

November 1, 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  
Resubmission for Draft Plan of Subdivision and Ministerial Zoning Order  
Town File No.: D14-24-05 AND D12-24-05**

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).

Applications for Ministerial Zoning Order (MZO) and related Draft Plan of Subdivision were submitted to the Town. Since then comments have been received on the applications. The proposed redevelopment has been revised to address the comments the consultant team received. We have been in extensive discussions with Town staff, working collaboratively to bring an appropriate development that can harmoniously integrate into the existing community. A summary of the major changes to the proposed redevelopment is below:

- Following comments from the school board, we have included a block intended to support a public elementary school;
- Following comments from the Town/public, the introduction of walkways/trails in certain areas where new residential lots abut existing larger residential lots to act as a transition/buffer, as well as enhance the connectivity throughout the neighbourhood
- Through further review of the engineering design, realignment of the stormwater management pond that also relocates it further north to remove it out of the Greenbelt lands. In addition, certain products were relocated and the road network was realigned to better accommodate the grading 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)
- As a result of all these changes, the unit yield was reduced by 36 units (998 to 962).

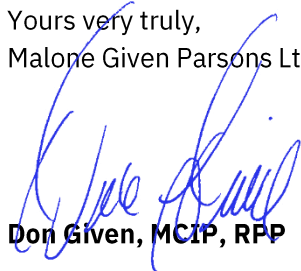
The proposed redevelopment offers a well-balanced mix of housing types, including single-family homes, semi-detached, and townhouses, providing diverse options to meet various housing needs. This approach supports a complete community with a range of uses such as residential, open space and recreational areas, and institutional facilities. We continue to believe that this plan integrates and is compatible with the existing community, promoting a vibrant, cohesive neighborhood that enhances livability and supports the needs of current and future residents.

Further to our earlier submission (October 31, 2023), enclosed please find the most current submission package that addresses the comments received. In support of the revised applications, please find:

1. 1<sup>st</sup> Submission Comment Response Matrix
2. Revised Draft Plan of Subdivision
3. Draft MZO, prepared by MGP
4. Planning Opinion Addendum Letter, prepared by MGP
5. Functional Servicing and Stormwater Management Report (including Site Grading, Drainage Plan & Erosion and Sediment Control Plan and Phosphorus Budget), prepared by SCS Consulting Group
6. Preliminary Hydrogeological Assessment, prepared by WSP
7. Water Balance Report, prepared by WSP
8. Conceptual Landscape Plan, prepared by Landscape Planning
9. Traffic Impact Study Addendum, prepared by BA Group, which includes:
  - a. Pedestrian Circulation Plan (Appendix G)
  - b. On-Street Parking Plan (Appendix H)
10. Environmental Impact Study (including Species at Risk Assessment), prepared by Beacon Environmental
11. Three (3) physical copies of the above-noted material.

We trust that the enclosed information will allow for the timely circulation and processing of the applications. Please contact the undersigned if you have questions with respect to the above.

Yours very truly,  
Malone Given Parsons Ltd.



**Don Given, MCIP, RPP**

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