

August 28, 2023

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

Attention: Claudia LaRota

**Re: Item 5.1, August 28, 2023 PDC Meeting
MTSA's, Draft Brampton Plan Policies
Forestside Estates Inc.
4320 Queen St. E.
City of Brampton, Region of Peel**

Ms. LaRota,

KLM Planning Partners Inc. represents Forestside Estates Inc. ("Client"), owner of the lands located within the northwest quadrant near the intersection of Queen Street East and the Gore Road ("Subject Lands"), at 4320 Queen St. E. in Brampton. The subject lands are approximately 6.13 hectares (15.16 acres) in area, having frontage of approximately 195 metres (640 feet) on the north side of Queen Street East, and frontage of approximately 255 metres (837 feet) on the south side of Attmar Drive.

The Subject Lands currently have site specific Official Plan policies and Zoning permitting high and mid-rise buildings in stand-alone residential and mixed use format, with heights of five (5) to twenty-five (25) storeys. To formalize these permissions and advance towards development of the lands, a number of site-specific applications have previously been submitted and approved, or are currently in process, over an extended timeframe.

- April 27 2017 – City Council adopted an Official Plan Amendment (OPA 129) to permit medium and high-density residential uses in a mixed-use form including office uses;
- March 2, 2022 - City Council adopted a Secondary Plan Amendment (OPA 208) and a Zoning By-law Amendment (By-law 42-2022) to implement the Official Plan;
- June 23, 2022 – City Staff approved by delegated authority the Draft Plan of Subdivision comprising four (4) development blocks and an extension of Palleschi Drive;
- January 24, 2023 – Committee of Adjustment approved Minor Variances to introduce site specific parking provisions;

- Present – detailed engineering design for the subdivision is underway, northeasterly Block 1 site plan process is complete pending agreement drafting, northwesterly Block 2 has an active site plan application.

The Subject Lands are within a regionally designated Major Transit Station Area (MTSA) and note that the current process intends on incorporating specific designations and policies for these MTSA's into Brampton's new draft Official Plan as part of the ongoing Municipal Comprehensive Review (MCR) process. We have reviewed the draft policies and schedules, and believe that certain modifications to the Gore Road Station Draft Land Use Plan should be made in order to reflect the application activity as follows:

- For the Northwest quadrant of the Subject Lands, the draft schedule proposes "Mixed-Use (Mid-Rise)" and "Stormwater Management" designations. Given that only a private stormwater management pond is proposed in this location, and acknowledging that the in-force site specific instruments do not identify the pond separate from the balance of the block, we request that a consistent approach be applied in the draft schedules to identify the entirety of this area as Mixed-Use (Mid-Rise)".
- For the Southeast and Southwest quadrants of the Subject lands, the draft schedule proposes "Mixed-Use (Mid-Rise)" and "Office Mixed-Use" designations. As office uses agreed to through the previous site-specific applications are currently permitted to locate at any location within these blocks fronting Queen Street East, and considering that existing permissions for these blocks are for high density development of up to twenty-five (25) storeys in height, we request that a consistent approach be applied in the draft schedules to identify these blocks as "Mixed-Use (High-Rise)".
- The draft schedule includes east-west public/private road segments through and extending beyond the site, however through the processes conducted only private roads internal to the lands which do not extend beyond the east and west limits have been agreed to. Again for consistency, we request revision to the road network in the draft schedule to reflect completed and in process applications.
- Our client owns other lands immediately west of, and abutting, the subject lands which also have frontage on Queen Street East, and which are also part of the same draft schedule that proposes an "Employment (Prestige Industrial)" designation similar to a larger collection of parcels further west owned by others. While this is consistent with existing policy, this parcel has a lesser land area when compared to parcels contiguously making up the balance of the designation, and will also represents a transitional parcel between the "Mixed Use (High Rise)" and "Employment (Prestige Industrial)" designations. Considering this, we request that these lands be designated as "Office Mix-Use" as this designation would be more appropriate to achieve a use and building typology gradient, as well as a desirable transition between these uses along Queen Street East .

We welcome the opportunity to discuss the suggested revisions with staff. Please also consider this letter as our formal request to be circulated on all future meetings, events, and reports related to this matter going forward.

Yours truly,

KLM PLANNING PARTNERS INC.



Marshall Smith, BES, PMP, MCIP, RPP
Associate

cc: Forestside Estates Inc.
Brampton City Clerks Office