiary Plan)
Cal Markell Development Inc.
1724-1730 Queen St. W.
City of Brampton, Region of Peel

Mr. Chadda,

KLM Planning Partners Inc. represents Cal-Markell Development Inc. (the “Client”), owner of the lands located at the northeast corner of Queen Street West and Elbern Markell Drive (the “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 City initiated Official Plan Amendment (see Attachment 1 – Draft Schedule).

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 fronting Queen St. W. of fourteen (14) and eighteen (18) storeys in height for a total of 650 residential units. Applications for Official Plan Amendment and Zoning By-law Amendment (the “Applications”) were submitted on July 20, 2022 and deemed complete on August 25, 2022. Subsequently, a public meeting was held on December 12, 2022 and a series of meetings were, and continue to be, conducted with City and Regional staff to resolve the majority of comments received. A fulsome resubmission is forthcoming that will include revised supporting studies and coordinated conceptual drawings demonstrating how the project is functionally feasible and represents good planning (see Attachment 2 – Cal-Markell Concept).

Upon review of the proposed Tertiary Plan, Schedule SP45(b) does not reflect the applications in process for the subject lands, as it proposes to designate the subject lands a combination of “Low Density Residential” (permitting single detached, semi-detached, and townhouse dwellings), Low-Medium Density Residential” (permitting single detached, semi-detached, and townhouse dwellings), Medium Density Residential” (permitting up to 12-storey apartment building forms), and “Mixed-Use Medium-High Density Residential” (permitting up to 14-storey apartment building forms with required ground level commercial). A stormwater management pond (subject to future study) is conceptually shown at the southwest corner of the site closest to the intersection of Queen St. W. and Elbern Markell, and a “Road” is identified internal to the site.

Several incongruencies exist within the proposed Tertiary Plan when compared to the applications which are at an advanced stage in processing:

1. Item 9, bullets 3 and 6 under “Objectives and Guiding Principles” states:

“The Tertiary Plan is also intended to ensure the protection and conservation of existing natural heritage features in the area and support a robust natural heritage system. The Tertiary Plan identifies a conceptual trail network, which provides opportunities for pedestrian access and connectivity to natural heritage features, which will also be further refined as part of the development approval process for applications within the Tertiary Plan area.”

Additionally, Item 12, Section f) includes:

“vi. The Tertiary Plan shows the conceptual location of two stormwater management ponds. Alternative measures to storm water management may be proposed without an amendment to this Plan, subject to the approval of the Stormwater Management Plan.”

The subject lands are physically separated from the balance of the Tertiary Plan area to the east by an identified woodlot, the west limit of which has been delineated with the Credit Valley Conservation Authority and an appropriate buffer provided in accordance with applicable in-force policy. While the above proposed language supports preservation of the woodland as intended, the conceptual identification of a potential stormwater management pond (“SWM pond”) on the subject lands could impact that woodlot if conveyance infrastructure connecting the pond to future development lands must traverse this environmental feature. The SWM pond is also shown at a low point on the subject lands, at the immediate corner of Elbern Markell Drive and Queen Steet West, which is identified elsewhere in the proposed policy as a focal point in, and a gateway to, the Tertiary Plan where landmark buildings are to locate. Our client has retained Schaeffer’s Consulting to assess servicing for the Tertiary Plan Area, and have concluded that, based on the forms being proposed, existing stormwater management facilities in the context and infrastructure within Queen Street West are adequate to serve the area based on contemplated built forms.

In this case, it is requested that Schedule SP45(b) is revised to remove the “Proposed Stormwater Management Pond (Subject to Further Study)” indication from the subject lands.

2. Item 10, of the Tertiary Plan Amendment includes a requirement for buildings taller than twelve (12) storeys within the Mixed Use Medium-High Density Designation to include commercial uses at grade:

“c) ii. Buildings taller than 12 storeys in height shall provide commercial uses at grade. The appropriate floor area for commercial uses will be determined through the implementing zoning by-law;”

Whereas the Medium Density Residential designation is permissive where commercial uses are concerned:

“d)ii. Commercial uses may be permitted at grade”

The subject lands are adjacent to low density residential uses to the north, a woodlot to the east, Queen Steet West with back lotted low density residential to the south, and Elbern Markell Drive with an existing SWM pond to the west. This context will not change as a result of the proposed Tertiary Plan Amendment. Commercial uses as contemplated on the subject lands would be limited in scale and isolated from others proposed in a more meaningful cluster at the intersection of Creditview road and Queen Street West, making viability a concern.

Considering the above, it is requested that commercial uses are permitted, but not required, for the “Mixed Use Medium-High Density Residential” designated component of the subject lands.

3. Item 11, Section c) proposes the following policy as it relates to proposed roads:

“iii. If private roads are proposed to replace public roads the applicant shall provide all required public access easements required by the City.”

A conceptual road is shown with access from Elbern Markell Drive and terminating internal to the subject lands. The applications propose a private road network internal to the subject lands which will provide access at grade and to below grade parking as part of the future condominium. As a result of the physical constraints of the abutting woodlot and the proposed built form, neither a public road nor a public easement over the contemplated private road internal to the subject lands would provide connectivity to other sites, public amenities, or commercial destinations.

It is requested that Schedule SP45(b) is revised to remove the “Conceptual Road” linework from the subject lands.

4. Item 13, Section g) proposes the following policies as they related to transition:

“v. To minimize impacts on neighboring properties and on the public realm, transitions between the Medium Density Residential (Midrise) and Mixed Use Medium-High Density Residential buildings, and adjacent properties designated as Low and Low-Medium Density will be achieved by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the low-rise properties, generally guided by the application of an angular plane as may be set in the Zoning By-law or by other means in accordance with the urban design guidelines.

vi. Notwithstanding the maximum permitted height within the Medium Density Residential (Mid-rise) and Mixed Use Medium-High Density Residential designations, buildings should not generally exceed the 45-degree angular plane measurement from the low-rise properties referenced in this plan.”

While it is noted that the proposed combination of land use designations on the subject lands is intended to guide suitable built-form transition; the above proposed policies are supportive of a widely adopted approach to apply a 45 degree angular plane as the primary means of achieving an appropriate transition from high density uses to low density residential uses. However, the proposed policies should be refined to clarify that the 45 degree angular plane will be taken from *existing* low density residential uses, and not from Low and Low-Medium Density designated lands. In the instance of the applications in process for the subject site, the proposed eighteen (18) storey building is situated at the southerly low point on the site being closest to Queen Street West, and the transition zone to the existing low density residential uses to the north would contain three-and-a-half (3.5) storey stacked townhouses with a private road and retained mature coniferous tree line beyond. The applications in process for the subject site are fully contained within the contemplated angular plane, in part by virtue of site specific topography which falls away from the existing low density residential uses to Queen Street West (see Attachment 3- Cal Markell Angular Plane).

Considering the above, it is requested that the lands be designated a combination of “Medium Density Residential” for the north portion of the site with a maximum height of three-and-a-half (3.5) storeys in a stacked townhouse form, and “Mixed Use Medium-High Density Residential” (with commercial uses permitted but not required) for the south portion with a maximum height of eighteen (18) storeys and be subject to the application of a 45 degree angular plane from the existing low-density residential uses to the north.

Our clients work to study, design, make submissions, and resolve City and Regional comments with respect to the subject lands confirming that the development contemplated by the applications represents good land use planning should be acknowledged and reflected in the Tertiary Plan. This will ensure efficient use of the subject lands while making efficient use of exiting transit and servicing infrastructure in a manner supportive of Provincial policy objectives while working with the unique topography and built context.

In this regard, it is requested that further consultation and coordination be conducted with our client prior to adoption of the proposed amendment to the Tertiary Plan to ensure that optimal policy outcomes result from the City’s process.

We look forward to 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,

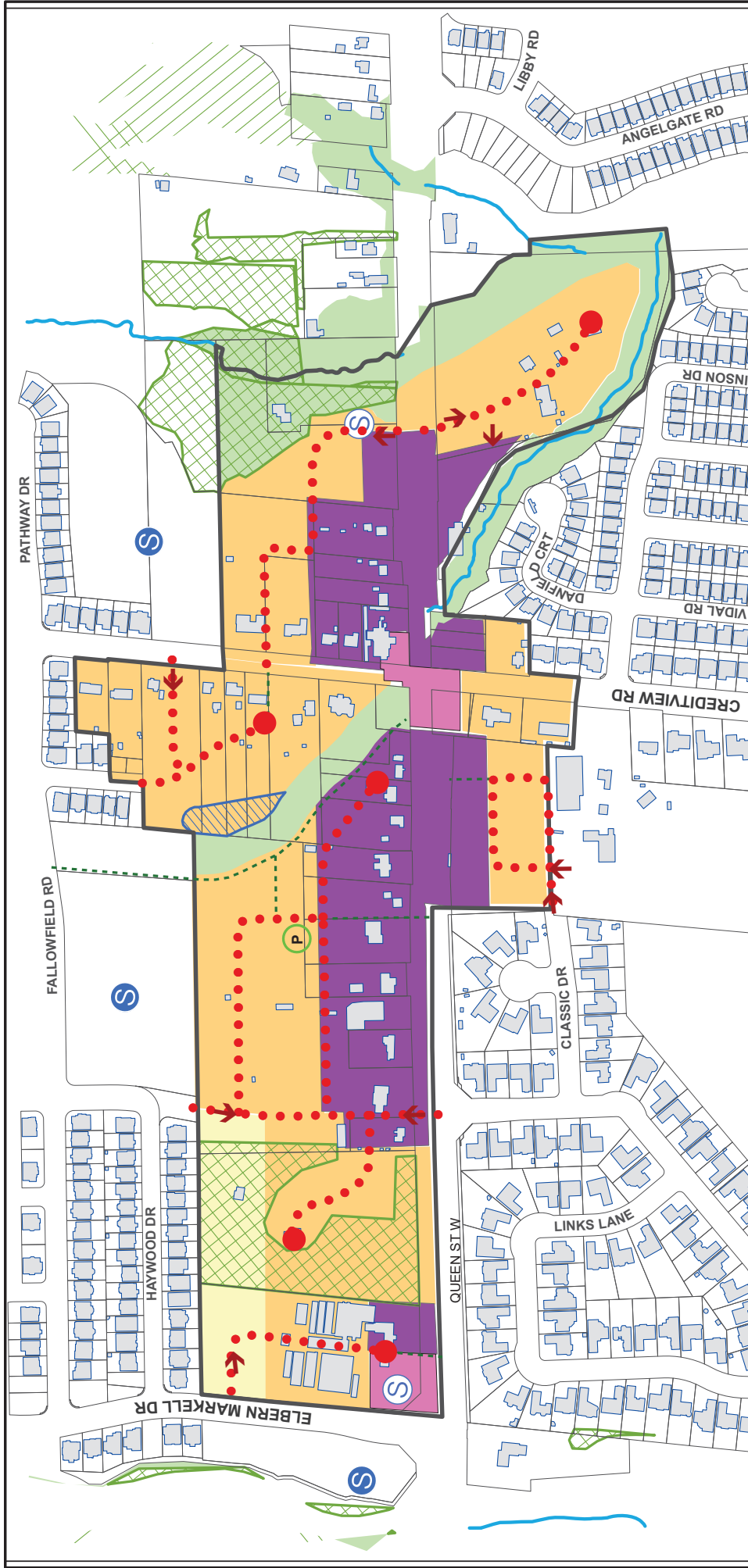
KLM PLANNING PARTNERS INC.



Marshall Smith, BES, PMP, MCIP, RPP
Associate

cc: Danny Di Meo, Cal-Markell Development Inc.
Brampton City Clerks Office

ATTACHMENT 1
DRAFT SCHEDULE – APRIL 24, 2023



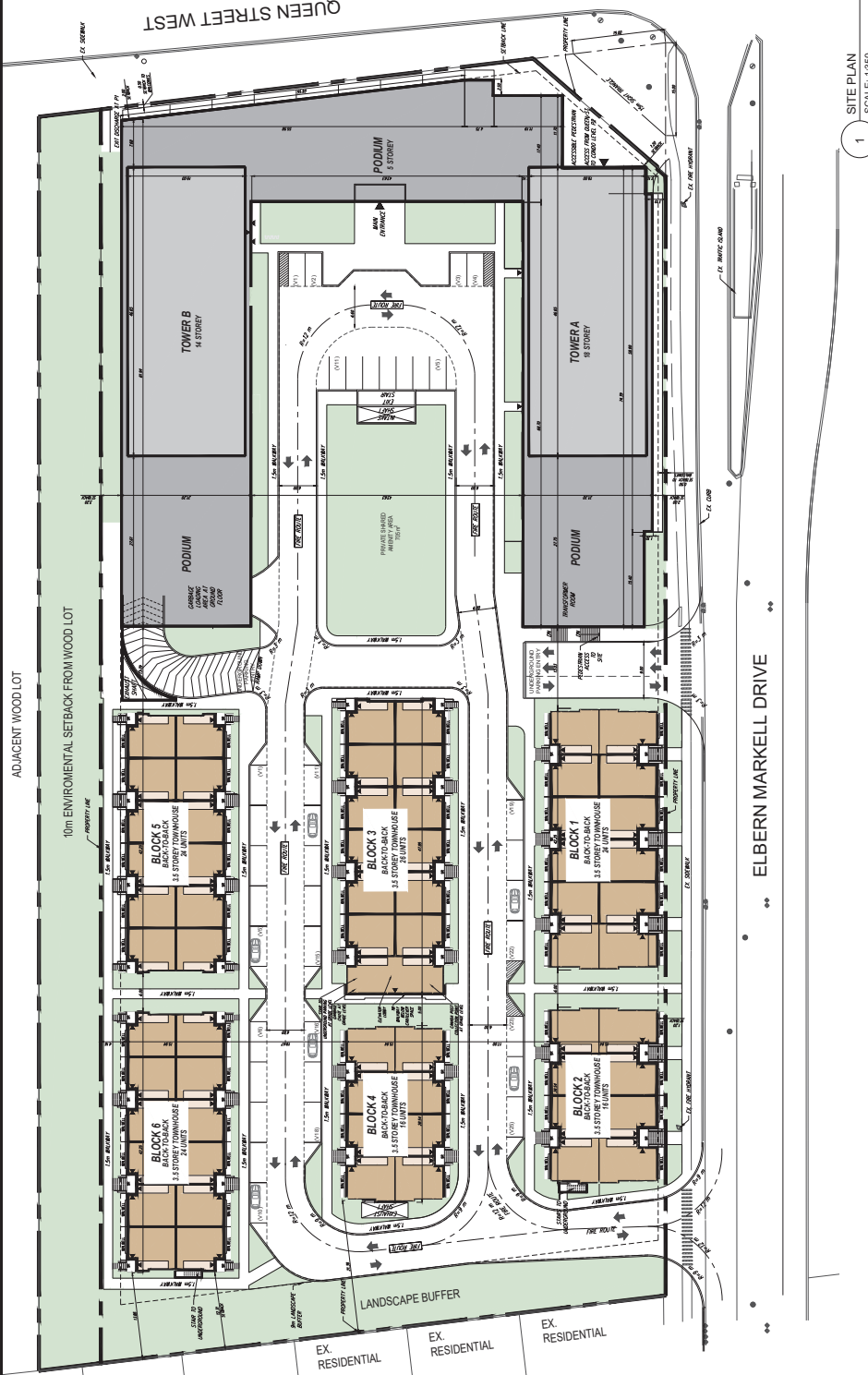
SCHEDULE SP45(b) Springbrook Settlement Area Tertiary Plan



Update:
March 28, 2023

- Legend**
- Tertiary Plan Boundary
 - Existing Building Footprint
 - Watercourses
- Natural Heritage System**
- Wetland (subject to further study)
 - Woodland (subject to further study)
 - Valleyland/Watercourse Corridor
- Conceptual Access**
- Existing Stormwater Management Pond
 - Proposed Stormwater Management Pond (subject to further study)
 - Parkette - Conceptual
 - Conceptual Road
 - Conceptual Trail Opportunity
- Land Use**
- Low Density Residential
 - Low-Medium Density Residential
 - Medium Density Residential (Mid-Rise)
 - Mixed Use Medium-High Density Residential
 - Valleyland/Watercourse Corridor

ATTACHMENT 2
CAL-MARKELL CONCEPT



APPLICATION NUMBER: [REDACTED]

APPLICATION NUMBER: [REDACTED]

LOCAL DESCRIPTION OF PROJECT: [REDACTED]

LOCAL DESCRIPTION OF PROJECT: [REDACTED]

LOCAL DESCRIPTION OF PROJECT: [REDACTED]



FIRE ROUTE
VEHICLES WILL BE TAGGED AND/OR TOWED AWAY



ADJACENT WOOD LOT

10m ENVIRONMENTAL SETBACK FROM WOOD LOT

LANDSCAPE BUFFER

EX. RESIDENTIAL

ADJACENT WOOD LOT

10m ENVIRONMENTAL SETBACK FROM WOOD LOT

LANDSCAPE BUFFER

EX. RESIDENTIAL

EX. RESIDENTIAL

EX. RESIDENTIAL

EX. RESIDENTIAL

ELBERN MARKELL DRIVE

QUEEN STREET WEST

SITE STATISTICS
 STANDARDS REFLECT CURRENT REQUIREMENTS UNLESS NOTED OTHERWISE.
 BRAMPTON BY-LAW 270-2004
 RHM1 ZONE

1.0 SITE STANDARDS																	
SITE AREA	20,246 sqm (65.00 ac) [2.02 ha]																
WOODLOT BUFFER AREA	2,025 sqm (6.50 ac) [1.20 ha]																
NET LOT AREA	18,223 sqm (45.50 ac) [1.82 ha]																
PROPOSED DENSITY	650 units / 1.82 ha = 357 units per hectare (ha)																
FLOOR AREA-A (GFA)	<table border="0"> <tr> <td>BLOCK 1</td> <td>BLOCK 2</td> <td>BLOCK 3</td> <td>BLOCK 4</td> <td>BLOCK 5</td> <td>BLOCK 6</td> <td>CONDO</td> <td>TOTAL GFA</td> </tr> <tr> <td>650 units</td> <td>1,710 sqm</td> <td>2,775 sqm</td> <td>1,710 sqm</td> <td>2,565 sqm</td> <td>1,710 sqm</td> <td>2,565 sqm</td> <td>85,881 sqm</td> </tr> </table>	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	CONDO	TOTAL GFA	650 units	1,710 sqm	2,775 sqm	1,710 sqm	2,565 sqm	1,710 sqm	2,565 sqm	85,881 sqm
BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	CONDO	TOTAL GFA										
650 units	1,710 sqm	2,775 sqm	1,710 sqm	2,565 sqm	1,710 sqm	2,565 sqm	85,881 sqm										
NUMBER OF UNITS	<table border="0"> <tr> <td>STACKED TOWNHOUSE</td> <td>130</td> </tr> <tr> <td>APARTMENT BUILDING</td> <td>520</td> </tr> </table>	STACKED TOWNHOUSE	130	APARTMENT BUILDING	520												
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APARTMENT BUILDING	520																

2.0 LOT STANDARDS

ZONING STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	0.4 ha	1.82 ha
MINIMUM LOT WIDTH	45 m	76.3 m **
MINIMUM BUILDING HEIGHT	10.6 m	13.1 m STACKED TOWN, 17.0 m APARTMENT BLDG 57.2 m
GROSS FLOOR AREA*	SEE NOTE	
FRONT YARD	12 m	2.0 m
INTERIOR SIDE YARD	7.5 m	2.0 m
EXTERIOR SIDE YARD	7.5 m	2.0 m
REAR YARD	15 m	3.25 m

3.0 PARKING

ZONING STANDARD	REQUIRED**	PROPOSED**
STACKED TOWN	130 UNITS	130
APARTMENT BUILDING	520 UNITS	520
GRAND TOTAL	650 UNITS	650 UNITS

1 SITE PLAN

SCALE: 1:350

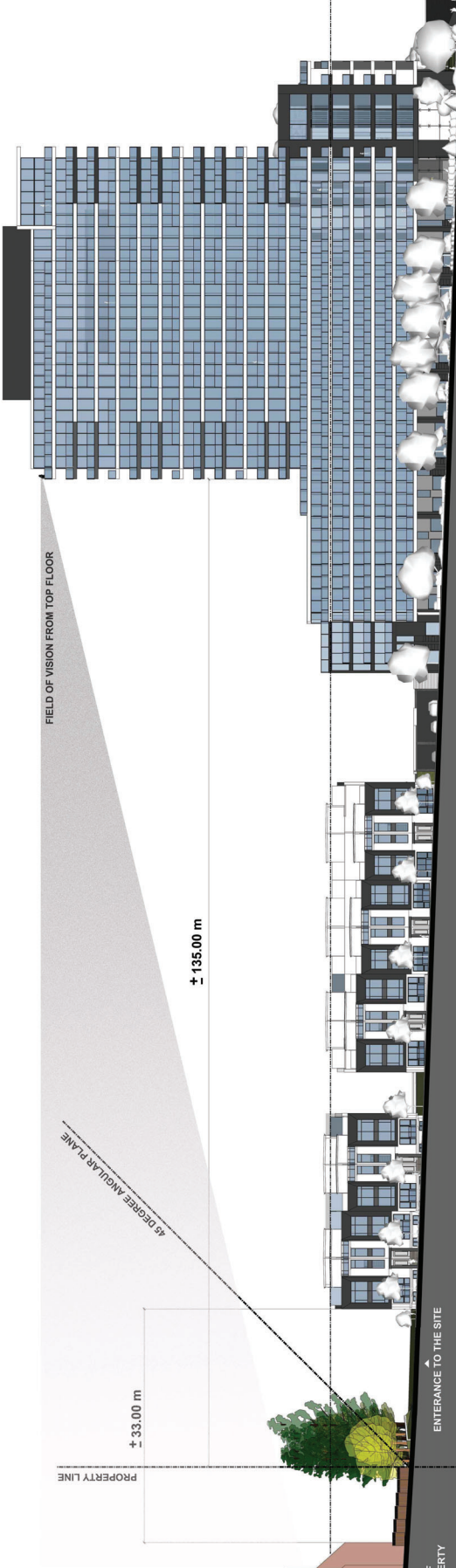
Parking Category	Count
P3 - APARTMENT	
APARTMENT RESIDENT	171
P2 - APARTMENT	
APARTMENT RESIDENT	100
P1 - APARTMENT	
TOWNHOUSE	79
TOWNHOUSE RESIDENT	117
P4 - APARTMENT	
APARTMENT RESIDENT	68
P5 - APARTMENT	
APARTMENT VISITOR	11
P6 - APARTMENT	
APARTMENT VISITOR	11
GRAND TOTAL	715

4 ASPEN STRUCTURE
 ELBERN MARKELL DEVELOPMENTS INC.
 8800 Woodbine Avenue, Suite 100, Markham, ON L3R 9W2
 TEL: (905) 477-7771 FAX: (905) 477-7799 email: info@4aspen.com

ELBERN MARKELL DR., QUEEN STREET WEST
 BRAMPTON
 2022.07.25
 SHEET NO. 05
 A1.1

ATTACHMENT 1
CAL-MARKELL ANGULAR PLANE

MECH. ROOF
 LEVEL 16 (1570)
 LEVEL 15 (1480)
 LEVEL 14 (1390)
 LEVEL 13 (1300)
 LEVEL 12 (1210)
 LEVEL 11 (1120)
 LEVEL 10 (1030)
 LEVEL 9 (940)
 LEVEL 8 (850)
 LEVEL 7 (760)
 LEVEL 6 (670)
 LEVEL 5 (580)
 LEVEL 4 (490)
 LEVEL 3 (400)
 LEVEL 2 (310)
 LEVEL 1 (220)
 MECH. ROOF (20)
 MECH. ROOF (10)
 LEVEL 1 (100)
 LEVEL 2 (200)
 LEVEL 3 (300)
 LEVEL 4 (400)
 LEVEL 5 (500)
 LEVEL 6 (600)
 LEVEL 7 (700)
 LEVEL 8 (800)
 LEVEL 9 (900)
 LEVEL 10 (1000)
 LEVEL 11 (1100)
 LEVEL 12 (1200)
 LEVEL 13 (1300)
 LEVEL 14 (1400)
 LEVEL 15 (1500)
 MECH. ROOF (1600)
 MECH. ROOF (1700)
 MECH. ROOF (1800)
 MECH. ROOF (1900)
 MECH. ROOF (2000)
 MECH. ROOF (2100)
 MECH. ROOF (2200)
 MECH. ROOF (2300)
 MECH. ROOF (2400)
 MECH. ROOF (2500)
 MECH. ROOF (2600)
 MECH. ROOF (2700)
 MECH. ROOF (2800)
 MECH. ROOF (2900)
 MECH. ROOF (3000)



MAXIMUM ZONING HEIGHT OF BUILDING FOR ADJACENT PROPERTY

ENTRANCE TO THE SITE

GRADE @ QUEEN STREET

FIELD OF VISION FROM TOP FLOOR

± 135.00 m

45 DEGREE ANGULAR PLANE

± 33.00 m

PROPERTY LINE