

December 18, 2024

MGP File: 15-2422

Town of Bradford West Gwillimbury  
305 Barrie Street, Unit 2  
Bradford, ON L3Z 2A9

via email: [tdysart@townofbwg.com](mailto:tdysart@townofbwg.com)

**Attention: Mr. Thomas Dysart, BURPI  
Senior Planner**

Dear Mr. Dysart:

**RE: 23 Brownlee Drive and 2820, 2824 and 2848 Line 5, Bradford West  
Gwillimbury  
Bradford Highlands Joint Venture  
Town File No.: D14-24-05 AND D12-24-05  
Summary of Changes to Proposed Draft Plan**

Malone Given Parsons Ltd. (“MGP”) has been retained as the land use planners for Bradford Highlands Joint Venture (“BHJV”), the owner of the properties located at 23 Brownlee Drive and 2820, 2824 and 2848 Line 5 (the “Subject Lands”) in the Town of Bradford West Gwillimbury. The Subject Lands measure approximately 60 hectares (148 acres).

We recently resubmitted applications for a Ministerial Zoning Order (MZO) and related Draft Plan of Subdivision on November 1, 2024, building on our original submission from October 31, 2023. Since the initial submission, we have engaged in extensive discussions with Town Staff and incorporated valuable feedback from the public to refine the proposal. A productive meeting with Town Staff following the recent resubmission resulted in additional minor changes to further improve the plan. The purpose of this letter is to summarize the updates made throughout the process, with a detailed summary of the major changes to the proposed redevelopment provided below:

- Following comments from the school board, we have included a block intended to support a public elementary school, which has dual frontages and is 2.25 hectares in size, meeting the boards requirements;
- Following feedback from the Town and the public, we have introduced 6.0 metre walkways and trails in areas where new residential lots abut existing larger residential lots. These features are intended to act as a transition and buffer while enhancing connectivity throughout the neighborhood. These walkways and trails supplement the park blocks located in the northern and southern portions of the plan, providing opportunities for both passive and active recreation. As shown on the attached Parks Plan (Appendix 1), all future residents within this Draft Plan will be located within 600

metres of a park, well within the typical 800-metre distance considered accessible for walking. Additionally, the integration of these open space elements ensures residents have convenient access to diverse recreational opportunities, fostering a vibrant and cohesive community. This approach not only supports active lifestyles but also enhances the overall quality of life for current and future residents.

- Following comments from the Town, we have introduced a 6.0 metre walkway/vista at the terminus of Street H to allow existing and future residents to have access/clear path to the potential future trail system accessed via the stormwater management pond block;
- Through further review of the engineering design, the original proposed two stormwater management ponds have been combined to one pond that also relocates the pond further north to remove it out of the Greenbelt lands. In addition, specific housing typology were relocated, and the road network was realigned to better accommodate the grading and stormwater management design;
- Through discussions with Town staff, an additional connection point to Brownlee Drive was created to enhance connectivity with the existing residential community;
- Through further review of the environmental features, additional areas have been protected (increased from 5.38ha to 8.78ha) and will be enhanced through naturalized vegetation plantings from the current golf course condition
- Through discussions with the Town, we have introduced a potential 0.5 acre commercial block in the southern area of the plan, in proximity to Line 5, which could accommodate uses such as a daycare or convenience retail uses;
- As a result of all these changes, the unit yield was reduced by 60 units (998 to 938).

A summary of the development statistics is provided in the below tables.

Unit Type	Original Units	Revised Units	Difference
Single-Detached (11.6m)	342	299	-43
Semi-detached (7.6m)	196	188	-8
Street Townhouses	334	303	-31
Back-to-Back Townhouses	126	172	+46
<b>TOTAL</b>	<b>998</b>	<b>938</b>	<b>-60</b>

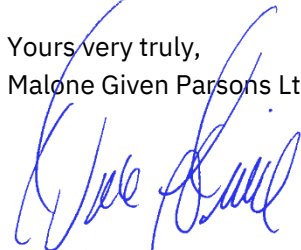
Land Use	Original Area (ha)	Revised Area (ha)	Difference
<b>Total Developable Area</b>	<b>54.20</b>	<b>50.84</b>	<b>-3.36</b>
Residential	31.37	28.29	-3.08
<i>Single-Detached (11.6m)</i>	22.13	20.49	-1.64
<i>Semi-detached (7.6m)</i>			
<i>Street Townhouses</i>	7.89	6.02	-1.87
<i>Back-to-Back Townhouses</i>	1.35	1.78	+0.43
Commercial	n/a	0.23	+0.23
Future Development	1.11	0.16	-0.95
Parks/Walkways	3.06	3.30	+0.24
Elementary School	n/a	2.25	+2.25
SWM Pond	4.76	3.12	+1.64

Drainage Blocks	0.24	0.95	+0.71
Pumping Station	0.06	n/a	-0.06
Public Roads	13.60	12.47	-1.13
Future Road	n/a	0.07	+0.07
<b>Total Non-Developable Area</b>	<b>5.80</b>	<b>9.16</b>	<b>+3.36</b>
Environmental Protection	5.38	8.78	+3.40
Compensation	0.42	0.38	-0.04
<b>TOTAL</b>	<b>60.00</b>	<b>60.00</b>	<b>-</b>

The proposed redevelopment continues to offer a well-balanced mix of housing types, including single-family homes, semi-detached, and townhouses which include traditional street townhouses and back to back townhouses. The mix of housing types provides diverse options to meet various housing needs. This approach supports the creation of a complete community by integrating a range of uses, such as residential, open space, recreational areas, institutional facilities and commercial should it be determined to be required. The thoughtfully planned parks and trail system ensures walkable access to recreational opportunities, with all future residents located within a short walking distance of a park or open space, fostering active lifestyles and enhancing connectivity. By addressing feedback from the Town and the public, the plan incorporates elements that promote integration and compatibility with the existing community, contributing to a vibrant, cohesive neighborhood that enhances livability and supports the needs of current and future residents.

We believe this revised submission now addresses the issues we discussed at our last meeting with staff and we are anticipating that staff will be presenting the request for a Ministerial Zoning Order for consideration of Council at the meeting of January 21, 2025 as well as asking Council for direction with respect to further processing of the draft plan of subdivision. Should you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Yours very truly,  
Malone Given Parsons Ltd.





**Don Given, MCIP, RPP**

Cc *Celeste Iacobelli, BHJV*  
*Ira Kagan, Kagan Shastri LLP*

# APPENDIX 1



ESRI, Maxar, September 2022

-  Subject Lands
-  Park/Proposed Park