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SENT VIA EMAIL

P – 2648

February 1, 2023

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor
Toronto, Ontario
M7A 2J3

Attention: Julianna Zhuo

**Re: County of Simcoe Official Plan Amendment No. 7
ERO Posting 019-6113
Ministry Reference Number: 43-OP-221936
Lormel Developments (Bradford) Limited
Town of Bradford West Gwillimbury
County of Simcoe**

Dear Ms. Zhuo,

KLM Planning Partners Inc. acts on behalf of Lormel Developments (Bradford) Limited (“Lormel”) with respect to their landholdings on the east side of Professor Day Drive, north of 8th Line, south of the future Highway 400/404 by-pass and west of Noble Drive in the Town of Bradford West Gwillimbury. As outlined on the attached schedule, Lormel has three remaining future development blocks from a community that Lormel has been constructing over the past number of years. These three future development blocks are currently designated as Medium Density Residential and Medium Density Residential and Neighbourhood Commercial in the Town of Bradford West Gwillimbury Official Plan. As you can see from the attached schedule, these blocks are well suited to permit higher density residential development and built forms that are not currently offered in the Town of Bradford West Gwillimbury.

Block 160

Block 160 is the most northerly block and is located at the northeast corner of Professor Day and McKenzie Way and is approximately two (2) hectares in size. Block 160 is currently designated as Medium Density in the Town of Bradford West Gwillimbury Official Plan and the request is to

redesignate it to High Density Residential in order to permit apartment buildings to a maximum of eight (8) storeys in height. Block 160 is readily serviced with existing water and wastewater services found on McKenzie Way. In addition, an existing stormwater management pond at the southeast corner of Professor Day and McKenzie Way was sized to accommodate the flows from this block.

Not only is Block 160 easily serviced, it has direct access to both Professor Day and McKenzie Way, which both lead to 8th Line (McKenzie via Noble Drive), which is a collector road in the Town of Bradford West Gwillimbury. Block 160 is an appropriate location for high density residential uses given it is bounded by a collector road (Professor Day), a local road (McKenzie Way) and a hydro corridor (owned by Lormel) which acts as a physical separator to the low density residential uses to the east. To the west, the lands are designated as Medium Density and Industrial/Commercial in the Town of Bradford West Gwillimbury Official Plan. Given this locational attribute and readily available municipal services, this block is well suited to accommodate higher density residential uses.

Block 158

Block 158 is located at the northeast corner of 8th Line and Professor Day Drive and is approximately 1.5 hectares in size. Block 158 is currently designated as Medium Density Residential and Neighbourhood Commercial in the Town of Bradford West Gwillimbury Official Plan and the request is to redesignate it to High Density Residential in order to permit apartment buildings to a maximum of eight (8) storeys in height. Block 158 is also readily serviced by existing water and wastewater services on Professor Day Drive and 8th Line. Like Block 160, Block 158 is also serviced by the existing stormwater management pond located at the southeast corner of Professor Day and McKenzie Way.

Like Block 160, Block 158 has direct access to Professor Day Drive and 8th Line along with the hydro corridor (owned by Lormel) on its eastern boundary. To the west, the lands are designated Medium Density and contain a stormwater management pond that service the lands further to the west. Given the surrounding uses, this block is also well suited for high density residential uses.

Block 156

Block 156 is located at the northwest corner of 8th Line and Noble Drive and is approximately 1.2 hectares in size. Block 156 is currently designated as Medium Density Residential in the Town of Bradford West Gwillimbury Official Plan and the request is to redesignate it to High Density Residential in order to permit apartment buildings to a maximum of six (6) storeys in height. Block 156 is also readily serviced by existing water and wastewater services on Noble Drive and 8th Line. Like Blocks 158 and 160, Block 156 is also serviced by the existing stormwater management pond located at the southeast corner of Professor Day and McKenzie Way.

Block 156 is bounded by the hydro corridor (owned by Lormel) to the west, McKenzie Way to the north and Noble Drive to the east and 8th Line to the south. On the opposite side of Noble and McKenzie contain low density residential uses. Given the proximity to these uses, we have suggested the maximum height on this block be six (6) storeys. Access to this block would be provided by Noble Drive and 8th Line with readily available municipal services on Noble Drive and 8th Line.

These three blocks have direct access to existing municipal rights of way's, municipal water and wastewater and stormwater management services and their surroundings make them excellent candidates for high density residential uses to provide a housing form that is not currently available in the Town of Bradford West Gwillimbury. Given the accessibility and serviceability of these blocks, they are well suited to assist with the Provincial objective of providing more homes, faster. As such, it is our recommendation these three blocks be redesignated from Medium Density Residential and Medium Density Residential and Neighbourhood Commercial to High Density Residential in the Town of Bradford West Gwillimbury Official Plan.

Should you require anything further, do not hesitate to contact the undersigned.

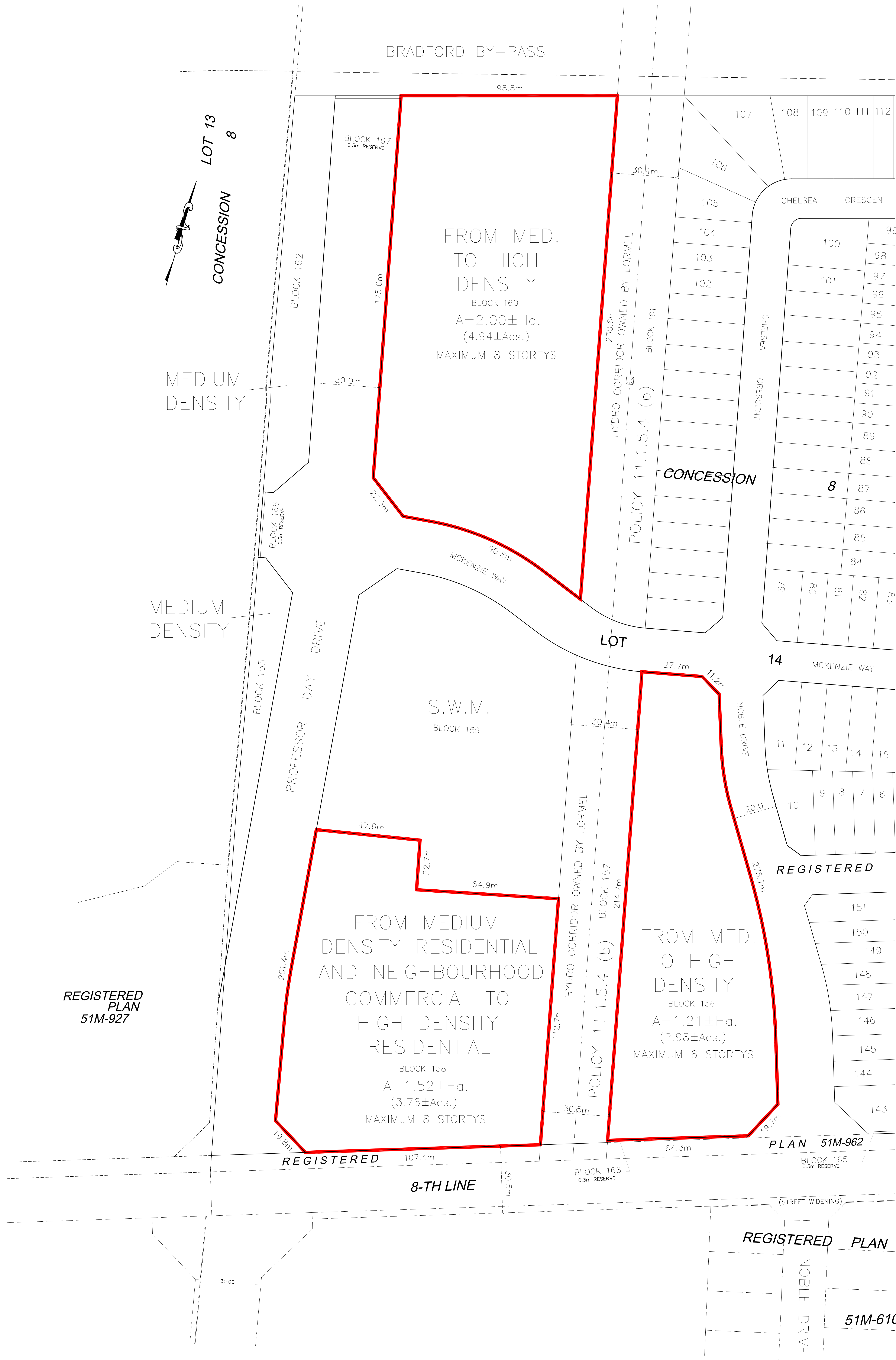
Yours truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon BA, MCIP, RPP
Partner

cc. Julian De Meneghi – Lormel Developments (Bradford) Limited



MEDIUM DENSITY RESIDENTIAL DESIGNATION a) Permitted uses include a range of more dense or traditionally mid-rise dwelling units: townhouse dwellings and apartment dwellings. b) A density of up to 50 dwelling units per net hectare is permitted. c) Maximum heights and storeys shall be regulated by the implementing zoning by-law in a manner that reflects compatibility and transition between and to adjacent land use designations.

HIGH DENSITY RESIDENTIAL DESIGNATION a) Permitted uses in designation include a range of traditionally taller dwelling units: townhouse dwellings in stacked forms and apartment dwellings. b) Lands in this designation contribute the greatest single-use opportunities for meeting greenfield density targets (as applicable). There is no maximum density for lands in this designation. However, the number of dwelling units permitted on individual lots or for individual developments in this zone shall be regulated in the Zoning By-law with an eye toward implementing, on a site-specific basis, the policies of Section 3.2.3 of this Plan.

A new policy 11.1.5.4 (b) shall be added to policy "11.1.5.4 Hydro Corridor" as follows: On those lands identified with a green star on Schedule 'SP-1' the following uses shall be permitted in addition to those uses already permitted in the Open Space – Hydro Corridor designation: Parking; and, Municipal or private infrastructure.

NEIGHBOURHOOD COMMERCIAL DESIGNATION a) Retail and service commercial uses may be permitted. b) Residential uses are encouraged to be developed as an integral part of any development within this designation, provided they are compatible with the specific commercial use. In a mixed use format, such uses should be located on storeys above the ground floor with another permitted use integrated on the majority of the first storey. Live-work dwellings are also permitted, provided parking is provided for both residential and employment components of the use. c) The maximum height shall be three storeys; however, an increase in height may be permitted at the intersection of an arterial and a collector road where a mixed-use development is proposed with residential uses above the first storey.