

August 28, 2023

**By E-Mail Only to *cityclerksoffice@brampton.ca***

His Worship Mayor Patrick Brown and Members of Council  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

***Attention: Mr. Peter Fay, City Clerk***

Your Worship and Members of Council

**Re: Cal-Markell Developments Inc. (“Cal-Markell”)  
1724 and 1730 Queen Street West (the “Cal-Markell Lands”)  
City File: OZS-2022-0038**

We are counsel to Crystal Homes (Wildflowers) Corporation (“**Crystal Homes**”), the owners of 1626, 1646, and 1654 Queen Street West in the City of Brampton (the “**City**”). Crystal Homes’ site, like the Cal-Markell Lands, is within an area of the City known as Springbrook.

Cal-Markell has applied for Official Plan and Zoning By-law Amendments together with a Subdivision Application to allow the development of 520 apartments and 130 back-to-back townhouses on the Cal-Markell Lands.

As acknowledged in Staff Report No. 2023-701, the Joint Functional Servicing and Stormwater Management Report for the Springbrook Tertiary Plan Area and a related Springbrook Tertiary Plan Amendment remain in progress. Once the needed infrastructure is agreed upon by all stakeholders, cost sharing will need to be put in place to ensure its delivery.

Given the ongoing planning efforts, Crystal Homes appreciates the recommendation from City Staff that the implementing by-laws for this proposal be forwarded to Council for enactment only after the Joint Functional Servicing and Stormwater Management Report for the Springbrook Area has been approved to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Crystal Homes also supports the use of a Holding Zone to ensure that cost sharing details are negotiated and resolved. Though it may have been intended by Staff, the proposed Official Plan Amendment policy related to the timing of development does not specifically address the need to negotiate additional cost sharing arrangements. To assist we propose the following additional policy:

- 6.6.7      *The use of a holding zone is authorized until such time as cost sharing arrangements have been negotiated, including for the delivery of water, wastewater, and stormwater management services for all the lands within the Springbrook Tertiary Plan Area boundary as shown in Schedule D to Staff Report 2022-776 and confirmation of good standing under that agreement has been provided to the satisfaction of the City's Commissioner of Planning, Building and Growth Management.*

The above policy would then provide a direct basis for the following proposed addition (underlined) to sections 3719.4 and 3720.4 of the Zoning By-law Amendment:

*The Holding (H) symbol for all or any part of the land zoned R4A-3719 (H) or R3B-3720 (H) shall not be removed until such a time as the following conditions have been met:*

- (1)      *The landowner of the subject lands has entered into the Springbrook Community Credit Valley Secondary Plan Area 2 Cost Sharing Agreement dated May 25th, 2007, as amended (the "CSA"), and received a Clearance Letter from the Trustee appointed pursuant to the provisions of the CSA; and,*
- (2)      *A cost sharing arrangement has been negotiated, including for the delivery of water, wastewater, and stormwater management services for all the lands within the Springbrook Tertiary Plan Area boundary as shown in Schedule D to Staff Report 2022-776 and confirmation of good standing under that agreement has been provided to the satisfaction of the City's Commissioner of Planning, Building, and Growth Management.*

Please add the undersigned to the notice list in City File No. OZS-2022-0038. Should there be any questions, please do not hesitate to contact me.

Yours truly,  
**DAVIES HOWE LLP**



Alex Lusty

copy:      Edwin Li, Development Planner III, Development Services & Design  
             Allan Parsons, Director, Development Services & Design  
             David VanderBerg, Manager, Development Services  
             Steve Ganesh, Commissioner of Planning, Planning and Growth Management  
             Danny DiMeo, Cal-Markell Developments Inc.  
             Marshall Smith, KLM Planning