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## Correspondences Received

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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**

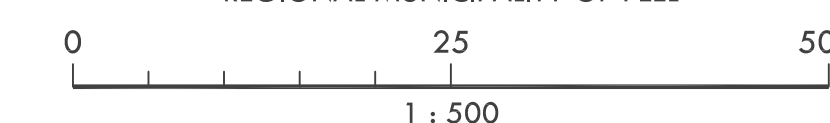
Base information comprised of a Plan Of Survey by Schaeffer Dzialdor Bennett Ltd., Job No: 06-592-00A | Date: October 28, 2009

The Contractor shall verify and be responsible for all dimensions.  
Do not scale the drawing; any errors or omissions shall be reported to R Walters Planning + miCAD inc without delay.  
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Reproduction or use for any purpose other than that authorized by R Walters Planning + miCAD inc is forbidden.

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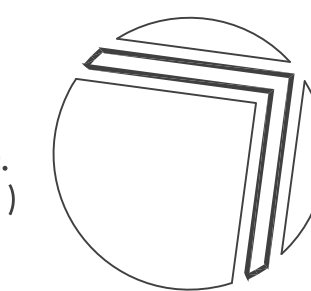
**PRELIMINARY CONCEPT PLAN**

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



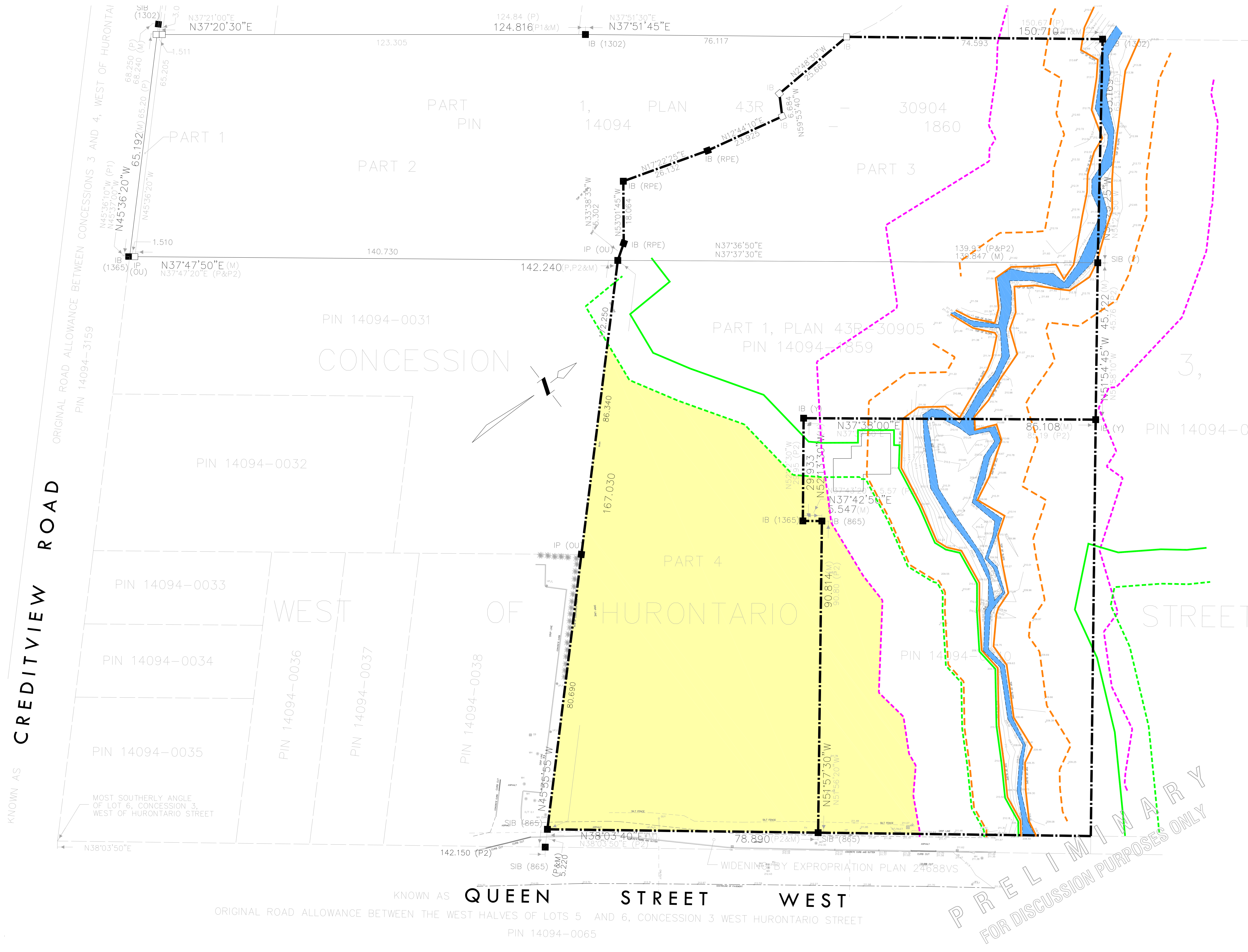
seal prepared for north

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	DRAWING
	CHECKED WG	

**02**



## Chadda, Neil

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**From:** Kevin Freeman <kfreeman@kaneff.com>  
**Sent:** 2023/04/24 12:51 PM  
**To:** Chadda, Neil; LaRota, Claudia  
**Cc:** Hardcastle, John; Sanders, Donna; Jenkins, Dana; Vanderberg, David (PD&D)  
**Subject:** [EXTERNAL]Sanitary Servicing Memo - SW Corner of Queen & Creditview  
**Attachments:** Schaeffers Sanitary Servicing Memo - Queen & Creditview - April 2023.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Hi Neil,

Further to our meeting on Feb 21<sup>st</sup> to discuss servicing for the Springbrook Tertiary Plan Area, our civil engineer (Schaeffer's ) has prepared the attached memo, which provides an overview of two potential sanitary servicing options for our property located at the south-east corner of Queen St W and Creditview Road. The analysis has taken into consideration the upper end of projected population statistics for our site and confirms that there are functional sanitary servicing solutions. As noted during our meeting, the servicing strategy will direct sanitary flow to the south of our site, which is in full compliance with the original design for the existing subdivision. The memo concludes that there is no need for us to rely on any alternative servicing solution that would direct sanitary flow north of our property.

In consideration of the above, we request that our site be excluded from the scope of any comprehensive Functional Servicing Report for the balance of the Springbrook Tertiary Plan Area. Considering the natural division in the servicing strategy and approach, we are of the opinion that our participation is not warranted. A detailed Function Servicing Report would be included with any future development application submission for our site.

If necessary, we'd be happy to coordinate a follow-up meeting to discuss further. Your consideration of our request is much appreciated.

Thank you,

**Kevin Freeman, MCIP, RPP**

Director of Planning and Development

m: 416-578-2328

e: kfreeman@kaneff.com

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Kaneff Group  
8501 Mississauga Rd  
Brampton ON L6Y 5G8

Kaneff.com  
@kaneffgroup

**KANNEFF**



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Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

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 24<sup>th</sup>, 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**

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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**



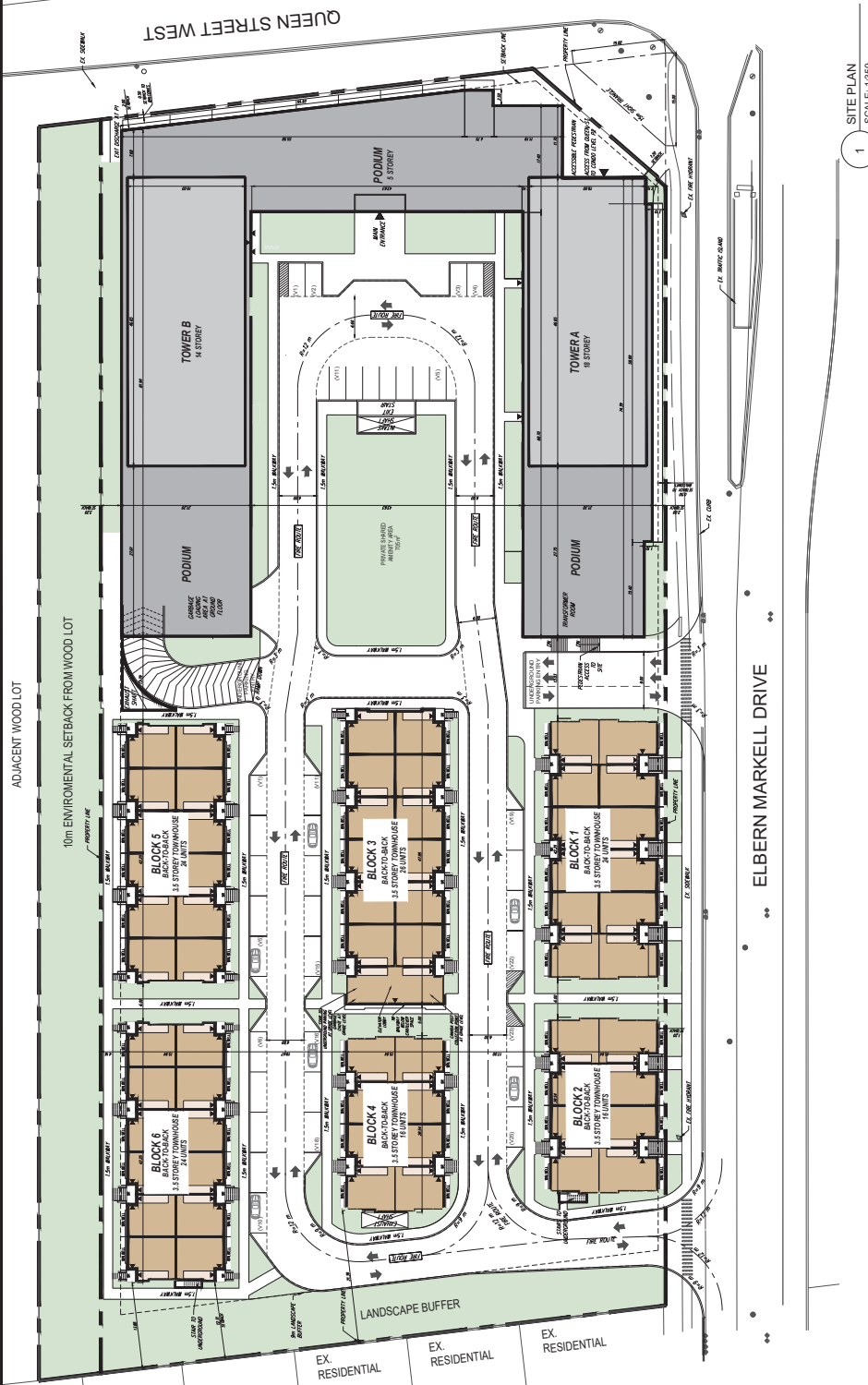
**SCHEDULE SP45(b)**  
**Springbrook Settlement**  
**Area Tertiary Plan**

Update:  
 March 28, 2023

**BRAMPTON**  
 Flower City  
 brampton.ca

- 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
- Scale: 0 20 40 80 Meters

**ATTACHMENT 2**  
**CAL-MARKELL CONCEPT**



**1 SITE PLAN**  
SCALE: 1:350

**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 **
MAXIMUM BUILDING HEIGHT	10.6 m	STACKED TOWN: 13.1 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

\* UNIMPOSED GROUND FLOOR MEDIAN CORNER POINT TO THE EXTERIOR CORNER  
\*\* INCLUDING ACCESSIBLE PARKING SPACES (TYPE A & TYPE B)

**3.0 PARKING**

ZONING STANDARD	REQUIRED**	PROPOSED**
STACKED TOWN	130 UNITS	RESIDENT 18 PSUNT VISITOR 183
APARTMENT BUILDING	624	572
GRAND TOTAL	754	715

\*\* INCLUDING ACCESSIBLE PARKING SPACES (TYPE A & TYPE B)

**SITE STATISTICS**

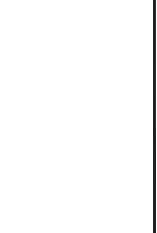
WOODLOT BUFFER AREA	20,246 sqm (4.59 ac) [2.02 ha]
NET LOT AREA	2,025 sqm (0.50 ac) [0.20 ha]
PROPOSED DENSITY	650 units / 1.82 ha = 357 units per hectare (ha)
FLOOR AREA (GFA)	680 units / 1.82 ha = 371 units per hectare (ha)
NUMBER OF UNITS	520

**1.0 SITE STANDARDS**

WOODLOT BUFFER AREA	20,246 sqm (4.59 ac) [2.02 ha]
NET LOT AREA	2,025 sqm (0.50 ac) [0.20 ha]
PROPOSED DENSITY	650 units / 1.82 ha = 357 units per hectare (ha)
FLOOR AREA (GFA)	680 units / 1.82 ha = 371 units per hectare (ha)
NUMBER OF UNITS	520

APPLICATION NUMBER:  
APPLICATION NUMBER:  
LOCAL DISCRETIONARY BY-LAW NO. 270-2004  
RHM1 ZONE

APPLICANT: ELBERN MARKELL DEVELOPMENTS INC.  
PROJECT: ELBERN MARKELL DR., QUEEN ST. WEST  
2022.07.25  
2022.07.25  
2022.07.25



Parking Category	Count
P1 - APARTMENT	171
P2 - APARTMENT	160
P3 - TOWNHOUSE	17
P4 - TOWNHOUSE	117
P5 - APARTMENT	18
P6 - APARTMENT	18
P7 - APARTMENT	11
P8 - APARTMENT	11
P9 - APARTMENT	37
Grand Total:	715

ELBERN MARKELL DR., QUEEN ST. WEST  
2022.07.25  
2022.07.25  
2022.07.25

**ATTACHMENT 1**  
**CAL-MARKELL ANGULAR PLANE**



- MECH. ROOF
- LEVEL 16 (17.00)
- LEVEL 15 (16.00)
- LEVEL 14 (15.00)
- LEVEL 13 (14.00)
- LEVEL 12 (13.00)
- LEVEL 11 (12.00)
- LEVEL 10 (11.00)
- LEVEL 9 (10.00)
- LEVEL 8 (9.00)
- LEVEL 7 (8.00)
- LEVEL 6 (7.00)
- LEVEL 5 (6.00)
- LEVEL 4 (5.00)
- LEVEL 3 (4.00)
- LEVEL 2 (3.00)
- LEVEL 1 (2.00)
- MECH. ROOF
- LEVEL 1 (1.00)
- LEVEL 2 (2.00)
- LEVEL 3 (3.00)
- LEVEL 4 (4.00)
- LEVEL 5 (5.00)
- LEVEL 6 (6.00)
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- LEVEL 10 (10.00)
- LEVEL 11 (11.00)
- LEVEL 12 (12.00)
- LEVEL 13 (13.00)
- LEVEL 14 (14.00)
- LEVEL 15 (15.00)
- LEVEL 16 (16.00)
- MECH. ROOF



FIELD OF VISION FROM TOP FLOOR

± 135.00 m

45 DEGREE ANGULAR PLANE

± 33.00 m

PROPERTY LINE

ENTRANCE TO THE SITE

GRADE @ QUEEN STREET

MAXIMUM ZONING HEIGHT OF BUILDING FOR ADJACENT PROPERTY

MECH. ROOF

LEVEL 16 (17.00)

LEVEL 15 (16.00)

LEVEL 14 (15.00)

LEVEL 13 (14.00)

LEVEL 12 (13.00)

LEVEL 11 (12.00)

LEVEL 10 (11.00)

LEVEL 9 (10.00)

LEVEL 8 (9.00)

LEVEL 7 (8.00)

LEVEL 6 (7.00)

LEVEL 5 (6.00)

LEVEL 4 (5.00)

LEVEL 3 (4.00)

LEVEL 2 (3.00)

LEVEL 1 (2.00)

MECH. ROOF

MECH. ROOF

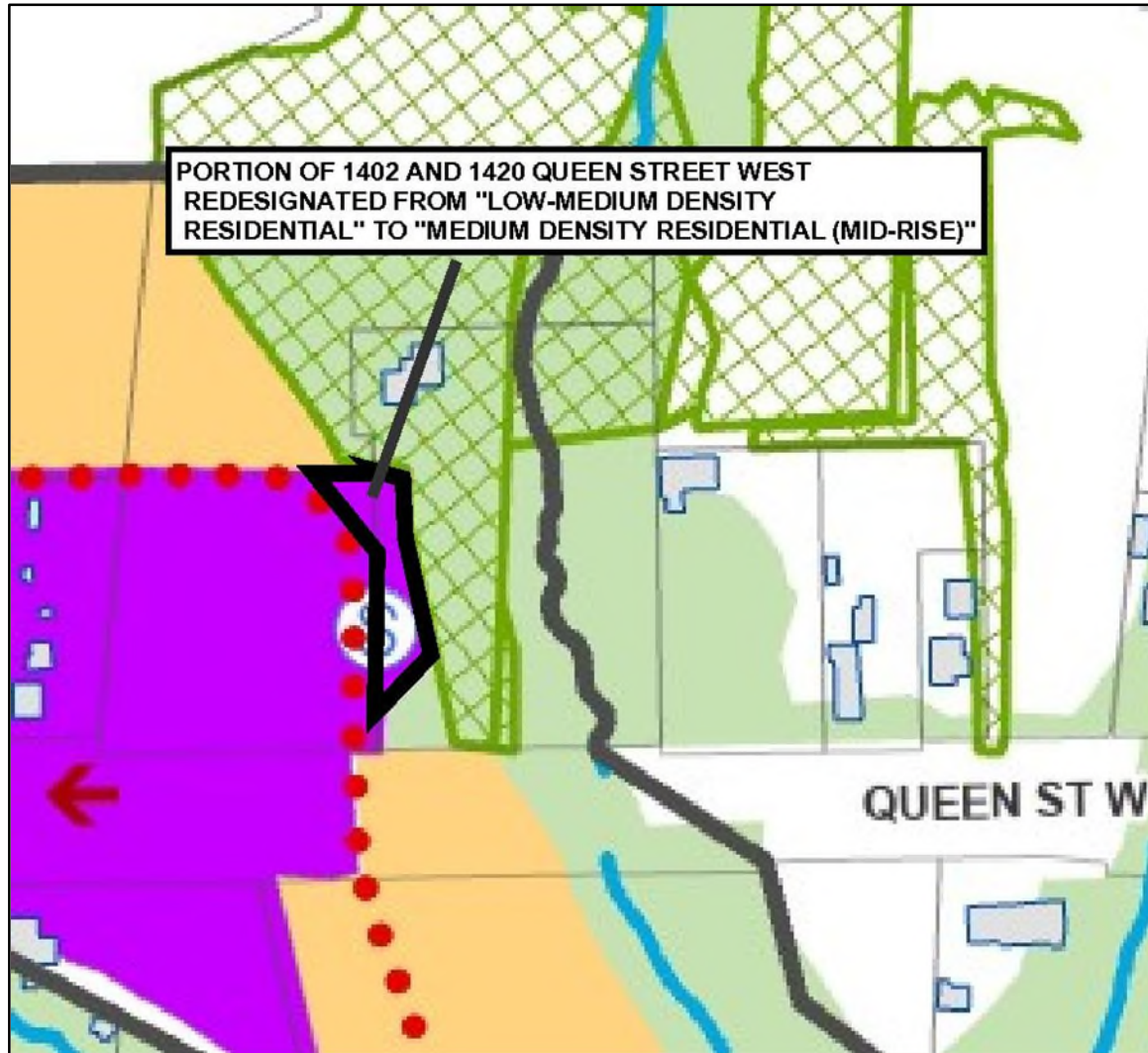
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## Response to Correspondences

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Response to Royal Pine and Denford Estates

Royal Pine and Denford Estates have submitted a letter dated April 19, requesting the depth of the proposed Medium Density Residential (Mid-Rise) designation be extended north on the subject lands to match the westerly properties fronting Queen Street West and extended east to the environmental designations. As a result, the new Official Plan Amendment proposes to change the land use designation from Low-Medium Density Residential to Medium Density Residential (Mid-Rise), is based on correspondences received.



*Denford Estates, Lands to be Re-designated*

## Chadda, Neil

---

**From:** Chadda, Neil  
**Sent:** 2023/06/22 12:56 PM  
**To:** 'Kevin Freeman'  
**Cc:** Koryun Shahbikian; Peter Stefanovic; Hardcastle, John; Jenkins, Dana; 'Turner, William'  
**Subject:** RE: [EXTERNAL]RE: Tertiary Plan - Brampton

Good afternoon Kevin,

The Kaneff land is in the Springbrook Tertiary Plan and that the City and Region are in agreement that the Kaneff lands are to be included, as part of the joint comprehensive FSR. The City is not in a position to recommend anyone be excluded based on the findings of the preliminary servicing study the Region had commissioned.

I can help coordinate a meeting with the Region; however, based on Region's preliminary study, a meeting may not be beneficial.

Thank you,  
Neil

---

**From:** Kevin Freeman <kfreeman@kaneff.com>  
**Sent:** 2023/06/22 11:53 AM  
**To:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Cc:** Koryun Shahbikian <kshahbikian@schaeffers.com>; Peter Stefanovic <pstefanovic@schaeffers.com>  
**Subject:** [EXTERNAL]RE: Tertiary Plan - Brampton

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Neil,

Further to the discussion today, can you please assist with coordination with the Region regarding our request to be excluded from the Comprehensive FSR? Our servicing approach has no impact on the balance of the tertiary plan area. We submitted the attached memo in April, which includes an overview of our servicing strategy for our lands in Springbrook. This can be referenced in the report; however, we don't feel that we should be contributing to the study considering the circumstances.

Thanks,

**Kevin Freeman, MCIP, RPP**  
Director of Planning and Development  
m: 416-578-2328  
e: kfreeman@kaneff.com

---

Kaneff Group  
8501 Mississauga Rd  
Brampton ON L6Y 5G8

Kaneff.com  
@kaneffgroup

**KANEFF**

## Chadda, Neil

---

**From:** Marshall Smith <MSmith@klmplanning.com>  
**Sent:** 2023/05/04 3:09 PM  
**To:** Chadda, Neil; Humble, Jeffrey; LaRota, Claudia  
**Cc:** Henderson, Kelly; Ryan Virtanen; Amanda Rondinone; Andrew Wong; Zbogar, Henrik; Koryun Shahbikian; Nelson Lee; Mirela Sula  
**Subject:** RE: [EXTERNAL]RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Thank you Neil for confirming.

**Marshall Smith** BES, PMP, MCIP, RPP  
ASSOCIATE

### KLM PLANNING PARTNERS INC.

Planning | Design | Development  
64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3  
T 905.669.4055 (ext. 222) C 416.788.7859  
F 905.669.0097 E [msmith@klmplanning.com](mailto:msmith@klmplanning.com)  
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**From:** Chadda, Neil <Neil.Chadda@brampton.ca>  
**Sent:** Thursday, May 4, 2023 1:08 PM  
**To:** Marshall Smith <MSmith@klmplanning.com>; Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; LaRota, Claudia <Claudia.LaRota@brampton.ca>  
**Cc:** Henderson, Kelly <Kelly.Henderson@brampton.ca>; Ryan Virtanen <RVirtanen@KLMPPlanning.com>; Amanda Rondinone <Amanda@caliberhomes.ca>; Andrew Wong <andrew@caliberhomes.ca>; Zbogar, Henrik <Henrik.Zbogar@brampton.ca>; Koryun Shahbikian <kshahbikian@schaeffers.com>; Nelson Lee <nlee@schaeffers.com>; Mirela Sula <msula@schaeffers.com>  
**Subject:** RE: [EXTERNAL]RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Good afternoon Marshall,

The numbers on the attachment are correct based on the proposed heights. Once the angular plane analysis has been completed by Urban Design, we may or may not need to refine the numbers.

Thank you,  
Neil

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**From:** Marshall Smith <[MSmith@klmplanning.com](mailto:MSmith@klmplanning.com)>  
**Sent:** 2023/05/04 12:26 PM  
**To:** Humble, Jeffrey <[Jeffrey.Humble@brampton.ca](mailto:Jeffrey.Humble@brampton.ca)>; Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>; LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>  
**Cc:** Henderson, Kelly <[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)>; Ryan Virtanen <[RVirtanen@KLMPPlanning.com](mailto:RVirtanen@KLMPPlanning.com)>; Amanda Rondinone <[Amanda@caliberhomes.ca](mailto:Amanda@caliberhomes.ca)>; Andrew Wong <[andrew@caliberhomes.ca](mailto:andrew@caliberhomes.ca)>; Zbogar, Henrik <[Henrik.Zbogar@brampton.ca](mailto:Henrik.Zbogar@brampton.ca)>; Koryun Shahbikian <[kshahbikian@schaeffers.com](mailto:kshahbikian@schaeffers.com)>; Nelson Lee <[nlee@schaeffers.com](mailto:nlee@schaeffers.com)>; Mirela Sula <[msula@schaeffers.com](mailto:msula@schaeffers.com)>  
**Subject:** RE: [EXTERNAL]RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Jeff, Claudia, Neil,

Further to yesterday's Council meeting, we are coordinating with other land owners with respect to the servicing report for the Springbrook Tertiary Plan area. Can you confirm that the attached represents the latest updated unit projections, and advise if changes are anticipated as the result of the angular plane study to be performed by the City?

Appreciate your help,

**Marshall Smith** BES, PMP, MCIP, RPP  
ASSOCIATE

**KLM PLANNING PARTNERS INC.**

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**From:** Humble, Jeffrey <[Jeffrey.Humble@brampton.ca](mailto:Jeffrey.Humble@brampton.ca)>

**Sent:** Friday, April 28, 2023 4:14 PM

**To:** Marshall Smith <[MSmith@klmplanning.com](mailto:MSmith@klmplanning.com)>; Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>; LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>

**Cc:** Henderson, Kelly <[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)>; Ryan Virtanen <[RVirtanen@KLMPPlanning.com](mailto:RVirtanen@KLMPPlanning.com)>; Amanda Rondinone <[Amanda@caliberhomes.ca](mailto:Amanda@caliberhomes.ca)>; Andrew Wong <[andrew@caliberhomes.ca](mailto:andrew@caliberhomes.ca)>; Zbogar, Henrik <[Henrik.Zbogar@brampton.ca](mailto:Henrik.Zbogar@brampton.ca)>

**Subject:** FW: [EXTERNAL]RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Good afternoon Marshall,

Thanks for the meeting and input yesterday as well.

As discussed we will be amending the description of the angular plane in the Tertiary Plan to consider measurement from the existing low density residential area. We will be bringing forward a revised OPA to Council.

We appreciate you pointing out the change on the NW quadrant on Queen and Creditview as this is in fact meant to be low density and will be updated before this goes to Council. The change east of the woodlot reflects the potential of that portion of the property fronting Queen Street to develop at higher densities.

As discussed the limits of the designation are conceptual and subject to the interpretation at the time of development application. These limits are commensurate with the approximate boundaries for other sites further east which are directly adjacent low-density residential.

Regards,  
Jeff

---

**From:** Marshall Smith <[MSmith@klmplanning.com](mailto:MSmith@klmplanning.com)>

**Sent:** 2023/04/28 10:36 AM

**To:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>; LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>; Humble, Jeffrey <[Jeffrey.Humble@brampton.ca](mailto:Jeffrey.Humble@brampton.ca)>

**Cc:** Henderson, Kelly <[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)>; Ryan Virtanen <[RVirtanen@KLMPPlanning.com](mailto:RVirtanen@KLMPPlanning.com)>; Amanda Rondinone <[Amanda@caliberhomes.ca](mailto:Amanda@caliberhomes.ca)>; Andrew Wong <[andrew@caliberhomes.ca](mailto:andrew@caliberhomes.ca)>

**Subject:** RE: [EXTERNAL]RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Hi Jeff, Claudia, and Neil,

Thank you for taking the time to meet with us yesterday.

Further to our discussion, you advised that review of the angular plan policies in the City's proposed Tertiary Plan/Secondary Plan Amendment would be undertaken considering measurement from existing low density residential areas (vs. the "Low Density Residential" designation which also exists anew within the proposed plan). Please let us know if/how these policies evolve.

It was stated in the meeting that the previously approved tertiary plan designations were unchanged, however it was noted in comparison of the existing and new plan that changes have been made (NW quadrant of Creditview and Queen and east of the woodland identified in proximity to Elbern Markell are examples). You have made it clear that the limits of proposed designations are conceptual, are not fixed, and are intended to be interpreted by application to achieve a desirable transition. Notwithstanding that it is still our preference that the land use designations be reevaluated for the Cal Markell lands, can you confirm that the townhouse use permission existing in both the "Low Density Residential" and "Low-Medium Density Residential" designations is inclusive of stacked townhouses as proposed for this site?

Thank you,

**Marshall Smith** BES, PMP, MCIP, RPP  
ASSOCIATE

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**From:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>  
**Sent:** Tuesday, April 25, 2023 9:57 AM  
**To:** Marshall Smith <[MSmith@klmplanning.com](mailto:MSmith@klmplanning.com)>; LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>; Humble, Jeffrey <[Jeffrey.Humble@brampton.ca](mailto:Jeffrey.Humble@brampton.ca)>  
**Cc:** Henderson, Kelly <[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)>; Ryan Virtanen <[RVirtanen@KLMPlanning.com](mailto:RVirtanen@KLMPlanning.com)>; Amanda Rondinone <[Amanda@caliberhomes.ca](mailto:Amanda@caliberhomes.ca)>; Andrew Wong <[andrew@caliberhomes.ca](mailto:andrew@caliberhomes.ca)>  
**Subject:** RE: [EXTERNAL]RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Good morning Marshall,

I hope you are doing well. As per your request, to meet with City staff for this week. We are available on Thursday April 27, 2023, at 10:30 am. Does this time work for you?

Who would you like me to invite from your team to the meeting?

Thanks,  
Neil

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**From:** Marshall Smith <[MSmith@klmplanning.com](mailto:MSmith@klmplanning.com)>  
**Sent:** 2023/04/24 8:47 PM  
**To:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>; LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>  
**Cc:** Henderson, Kelly <[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)>; Ryan Virtanen <[RVirtanen@KLMPlanning.com](mailto:RVirtanen@KLMPlanning.com)>; Amanda Rondinone <[Amanda@caliberhomes.ca](mailto:Amanda@caliberhomes.ca)>; Andrew Wong <[andrew@caliberhomes.ca](mailto:andrew@caliberhomes.ca)>  
**Subject:** [EXTERNAL]RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

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Hi Claudia and Neil,

Noting the item was deferred this evening, are you available to meet to discuss our concerns sometime this week?

Can you confirm also when the item will be heard, the next council meeting was mentioned which would be May 03, 2023 @ 9:30 AM.

Have a nice night,

**Marshall Smith** BES, PMP, MCIP, RPP  
ASSOCIATE

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W [www.klmplanning.com](http://www.klmplanning.com)

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**From:** Chadda, Neil <[Neil.Chadda@brampton.ca](mailto:Neil.Chadda@brampton.ca)>

**Sent:** Sunday, April 16, 2023 2:08 PM

**To:** [creditvalleyresidents@gmail.com](mailto:creditvalleyresidents@gmail.com)

**Cc:** Vani, Clara <[Clara.Vani@brampton.ca](mailto:Clara.Vani@brampton.ca)>; Urquhart, Chandra <[Chandra.Urquhart@brampton.ca](mailto:Chandra.Urquhart@brampton.ca)>

**Subject:** RE: Recommendation Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Good afternoon,

You are being contacted because you have indicated an interest in the City-Initiated Recommendation Report, for the Official Plan Amendment to the Credit Valley Secondary Plan Area 45 in Wards 4 and 5.

Please see the attachment regarding information for the upcoming Planning and Development Committee meeting for April 24, 2023.

Regards,  
Neil

**Neil Chadda, MCIP, RPP**  
Policy Planner II, Integrated City Planning  
Planning, Building and Growth Management  
City of Brampton



**BRAMPTON PLAN** The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).

52-F-014-R-0523