

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,

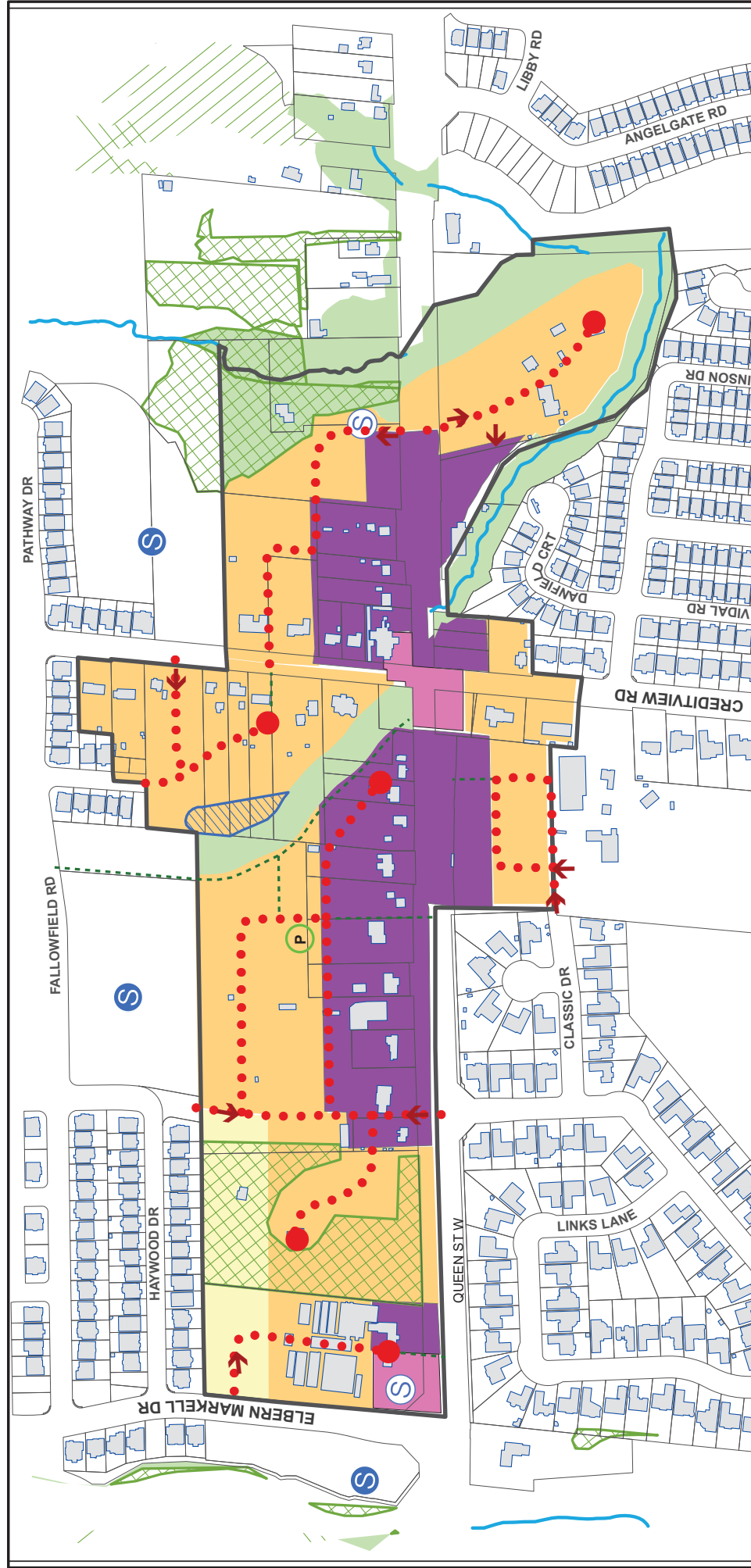
KLM PLANNING PARTNERS INC.



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

FILE: G:\OPERATIONS\SECONDARY PLANS\SP45\SPRINGBROOK\OPAS\SPRINGBROOK TERTIARY PLAN 2023 DRAFT

Legend

- Tertiary Plan Boundary
- Existing Building Footprint
- Watercourses

Natural Heritage System

- Wetland (subject to further study)
- Woodland (subject to further study)
- Valleyland/Watercourse Corridor

Land Use and Density

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential (Mid-Rise)
- Mixed Use Medium-High Density Residential
- Valleyland/Watercourse Corridor

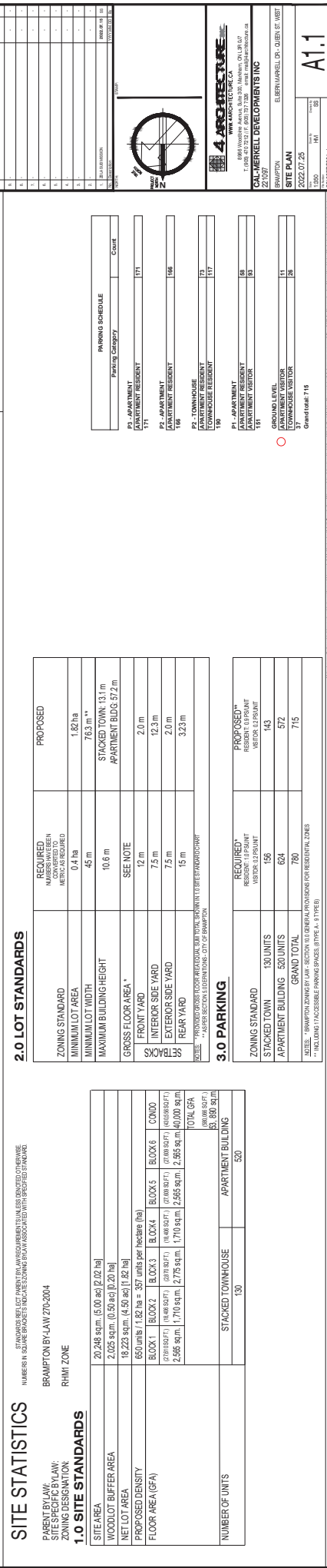
Infrastructure and Features

- ➔ Conceptual Access
- S Existing Stormwater Management Pond
- S Proposed Stormwater Management Pond (subject to further study)
- P Parkette - Conceptual
- Conceptual Road
- Conceptual Trail Opportunity

0 20 40 80 Meters

1/2

ATTACHMENT 2
CAL-MARKELL CONCEPT



PARINGS SCHEDULE		
	Parking Category	Count
-APARTMENT		
-APARTMENT RESIDENT		171
1		
-APARTMENT		
-APARTMENT RESIDENT		166
6		
-TOWNHOUSE		
-TOWNHOUSE RESIDENT		15
0		
-TOWNHOUSE RESIDENT		117
0		
-APARTMENT		
-APARTMENT RESIDENT		68
-APARTMENT VISITOR		13
1		
-TOWNHOUSE		
-TOWNHOUSE RESIDENT		11
-TOWNHOUSE VISITOR		26
0		

and call 716

[illegible][illegible]

2.0 LOT STANDARDS		3.0 PARKING	
ZONING	ZONING	ZONING	ZONING
MINIMUM LOT AREA	MINIMUM LOT AREA	STACKED TOWN	130 UNITS
MINIMUM LOT WIDTH	MINIMUM LOT WIDTH	APARTMENT BUILDING	520 UNITS
MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	GRAND TOTAL	
GROSS FRONT YARD *	GROSS FRONT YARD *		
FRONT YARD	FRONT YARD		
INTERIOR SIDE YARD	INTERIOR SIDE YARD		
EXTERIOR SIDE YARD	EXTERIOR SIDE YARD		
REAR YARD	REAR YARD		
NOTES: * FRONTYARD DEPTH MUST BE EQUAL TO OR GREATER THAN THE LOT WIDTH. DEPTH MUST BE 10 FEET. ** REAR YARD SECTION LOCATIONS: CITY OF BIRMINGHAM			

AW 270-2004	<p>sq.m. (5.00 sq.(2.02 ha)</p> <p>m (0.50 sq.(0.20 ha)</p> <p>sq.m (4.50 sq.(1.82 ha)</p> <p>(1.82 ha = 357 units per hectare (ha)</p> <p>BLOCK2 BLOCK3 BLOCK4 BLOCK5 BLOCK6 CONDO</p> <p>(0.46 sq.ft) (0.81 sq.ft) (0.46 sq.ft) (0.46 sq.ft) (0.88 sq.ft) (40.88 sq.ft)</p> <p>(1.70 sq.m) (2.75 sq.m) (1.70 sq.m) (1.70 sq.m) (2.56 sq.m) (40.00 sq.m)</p> <p>7016 sq.ft</p> <p>2000 sq.ft</p> <p>1000 sq.ft</p>	<p>STACKED TOWNHOUSE</p> <p>130</p>	<p>APARTMENT BUILDING</p> <p>520</p>
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<h1>SITE STATISTICS</h1> <p>PARENT BYLAW: SITE SPECIFIC BYLAW: ZONING DESIGNATION: 1.0 SITE STANDARDS</p>	SITE AREA	20,248 s/s		
	WOODLOT BUFFER AREA	2,025 s/s		
	NET LOT AREA	18,223 s/s		
	PROPOSED DENSITY	650 units		
	FLOOR AREA (GFA)	1,800,411 10,010,677 2,596 sqm		
	NUMBER OF UNITS			

ATTACHMENT 1

CAL-MARKELL ANGULAR PLANE

