

Attachment 5.6
Bradford West Gwillimbury GMS
Comment-Response Matrix
Part 1: Intensification First

UNIQUE_ID	Date of submission	Summary of Written Submission	Site Specific Request (Y/N)	Site Location (If Applicable)	Comment Response
005	June 13, 2024	Recommends a Transportation Master Plan be prepared and shared with MTO for review.	N		Acknowledged - No Response Needed
006	June 19, 2024	84 Simcoe Road is a parcel of vacant land located just south of Holland Streets West and East (the “four corners”), approximately between Centre and Edward Streets on the west side of Simcoe Road. Accordingly, it appears to be within the boundary of the County of Simcoe’s Official Plan Amendment No. 7, Schedule “C” Conceptual Major Transit Station Area Bradford, and we submit should be within the MTSA.	Y	84 Simcoe Road	Recommend not including 84 Simcoe Road within the MTSA - it is beyond the 800m walkshed, only partially within the 800m radius. Most importantly, it is not contiguous with the portions of Holland Street that are envisioned for intensification. We would need to add an entire low-density block into the MTSA to create a contiguous connection to 84 Simcoe Road.
009	June 20, 2024	Requested to convert a portion of the Property to support mixed-use development (employment to mixed-used).	Y	545 Holland Street West	The extent of supporting materials are acknowledged, however, site specific employment removal requests are not being considered through the GMS study. As noted in the proposed OPA, Part B, new Policy 3.5.1.2 notes that the removal of lands from employment areas will required the submission of an OPA

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010	July 28, 2021	SmartCentres is pleased to submit the enclosed Employment Conversion Request (“ECR”) for a portion of the subject property municipally known as 545 Holland St W, Bradford (the “Property”)	Y	545 Holland Street West	Refer to response for Comment #9
011	June 26, 2024	MTSA boundaries. Note 2 emails, 1 year apart. Suggesting to extend the MTSA Boundary west to Church Street.	N		Recommend not extending the MTSA boundary west to Church Street. This would be beyond the 800m walking distance. However, lands west of the proposed MTSA boundary are located within the Holland West SGA.
012	June 17, 2024	N/A - Requested to receive circulations of future decisions and materials	N		Acknowledged - No Response Needed
013	July 17, 2024	Employment Conversion	Y	NW corner of SR 10 and 8th Line	Site specific employment removal requests are not being considered through the GMS study. As noted in the proposed OPA, Part B, new Policy 3.5.1.2 notes that the removal of lands from employment areas will required the submission of an OPA. As provided in new Policy 3.5.1.2, the site-specific OPA shall address the employment removal criteria contained therein.

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014	June 25, 2025	Concerned that the policies regarding employment conversions are too restrictive.	Y	3004 Line 8	Considerable revisions made to employment lands policies in response to these concerns. These changes are documented in the Part 1 Recommendation Report.
017	August 6, 2025	Generally supportive of proposed policies	N		Acknowledged - No Response Needed

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018	August 6, 2025	Question about application of Density Targets / Density Limits outside the MTSA.	Y	44 & 50 Drury Street	<p>Proposed policy 4.1.5 (b) notes that "a density of up to 80 dwelling units per net hectare is permitted" within the Residential Built-Up Designation.</p> <p>Policies have been revised to clarify that maximum densities do not apply within the MTSA and SGA.</p>
019	August 7, 2025	Concerns with Employment Conversion policies	Y	3006 Yonge Street 2673 Line 9 3031 Yonge Street 2947 Yonge Street	<p>Considerable revisions made to employment lands policies in response to these concerns. These changes are documented in the Part 1 Recommendation Report.</p>

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020	August 8, 2025	It should be noted that Metrolinx services expand beyond the Dissette Street Corridor. As such, we recommend the policies listed to also be applied across the entire MTSA area (Dissette Street Corridor, Holland Street Corridor, Bridge Street Corridor, and Residential Edges), and all areas that are located within 300 m of heavy rail.	N		Minor wording changes proposed - will be considered.
021	August 18, 2025	Objecting to the proposed 6-storey height limit for Area 2 of the Holland Street West Strategic Growth Area and the Holland Street Mixed Use Corridor designation, and request that the policy be revised to allow up to 8 storeys, consistent with Area 1.	N		Recommend not increasing height permissions to 8 storeys in Area 2 of the Holland West SGA. Permission is currently 6 storeys to maintain the built form of a traditional main street.

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022	July 15, 2025	SMCDSB staff do not have policy specific comments based on the proposed Official Plan Amendments presented for public comment at this time. SMCDSB looks forward to continuing to foster its relationship with the Town and landowners throughout the Secondary Planning process to continue providing quality educational and daycare facilities within the Bradford West Gwillimbury community.	N		Acknowledged - No Response Needed
025	September 9, 2025	Requests removal of 91.9 ha CP5 lands (north of Bradford Bypass, south of Line 9) from Employment inventory. States that Industrial/Commercial designation does not meet PPS 2024 definition of Employment Area and lands are not required to meet 2051 employment needs. Comments on appropriateness of proposed conversion criteria.	Y	2673 9th Line, 3006/3031/2980 /2947 Yonge Street	Considerable revisions made to employment lands policies in response to these concerns. These changes are documented in the Part 1 Recommendation Report.

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026	September 3, 2025	Recommends adoption of a Community Planning Permit (CPP) system in BWG to streamline approvals and implement design guidelines. Suggests OP amendment to enable CPP by-law. Emphasizes durable, Ontario-made masonry materials for sustainability, affordability, and resilience. Requests continued consideration in Growth Management Review.	N		Suggestion noted. CPP-enabling policies have been added as part of the MTSA OPA.
031	September 8, 2025	Notes draft OPA redesignates 470 Holland St. W. from Community Commercial to Holland Street Mixed Use Corridor. Supports corridor intensification but emphasizes need to protect existing retail anchor uses. Argues that Policies 3.2.3.3(c) and 4.2.3 (esp. 4.2.3(c)), which require 3–6 storeys, do not adequately recognize single-storey commercial formats integral to the corridor. Requests explicit confirmation that existing uses and formats remain permitted as-of-right, including expansions/renewals, and recommends lowering the non-residential minimum height to 1 storey	Y	470 Holland Street West	Policies revised to allow the existing 1-storey commercial uses to continue without becoming legal non-conforming uses.

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034	September 9, 2025	<p>Raises concerns with clarity and enforceability of Town-wide policies on height transition and compatibility. Requests definition of “appropriate transition” and whether numeric height limits can be provided. Seeks clarification on role and enforceability of Urban Design Guidelines (endorsed 2022) and asks if developers can challenge them. Also questions what by-laws will be introduced to protect residents adjacent to intensification areas.</p>	N		BWG planning staff have responded directly to the proponent. No further action needed at this time.
035	September 5, 2025	<p>Requests redesignation of 44–50 Drury St. from Residential Built-Up Area to Holland Street West Strategic Growth Area (SGA) to support an 8-storey purpose-built rental apartment. Notes surrounding approvals (6–8 storeys) and proximity to Holland St./transit justify higher density. Recommends OPA policies set max height at 8 storeys in this SGA. Also requests Gap Lane extension be added to Transportation Plan as a Local Collector, with full funding through Development Charges.</p>	Y	44–50 Drury Street	<p>This is a follow up to Comment # 018.</p> <p>Policies have been revised to clarify that maximum densities do not apply within the MTSA and SGA.</p>

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036	September 8, 2025	Client owns 474 Holland St. W., part of Home Depot–anchored shopping centre. Notes draft OPA redesignates lands from Community Commercial to Holland Street Mixed Use Corridor. Requests clarification since “Community Commercial” remains in OP text and Mixed Use Corridor is not mapped as a Strategic Growth Area. Also asks about delineated Built Boundary line. Expresses concern that Policies 3.2.3.3(c) and 4.2.3 (esp. 4.2.3(c)) do not safeguard existing single-storey commercial formats, which risk becoming legal non-conforming. Requests explicit recognition of existing stand-alone retail and surface parking as permitted as-of-right, with flexibility for gradual transition to mixed-use redevelopment over time.	Y	474 Holland Street West	Policies revised to allow the existing 1-storey commercial uses to continue without becoming legal non-conforming uses.

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037	October 8th, 2025	Client owns 65 John Street W and requests that the Town include our client's property at 65 John Street West within the Holland Street West SGA which could incorporate adjacent properties, or alternatively through the introduction of a transitional area designation along John Street West. We also ask that the Town consider redesignating the the subject property to a designation that permits both office and residential uses. The Downtown Bradford land use designation permits office uses, but we are unclear if this designation includes a residential component. We request that the Town revise the verbiage to clarify the permitted uses of the Downtown Bradford designation and to include residential uses above or behind the primary commercial	Y	65 John Street West	Recommend not including 65 John Street W within the SGA. The adjacent land uses are low-density residential. It is our interpretation that the Site does not represent a location with high potential for future intensification.

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038	October 1st, 2025	<p>The Subject Lands are designated as 'Dissette Street Corridor' in Draft Schedule B-1A, with a height range of 6 to 12 storeys. However, the standalone version on the Town's website omits the 6-storey minimum. Clarification is requested on which version is accurate.</p> <p>We also seek clarity on MTSA density targets. Section 6.20 cites a target of 12,800 people and jobs at 150 residents/jobs per hectare, while sections 6.20.3 and 6.20.8 reference different figures (10,390 and 12,075) and a chart showing 200 residents/jobs per hectare. Further clarification is needed on policy 6.20.6.a.iii, which requires 300 units per net hectare in the Holland Street Corridor—a 4-hectare area west of the Subject Lands within the MTSA.</p> <p>Lastly, the tracked changes to the Official Plan show Special Policy Area 9 removed and replaced with Area 20, yet mapping does not reflect this, and the 'Intensification Changes Full OPA' document refers to the MTSA as Area 22. While we support intensification along Dissette Street, emphasize the importance of protecting existing uses. The updated</p>	Y	157 Holland Street E	<p>Response will be provided to note that the "Dissette Street Corridor" has a height range of 6 to 12 storeys. The standalone version on the Town's website was erroneously posted.</p> <p>Response will be provided to explain that the MTSA will have approximately 12,800 people at full build-out. This includes 10,390 people and jobs to be accommodated in the area + 2,400 people and jobs currently in the area.</p> <p>The area is consistently now referred to as Special Policy Area 22. Schedule B-1A has been updated to reflect this change and label SPA 22.</p>