



## Agenda

### Planning & Development Committee The Corporation of the City of Brampton

**Date:** Monday, January 18, 2021  
**Time:** 7:00 p.m.  
**Location:** Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting  
**Members:** Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10  
Mayor Patrick Brown (ex officio)

**NOTICE:** In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited to Members of Council and essential City staff.

As of September 16, 2020, limited public attendance at meetings will be permitted by pre-registration only (subject to occupancy limits). It is strongly recommended that all persons continue to observe meetings online or participate remotely. To register to attend a meeting in-person, please [complete this form](#).

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact: Shauna Danton, Legislative Coordinator, Telephone 905.874.2116, TTY 905.874.2130, or email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

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1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Consent Motion

All items listed with a caret (^) are considered to be routine and non-controversial by Council and will be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it in which case the item will be removed from the consent resolution and considered in its normal sequence on the agenda.

(8.1)

5. Statutory Public Meeting Reports

5.1. Staff report re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor

Staff presentation by Michelle Gervais, Policy Planner, Planning, Building and Economic Development

5.2. Staff report re: City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision)

Staff presentation by Michelle Gervais, Policy Planner, Planning, Building and Economic Development

5.3. Staff report re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

Location: Northeast corner of Queen Street East and McVean Drive - Ward 8

Staff presentation by Stephen Dykstra, Development Planner, Planning, Building and Economic Development

See Items 6.2 and 11.2



- 5.4. Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

Location: 172 Church Street East - Ward 1

Staff presentation by Yin Xiao, Development Planner, Planning, Building and Economic Development

See Item 11.1

- 5.5. Staff report re: Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028

Location: 225 Malta Avenue - Ward 4

Staff presentation by Himanshu Katyal, Development Planner, Planning, Building and Economic Development

- 5.6. Staff report re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

Location: 8863 The Gore Road, Northeast quadrant of Queen Street East and The Gore Road - Ward 8

Staff presentation by Mark Michniak, Development Planner, Planning, Building and Economic Development

See Item 11.3

## **6. Public Delegations (5 minutes maximum)**

- 6.1. Possible delegations re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7

Note: Notice regarding this matter was published on the City's website on January 8, 2021

See Item 7.1

- 6.2. Delegation re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

1. Paul Mand, Project Representative, Mand Rai Lawyers LLP

See Items 5.3 and 11.2

## **7. Staff Presentations and Planning Reports**

- 7.1. Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7

### *Recommendation*

See Item 6.1

- 7.2. Staff report re: Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision - 2639509 Ontario Ltd. - Candevcon Ltd. - File C03W14.008

Location: 10783 Creditview Road - Ward 6

### *Recommendation*

- 7.3. Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Candevcon Ltd. - 2185715 Ontario Inc. - File C08E17.012

Location: 11570 McVean Drive - Ward 10

### *Recommendation*

- 7.4. Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Matthews Planning and Management Ltd. - Ouray Developments - File C10E05.019

Location: Northeast corner of Nexus Avenue and Fogal Road - Ward 8

### *Recommendation*

- 7.5. Staff report re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123

Location: 69 Bramalea Road - Ward 7

*Recommendation*

- 7.6. Staff report re: Bill 108 – Amendments to the Planning Act requiring municipalities to authorize the use of Additional Residential Units in detached, semi-detached and townhouse dwellings

*Recommendation*

- 7.7. Staff report re: Peer Review Consultant for Market Analysis, Inclusionary Zoning Assessment

*Recommendation*

8. **Committee Minutes**

- 8.1. ^Minutes - Cycling Advisory Committee - December 15, 2020

*To be approved*

9. **Other Business/New Business**

10. **Referred/Deferred Matters**

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current Referred Matters List for Council and its committees, including original and updated reporting dates, is publicly available on the City's website.

11. **Correspondence**

- 11.1. Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back and 3 townhouse units) Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

1. Linda and Michael Joll, Brampton residents, dated January 7, 2021

See Item 5.4

- 11.2. Correspondence re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

1. Tushar Sood, Brampton resident, dated January 8, 2020

See Items 5.3 and 6.2

- 11.3. Correspondence re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

1. Tushar Sood, Brampton resident, dated January 8, 2020

See Item 5.6

12. **Councillor Question Period**

13. **Public Question Period**

**15 Minute Limit (regarding any decision made at this meeting)**

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

14. **Closed Session**

15. **Adjournment**

Next Meeting: Monday, February 1, 2021, at 7:00 p.m.

**Date:** 2020-12-18

**Subject:** Information Report

**Secondary Title:** City-initiated Zoning By-law Amendment to Eliminate Minimum Parking Requirements in the Downtown, Central Area and Hurontario-Main Corridor

**Contact:** Michelle Gervais, Policy Planner, Planning and Economic Development Department, michelle.gervais@brampton.ca, 905-874-2073; and

Jeffrey Humble, Manager, Land Use Policy, Planning and Economic Development Department, jeffrey.humble@brampton.ca, 905-874-5179

**Report Number:** Planning, Building and Economic Development-2021-008

**Recommendations:**

1. That the report titled: **Information Report – City-initiated Zoning By-law Amendment to Eliminate Minimum Parking Requirements in the Downtown, Central Area and Hurontario-Main Corridor**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. **THAT** Planning & Economic Development Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and final recommendations.

**Overview:**

- Elimination of minimum parking requirements within certain locations or for specific uses or even City-wide is occurring more frequently within North American cities as there is an evolving understanding that lifestyles are changing, parking requirements are outdated, and that providing an over supply of parking has a negative impact on the built form, housing affordability and the environment.

- On December 9, 2020, Council approved a Supplementary Report entitled “City-Initiated Zoning By-law Amendments to Modernize Parking Standards” that directed staff to hold a statutory public meeting to present a Zoning By-law Amendment that proposes to eliminate minimum parking requirements in areas of the City that are planned for intensification and that are well-served by transit.
- It is proposed that the elimination of minimum parking requirements apply only to those lands that are located within the Downtown, Central Area and the Hurontario-Main Corridor as these areas are identified in the Official Plan as providing opportunities for intensive, transit supportive development and they have convenient access to existing or planned high order transit.
- Parking for a single detached, semi-detached, duplex, triplex, double duplex, street townhouse dwellings, two-unit dwellings, lodging houses and senior citizen residences is proposed to still be provided in accordance with the Comprehensive Zoning By-law.
- The purpose of this statutory public meeting is to present the proposed amendments to the Zoning By-law.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

### **Background:**

A Recommendation Report entitled “City-Initiated Zoning By-law Amendments to Modernize Parking Standards”, and dated October 23, 2020, was received by Planning and Development Committee on November 16, 2020. At the November 16, 2020 Planning and Development Committee meeting, the report was referred back to staff to look at eliminating minimum parking requirements for uses in areas of the City that are planned for intensification and that are well-served by transit.

### *December 9, 2020 Council Direction*

A Supplementary Report entitled “City-Initiated Zoning By-law Amendments to Modernize Parking Standards”, dated November 18, 2020 was approved by Council on December 9, 2020, along with the adoption of the implementing Zoning By-law (By-law 259-2020). The purpose of By-law 259-2020 is to amend the parking requirements for some residential, commercial and office uses City-wide, to add bicycle parking space requirements and maximum surface parking requirements for an apartment dwelling in the Central Area, and to provide a permanent parking exemption for commercial and office uses in the Downtown. A copy of By-law 259-2020 can be found in Appendix 1.

The Supplementary Report recommended that staff hold a statutory public meeting to present a City-initiated Zoning By-law Amendment that proposes to eliminate minimum parking requirements for specific uses with the Downtown, Central Area and the Hurontario-Main Corridor.

### *City-wide Parking Strategy*

Parking was originally planned to be reviewed in its entirety as part of the City-wide Parking Strategy and through both the Official Plan and Comprehensive Zoning By-law Review. However, Council has expressed an immediacy for eliminating minimum parking requirements in areas of the City that are planned for intensification and that are well-served by transit.

The Parking Strategy will still be undertaken to develop a comprehensive parking policy, parking management and implementation framework for Brampton that will address the integration of land use and transportation policies, prioritize active transportation and non-auto modes, incorporate the Vision Zero framework, as well as address minimum maintenance standards, and efficient management of parking resources, finances and operations.

### *Municipal Examples of Removal of Minimum Parking Requirements*

Elimination of minimum parking requirements within certain locations or for specific uses or even City-wide is occurring more frequently within North American cities as there is an evolving understanding that lifestyles are changing, parking requirements are outdated, and that providing an over supply of parking has a negative impact on the built form, housing affordability and the environment. Below are some examples of municipalities that have eliminated minimum parking requirements:

- In 2016, the City of Buffalo, New York, approved an ordinance to completely remove the requirement to provide off-street parking, in an effort to support sustainable development. The goal is that a market-based approach will guide developers and property owners to decide how much, if any, parking to provide. The intent was that with the removal of minimum parking requirements it would simplify the development process and would remove barriers to infill development and adaptive reuse.
- In June 2020, Edmonton became the first major Canadian municipality to eliminate all minimum parking requirements. The goal is that it will help create a more walkable and active City and that it will provide the ability to focus more on how communities are designed rather than how parking is managed.
- In November 2020, Calgary removed minimum parking requirements for non-residential uses from their Land Use By-law. The support for the elimination of vehicle parking minimums for certain uses across Calgary was to enable those who are most familiar with their own parking needs to determine the amount supplied.

## **Current Situation:**

The Council direction received on December 9, 2020, which directed staff to proceed with the statutory planning process to eliminate minimum parking requirements in certain locations in the City and for specific uses, emphasizes Brampton's desire to be a catalyst for change when it comes to managing parking responsibly and with the over-arching goal to develop the City in a sustainable manner.

## **Proposed Amendments to the City's Zoning By-law:**

It is proposed that the elimination of minimum parking requirements apply to those lands that are located within the Downtown, Central Area and the Hurontario-Main Corridor as these areas are identified in the Official Plan as providing opportunities for intensive, transit supportive development and they have convenient access to existing or planned high order transit. The boundaries of the proposed Zoning By-law Amendment to eliminate minimum parking requirements can be found in Appendix 2.

These three areas represent a logical starting point for proposing an elimination to the minimum residential parking requirements. Other potential areas of the City where minimum parking requirements could be eliminated will be reviewed in more detail through the City-wide Parking Strategy and through the Official Plan and Zoning By-law Review process.

The purpose of this public meeting is to present an amendment to the City's Zoning By-law that proposes the following amendments:

- Notwithstanding any minimum parking requirement prescribed in the Zoning By-law or in any Special Section of the Zoning By-law, and except for the visitor parking space requirements and the exception uses listed below, there shall be no minimum required parking for any use;
- Parking for a single detached, semi-detached, duplex, triplex, double duplex, street townhouse dwelling, two-unit dwellings, lodging houses and senior citizen residences shall be provided in accordance with the Zoning By-law;
- Surface parking and bicycle parking requirements in accordance with By-law 259-2020 shall apply to an apartment dwelling; and
- As per By-law 259-2020, which was enacted by Council on December 9, 2020, a minimum visitor parking rate of 0.20 parking spaces per residential unit within the Central Area and a minimum visitor parking requirement of 0.10 parking spaces per residential unit within the Downtown area is to apply for an apartment dwelling unit, multiple residential dwelling unit and townhouse unit, without a private garage/driveway. For consistency purposes, it is proposed that a minimum visitor parking rate of 0.20 parking spaces per residential unit apply to an apartment dwelling unit, multiple residential dwelling unit and townhouse unit, without a private garage/driveway within the Downtown, Central Area and Hurontario-Main Corridor.



## *Objective*

It is the intent that with the proposed elimination of minimum parking requirements in certain locations that the following long-term objectives would be achieved:

- A more efficient use of land;
- The development of affordable housing (having onerous parking requirements can drive up construction costs, increase unit prices and rents, and decrease the amount of housing produced);
- A built form that encourages walking, cycling and transit; and
- Spaces that are designed for people rather than for vehicles.

The proposal to remove parking minimums does not necessarily mean that no parking will be provided. The intent is that it will allow an owner to provide parking, where it is necessary, and where it is considered marketable to do so.

A complete analysis of the above-noted planning objectives associated with the proposed Zoning By-law Amendment to remove minimum parking requirements will be discussed within the future Recommendation Report.

A copy of the draft Zoning By-law amendment can be found in Appendix 3.

## **Technical Considerations:**

A complete review of the technical planning and development implications of this proposed City-initiated Zoning By-law Amendment will be discussed within the Recommendation Report. At this time, staff has noted the following considerations that will need to be addressed:

- What are the on-street parking implications associated with removing on-site minimum parking requirements?
- What is the status of the public realm improvements that are required to enhance the pedestrian environment along these corridors that will assist in promoting the use of public transit and other modes of active transportation?
- What is the availability of parking within City-owned parking facilities?
- Are any transit service improvements required along these primary transit corridors to improve the frequency of transit?
- What is the impact of the elimination of minimum parking spaces on the amount of accessible parking spaces being provided on-site?

## **Corporate Implications:**

No corporate implications have been identified at this time.

**Financial Implications:**

There are no financial implications associated with this report.

**Economic Development Implications:**

Staff will consult with the Economic Development Division to understand any economic development implications associated with the proposed Zoning By-law Amendment and provide further comments at the Recommendation Report stage.

**Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

**Living the Mosaic – Brampton 2040 Vision:**

This Report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’

**Next Steps:**

Staff will report back to Planning & Development Committee with final recommendations that address consistency with Provincial, Regional and City policies and a Zoning By-law Amendment that proposes to eliminate minimum parking requirements in the Downtown, Central Area and Hurontario-Main Corridor.

**Conclusion:**

In compliance with the requirements of the *Planning Act*, the City is holding a statutory public meeting to present a draft Zoning By-law Amendment that proposes a number of amendments to the City’s parking standards for public review and comment.

Authored by:

Reviewed by:

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Michelle Gervais, MCIP, RPP  
Policy Planner

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Bob Bjerke, Director, Policy Planning

Approved by:

Submitted by:

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Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner, Planning and  
Development Department

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David Barrick, Chief Administrative Officer

**Attachments:**

Appendix 1: By-law 259-2020

Appendix 2: Boundaries of the Proposed Elimination of Minimum Parking Requirements

Appendix 3: Draft Zoning By-law Amendment



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 259 - 2020

To amend By-law 270-2004, as amended

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The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By deleting Section 10.9.2 in its entirety and replacing it with the following:

“10.9.2 Apartments and Multiple Residential Dwellings

- a) For each dwelling unit in an apartment or multiple residential dwelling, the minimum required parking shall be 1.0 parking space for residents and 0.20 parking spaces for visitors.
- b) For each unit in a senior citizen residence, the minimum required parking shall be 0.50 parking spaces for residents and 0.25 parking spaces for visitors.”

(2) By deleting Section 10.9.3 in its entirety and replacing it with the following:

“10.9.3 For each dwelling unit in a townhouse dwelling that does not have a private garage and driveway, the minimum required parking shall be 1.5 parking spaces for residents and 0.20 parking space for visitors.”

(3) By modifying the table in Section 20.3.1 as follows:

- a) by deleting the text under the column Minimum Parking Spaces Required for an “Office” in its entirety and replacing it with the following:

“Physician, dentist, or drugless practitioner’s office: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof; Other office: 1 parking space for each 30 square metres of gross commercial floor area or portion thereof.”

- b) by deleting the text under the column Minimum Parking Spaces Required for a “Personal Service Shop” in its entirety and replacing it with the following:

“1 parking space for each 25 square metres of gross commercial floor area or portion thereof”.

- c) by deleting the text under the column Minimum Parking Spaces Required for a “Restaurant” in its entirety and replacing it with the following:  
  
“Dining room or Convenience Restaurant: 1 parking space for each 6.5 square metres of gross commercial floor area or portion thereof; Take-Out Restaurant: 1 parking space for each 20.0 square metres of gross commercial floor area or portion thereof”.
- d) by deleting in their entirety the rows for Use and Minimum Parking Spaces Required for “Shopping Centre having a gross leasable commercial floor area of less than 2000 square metres” and “Shopping Centre having a gross leasable commercial floor area of 2000 square metres or more” and replacing them with the following:

Shopping Centre	1 parking space for each 23 square metres of gross commercial floor area or portion thereof
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(4) By amending Section 20.3.2 Central Area Parking Requirements as follows:

- a) by deleting the Section heading “Central Area Parking Requirements” in its entirety and replacing it with “Central Area – Downtown Parking Requirements”.
- b) by amending Section 20.3.2.1 to add the text “ - Downtown” immediately follow the text “Central Area”.
- c) by deleting Section 20.3.2.1 (d) in its entirety and replacing it with the following:  
  
“(d) For office uses, parking requirements shall be provided in accordance with the following:
  - (i) Physician, dentist or drugless practitioner’s office: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.
  - (ii) Other Offices: 1 parking space for each 44 square metres of gross commercial floor area or portion thereof.”
- d) by deleting Section 20.3.2.1 (h) in its entirety and replacing it with the following:  
  
“(h) For an apartment dwelling,— parking shall be provided at a rate of 0.50 parking spaces per dwelling unit and 0.10 visitor parking spaces per dwelling unit. No visitor parking spaces are required for an apartment dwelling that has 12 or fewer dwelling units.”
- e) by amending Section 20.3.2.2 to add the text “ - Downtown” immediately follow the text “Central Area”.
- f) by deleting the phrase “, and for a temporary period expiring June 30, 2024” from Section 20.3.3.”



- (5) By adding Schedule B-7 Central Area - Queen Street Corridor: Special Parking Provisions to Schedule B of the By-law.
- (6) By adding the following new Sections 20.3.4 and 20.3.5 immediately following Section 20.3.3:

“20.3.4 Central Area – Queen Street Corridor

- (a) The minimum required parking for an apartment dwelling in the Central Area - Queen Street Corridor, as delineated on Schedule B-7, shall be 0.50 parking spaces per dwelling unit and 0.20 visitor parking spaces per dwelling unit.
- (b) For all other uses the parking requirements of Section 20.3 of this By-law shall apply to the Central Area - Queen Street Corridor as delineated on Schedule B-7.”

“20.3.5 Surface Parking for Apartment Dwelling Units

For lands within the areas delineated on Schedules B-5 and B7, the following requirements for surface parking shall apply:

- 20.3.5.1 A maximum of 10% of the total number of parking spaces provided on a lot in conjunction with an apartment dwelling, whether for residents or visitors, are permitted to be provided as surface parking. The remainder of the parking spaces shall be provided in an above-ground or below-ground parking structure.
- (a) Section 20.3.5.1 shall not apply to any loading space.
- (b) Notwithstanding Section 20.3.5.1, up to 10 parking spaces are permitted to be surface parking spaces.
- (c) The restriction on surface parking set out in Section 20.3.5.1 shall not apply to an apartment dwelling having less than 25 apartment dwelling units.
- (d) The provisions of Section 20.3.5 shall not apply to any lands zoned DC1, or to lands zoned DC1 with a special section, in which case the requirements of Section 28.2.3 i) and all other applicable requirements of this By-law shall apply.”

- (7) By adding a new Section 20.3.6 to immediately follow Section 20.3.5.1(d), as follows:

“20.3.6 Bicycle Parking

Bicycle parking for an apartment dwelling located within the lands delineated on Schedules B-5 and Schedule B-7 of this By-law, shall be provided as follows:

- (a) A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
- (b) A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit.
- (c) A maximum of 50% of the required bicycle parking spaces shall be vertical spaces.

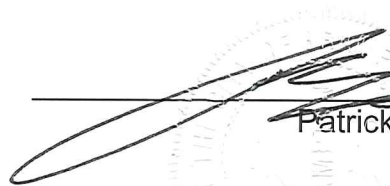
- (d) The dimensions for required bicycle parking spaces shall be:
    - (i) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
    - (ii) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres.
  - (e) All bicycle parking spaces shall be located on the same lot for which it is required.”
- (8) By deleting Section 28.2.3 i) (ii) its entirety and replacing it with the following:
- “(ii) No portion of a parking space or parking/drive aisle that is located on the ground floor of an above-ground parking garage shall be permitted within 6.0 metres of any exterior wall facing a streetline or within 6.0 metres of any streetline.”
- (9) By amending Section 5 Definitions, as follows:
- a) by adding the following:


“**SURFACE PARKING** shall mean any parking space that is located on the finished ground surface and is not contained or otherwise enclosed in a building or structure, including an above-ground or below-ground parking structure.”
  - b) to re-organize the definitions in alphabetical order accordingly.

ENACTED and PASSED this 9<sup>th</sup> day of December, 2020.

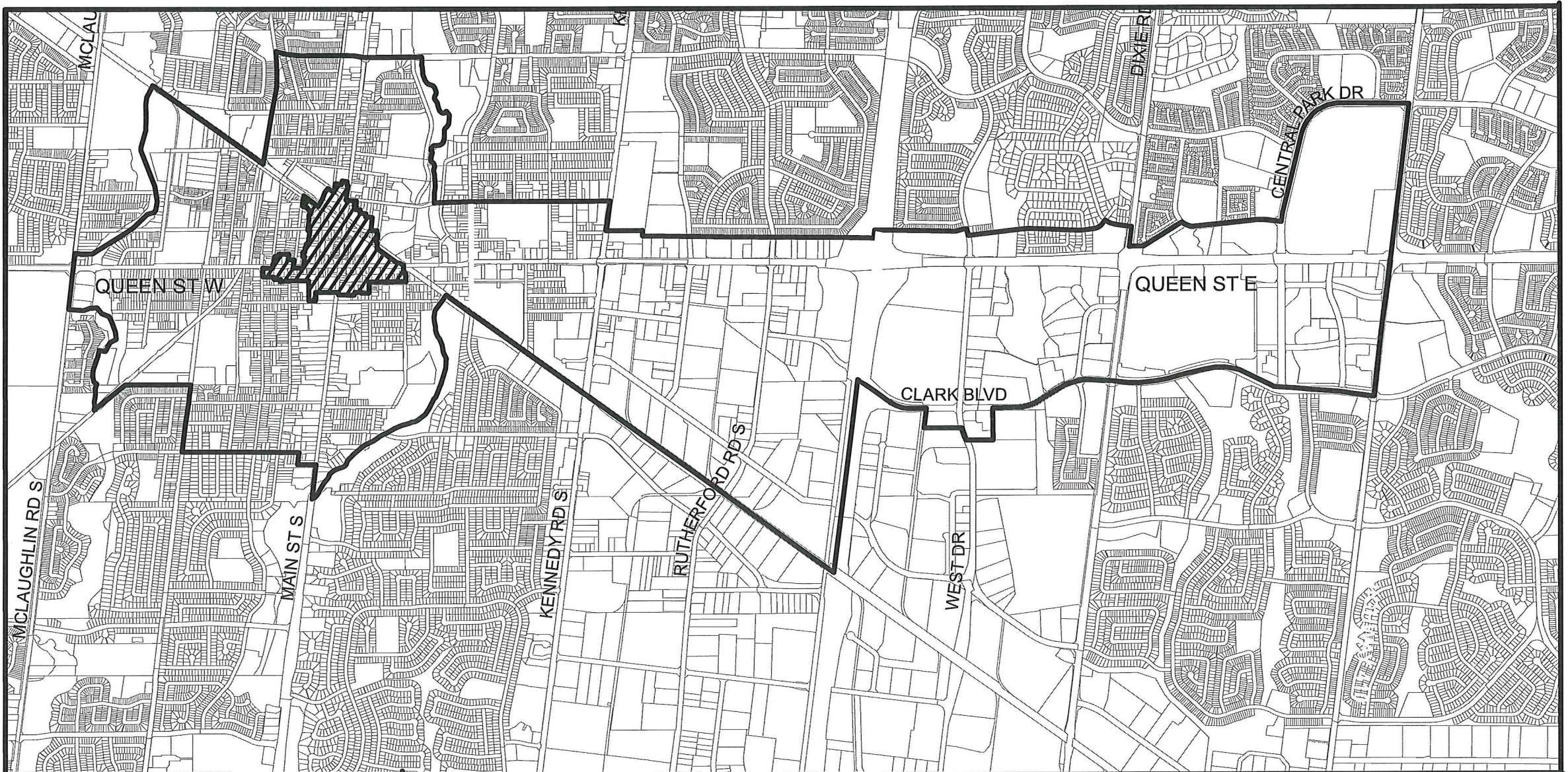
Approved as to  
form.  
2020/10/15  
C. Grant

Approved as to  
content.  
2020/10/14  
RJB

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk





**BRAMPTON**  
Flower City

brampton.ca  
PLANNING AND DEVELOPMENT SERVICES



## SCHEDULE B-7 TO ZONING BY-LAW 270-2004, AS AMENDED Central Area – Queen Street Corridor: Special Parking Provisions

By-law 259-2020



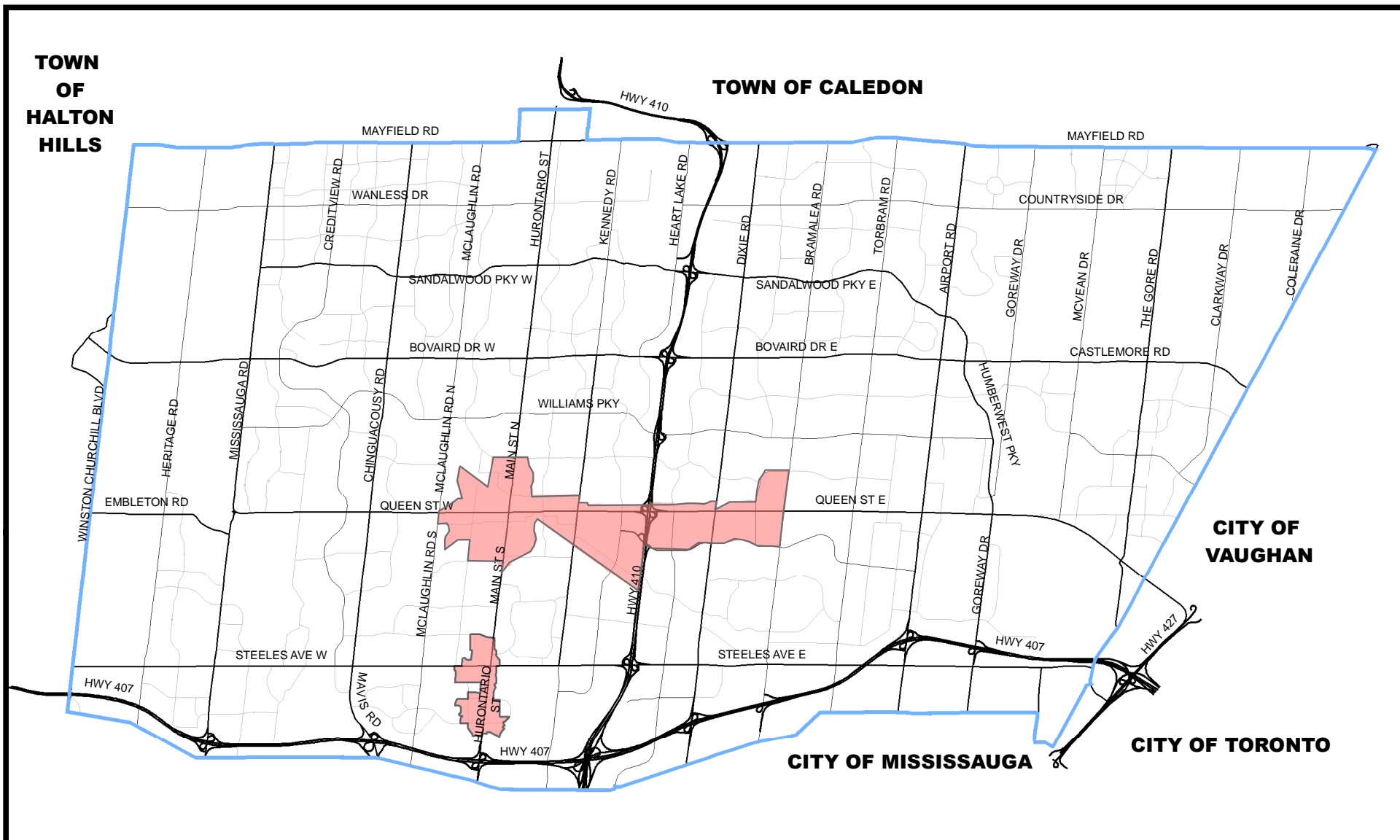
LANDS NOT INCLUDED IN THIS SCHEDULE



PARKING REQUIREMENT BOUNDARY

Author: ckovac  
Date: 2020/08/04





PLANNING AND DEVELOPMENT SERVICES

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Kilometres

CITY FILE: APP1\_ELIM\_PARKING\_REQUIREMENTS



## THE CORPORATION OF THE CITY OF BRAMPTON

### BY-LAW

**Number** \_\_\_\_\_

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By deleting Schedule B-7 Central Area - Queen Street Corridor: Special Parking Provisions in its entirety and replacing it with Schedule B-7 Downtown, Central Area and Hurontario/Main Corridor Special Parking Provisions.

(2) By deleting Sections 20.3.2, 20.3.3 and 20.3.4 in their entirety and replacing them with the following:

“20.3.2 Downtown, Central Area and Hurontario/Main Corridor  
Parking Requirements

(a) Notwithstanding any minimum parking requirement prescribed in Sections 10.9.2(a), 10.9.3, 20.3.1, 30.5 or in any Special Section of this By-law, and except for the requirements set out in Section 20.3.2 (b) through (e), there shall be no minimum required parking for any use within the boundaries of Schedule B-7.

(b) Visitor parking for an apartment dwelling, a multiple residential dwelling and a townhouse dwelling, without a private garage/driveway, shall be provided at a rate of 0.20 visitor parking spaces per dwelling unit.

(c) Parking for a single detached, semi-detached, duplex, triplex, double duplex, street townhouse dwelling or two-unit dwelling shall be provided in accordance with Section 10.9.1 A.

(d) Parking for a lodging house shall be provided in accordance with Section 10.9.1 I.

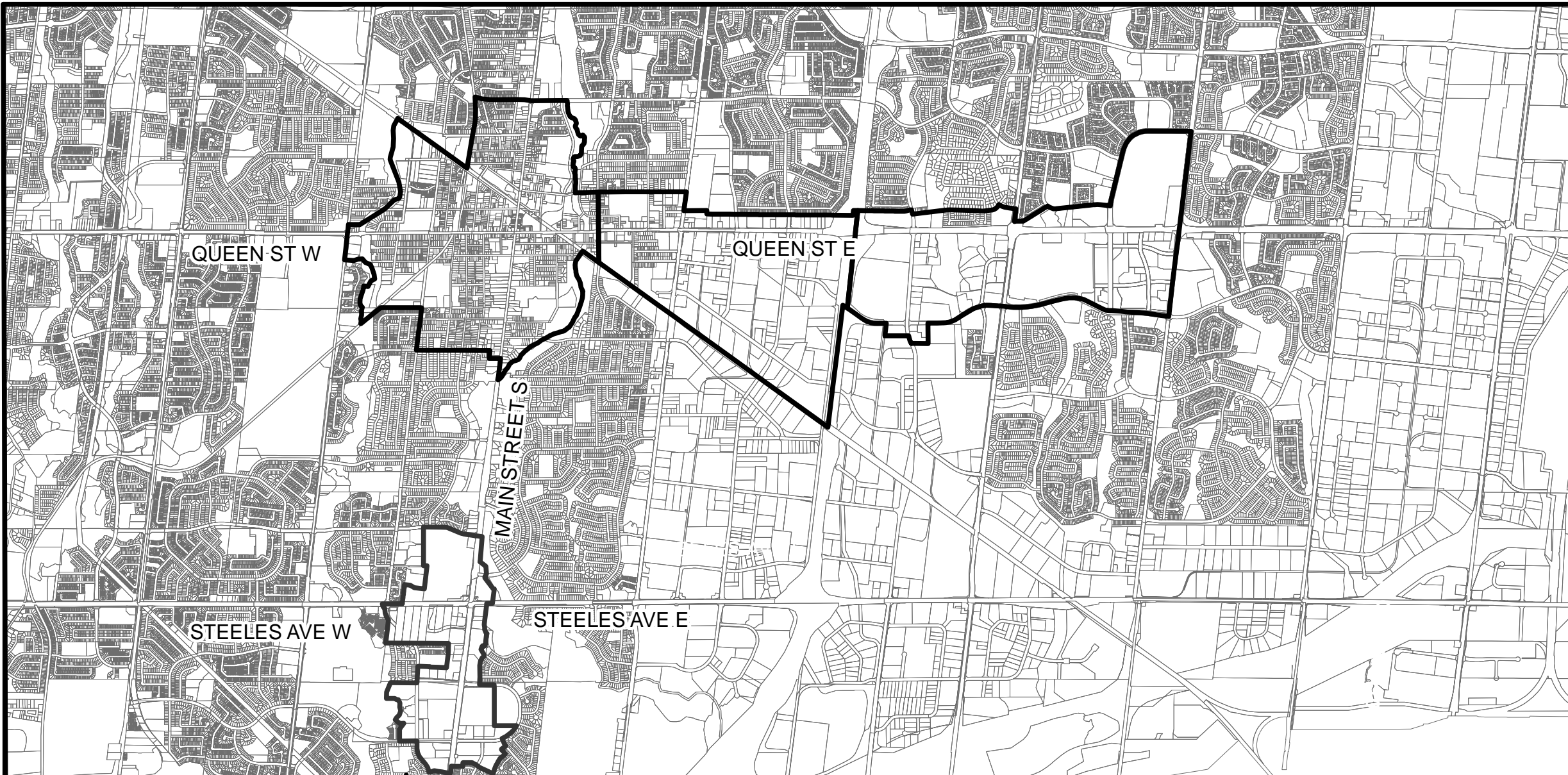
(e) Parking for a senior citizen residence shall be provided in accordance with Section 10.9.2 (b).

(3) By renumbering Sections 20.3.5 and 20.3.6 to Sections 20.3.3 and 20.3.4 respectively.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN  
COUNCIL, this            day of            2021.

\_\_\_\_\_  
PATRICK BROWN - MAYOR

\_\_\_\_\_  
PETER FAY - CITY CLERK



QUEEN ST W

QUEEN ST E

MAIN STREET S

STEELES AVE W

STEELES AVE E



**BRAMPTON**  
Flower City

PLANNING AND DEVELOPMENT SERVICES



**SCHEDULE B-7 TO ZONING BY-LAW 270-2004, AS AMENDED**  
**Downtown, Central Area and Hurontario/Main Corridor: Special Parking Provisions**

Author: ckovac  
Date: 2020/12/14

 **PARKING EXEMPTION BOUNDARY**



**Date:** 2020-12-18

**Subject:** Information Report

**Secondary Title:** **City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision)**

**Contact:** Michelle Gervais, Policy Planner, Planning, Building and Economic Development Department, michelle.gervais@brampton.ca, 905-874-2073; and

Jeffrey Humble, Manager, Policy and Strategic Initiatives, Planning, Building and Economic Development Department, Jeffrey.humble@brampton.ca, 905-874-5179

**Report Number:** Planning, Building and Economic Development-2021-007

**Recommendations:**

1. That the report titled: **Information Report – City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision)**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and final recommendations.

**Overview:**

- On April 22, 2015, Council adopted a framework for regulating second units including official plan policies, zoning standards and a registration by-law.
- One of the Second Unit Official Plan policies states “*Where an application for a second unit fails to conform to any of the requirements of the implementing zoning by-law, a zoning by-law amendment shall be required.*” The intent of this policy, is that any variation from the two-unit dwelling Zoning By-law provisions, regardless of how minor it may be, shall be addressed by way of a site specific amendment to the Zoning By-law.

- The Zoning By-law permits an above grade door in the 0.6 metre (2 foot) side yard where the door is recessed 1.2 metres (4 feet) from the property line. This scenario does not meet the requirements of the Ontario Building Code or the Zoning By-law for use as a primary entrance and therefore; cannot be used as the entrance to a two-unit dwelling.
- On October 28, 2020, Council directed staff to review amending the Official Plan Policies for second units to enable the Committee of Adjustment to consider and approve, where appropriate, minor variance applications involving the implementing provisions for two-unit dwellings set out in the Zoning By-law. Council also directed staff to review amending the Zoning By-law to only allow an above grade door in the side yard where there is a minimum 1.2 metre continuous path of travel leading up to and including an above grade side entrance door.
- The purpose of the statutory public meeting is to present a proposed amendment to the Official Plan to delete a prescriptive second unit policy and to present a proposed amendment to the above grade side entrances provision in the Zoning By-law.
- Section 34(19.1) of the *Planning Act* provides that there is no appeal available to the Local Planning Appeal Tribunal (LPAT) from the decision of municipal Council with respect to second unit policies. The proposed Zoning By-law amendment to the above grade side door entrances provisions are subject to a right to appeal to LPAT since these provisions are not specific to the creation of a two-unit dwelling.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

## **Background:**

### *April 22, 2015 - Council Approval of Second Units*

On April 22, 2015, in compliance with Provincial legislative direction (*Strong Communities Through Affordable Housing Act, 2011* (Bill 140)), Council approved Official Plan policies that would permit second units in detached, semi-detached and townhouse dwellings City-wide, provided that they are on full municipal services, are in accordance with the Zoning By-Law and meet a number of criteria as outlined in Section 3.2.8.2 of the Official Plan. At the same Council meeting, zoning standards were adopted through By-law 86-2015 to give effect to the official plan policies that authorize second units in Brampton. By-law 86-2015 also included an amendment to Section 10.24 (Above Grade Side Door

Entrance) of the Comprehensive Zoning By-law to regulate side yard setbacks City-wide for all residential above grade side entrances. Since this provision was broader than the intended purpose of By-law 86-2015 (second units) and was subject to a right of appeal, Council repealed the above grade side door entrance provision from By-law 86-2015 in June 2015.

Since 2011, the Province of Ontario has updated and introduced new legislative and policy changes to encourage and promote the creation of second units across the Province. In the summer of 2019, the Province passed Bill 108, the *More Homes, More Choice Act*, which amended parts of the *Planning Act* to require municipal Official Plans and Zoning By-laws to contain provisions permitting an additional residential dwelling unit (ADU) within a detached dwelling, semi-detached dwelling, or rowhouse and within an accessory structure on the same property. This has the effect of potentially allowing a total of three dwelling units on the same property – subject to applicable provisions in the Ontario Fire Code, Building Code and Zoning By-law. A separate report will be brought forward to Planning and Development Committee with respect to the proposed implementation of additional residential units.

#### *October 28, 2020 - Council Direction*

A report entitled “Review of Regulatory Model Governing Two-Unit Dwellings”, by Rick Conard, Chief Building Official, Director, Building Division was approved by Council on October 28, 2020 (Resolution PDC122-2020). The purpose of this report was to provide recommendations on improving the process related to enforcement and code compliance for two-unit dwellings. The report included the following two recommendations:

- 1) That staff be directed to review amending the Official Plan policies for second units to enable the Committee of Adjustment to consider and approve, where appropriate, minor variance applications involving the Two-Unit Dwelling Zoning By-law provisions; and
- 2) That staff be directed to review amending the Zoning By-law to only allow an above grade door in the side yard where there is a minimum 1.2 metre continuous path of travel leading up to and including an above grade side entrance door.

These two recommendations are addressed in this report by way of a proposed Official Plan Amendment and a Zoning By-law Amendment.

At the October 28, 2020 Council meeting, Council also requested staff to report back on the cost/benefit of moving to a licensing model versus a registration model for two-unit dwellings and to report back on the additional infrastructure strain, including traffic impact created by the establishment of two-unit dwellings in an existing subdivision and to consider whether the current modelling being used is sufficient for new development. This Council direction will be addressed in a separate report.

## Current Situation:

The purpose of this report is to present an Official Plan Amendment that proposes:

1. To amend the Second Unit section of the Official Plan to delete Section 3.2.8.2 d) that requires a Zoning By-law amendment when an application for a second unit fails to conform to any of the Two-Unit Dwelling Zoning By-law provisions.

The purpose of this report is to also present a Zoning By-law Amendment that proposes to amend the Above Grade Side Entrances Regulation as follows:

1. To only allow an above grade door in the side yard where there is a minimum 1.2 metre continuous path of travel leading up to and including the door; and
2. To permit a landing that is less than 0.6 metres above ground level having a maximum length and width of 0.9 metres provided that steps are provided at both the front and rear of the landing to provide pedestrian access from the front yard to the rear yard.

### *Proposed Official Plan Amendment*

Section 3.2.8.2 of the Brampton Official Plan permits second residential units within single-detached dwellings, semi-detached dwellings, and townhouses that are on full municipal services provided they are in accordance with the Zoning By-Law and subject to meeting criteria outlined in Section 3.2.8.2. When the second unit Official Plan policies were adopted by Council in 2014, it was the intent that second units would comply with all of the two-unit dwelling Zoning By-law regulations and that any request to amend the two-unit dwelling Zoning By-law regulations, regardless of how minor it may be, would be decided by Council by way of a site-specific amendment to the Zoning By-law. This intent is captured in Section 3.2.8.2 d) that states “*Where an application for a second unit fails to conform to any of the requirements of the implementing Zoning By-law, a Zoning By-law amendment shall be required.*”

The two-unit dwelling Zoning By-law regulations are in place to ensure the orderly and safe establishment of second units, however, these regulations cannot always anticipate all circumstances that may affect development or use of a particular property. With the current policy language in the Official Plan, if an owner cannot comply with the two-unit dwelling Zoning By-law provisions, they are expected to apply for a Zoning By-law amendment, which can be a long and costly process.

Usually, when site specific circumstances do not meet the prescriptive regulations listed in the Zoning By-law, an owner may seek relief by filing a minor variance application through the Committee of Adjustment. The Committee of Adjustment, under Section 45(1) of the *Planning Act* can vary By-law provisions providing it is of the opinion that the general intent and purpose of the Official Plan and Zoning By-law are maintained, it is desirable for the appropriate development or use of the land, building or structure and it



is minor in nature. A minor variance allows the owner to get a building permit even though the proposal does not comply precisely with the By-law requirements.

As noted above, in order to meet the four tests of a minor variance, the application must maintain the general intent and purpose of the Official Plan. The specific wording of Policy 3.2.8.2 d) within the Second Unit section of the Official Plan essentially prohibits the Committee of Adjustment from granting a variance to the two-unit dwelling Zoning By-law regulations, regardless of the circumstance or site-specific considerations involved.

Given that the Second Unit section of the Official Plan is clear on its goals and objectives and that its intent is implemented by way of the two-unit dwelling Zoning By-law provisions, it is proposed that the reference to a specific planning approval process not be explicitly prescribed in the Official Plan for those second unit applications that fail to conform to the requirements of the Zoning By-law. To address this, it is proposed that Policy 3.2.8.2 d) within the Second Unit section of the Official Plan be deleted.

If this prescriptive Official Plan policy was deleted, it would provide the opportunity for the Committee of Adjustment to grant a variance from the two-unit dwelling Zoning By-law regulations, where it is determined that the variance meets the four tests of a minor variance. The proposed deletion of this policy does not preclude staff from recommending that a site-specific amendment to the Zoning By-law be submitted, if deemed appropriate, for any requested amendment to the two-unit dwelling Zoning By-law regulations.

The draft Official Plan Amendment can be found in Appendix 1.

#### *Proposed Zoning By-law Amendment*

Section 10.24.1 of the Comprehensive Zoning By-law regulates side yard setbacks for all residential above grade side entrances as follows:

“The front of an above grade door located on a side wall of a single detached, semi-detached, or street townhouse dwelling shall have a minimum distance of 1.2 metres to an interior side lot line. Any steps or landings for such a door shall have a minimum distance of the lesser of (a) 0.9 metres to an interior side lot line or (b) the required interior side yard setback.”

The above noted provision permits an above grade door in the 0.6 metre (2 feet) side yard where the door is recessed 1.2 metres (4 feet) from the interior side lot line. This scenario does not meet the requirements of the Ontario Building Code or the Zoning By-law for use as a primary entrance for a two-unit dwelling as the minimum 1.2m wide path of travel from the front yard to the entrance door is not provided on the subject property. These doors were intended and permitted as a secondary means of egress only to the single detached dwelling.

There are currently no warnings included on a Homebuyers Information Map or within a Subdivision Agreement to advise purchasers that a new residential dwelling with an above grade door in the 0.6 metre side yard, where the door is recessed 1.2 metres from the interior side lot line, does not meet the requirements of the Ontario Building Code or the Zoning By-law for use as a primary entrance for a two-unit dwelling. Purchasing a home with a recessed above grade side door with a side yard of 0.6 metres has caused purchasers to be confused and frustrated if they want to pursue the registration of a second unit using this door as the primary entrance.

To alleviate this concern, it is proposed that the above grade side entrances provision be amended to ensure that any new above grade door in the side yard is only permitted where there is a minimum 1.2 metre continuous path of travel leading up to and including the door, which can be provided on either side of the dwelling, regardless of whether it is used as a primary entrance to a two-unit dwelling or used as a primary or secondary entrance for the principal dwelling.

An above grade door in the 0.6 metre side yard where the door is recessed 1.2 metres from the interior side lot line also does not provide adequate space to access a side door, which can be used as both a secondary and primary entrance by residents of the principal dwelling, without the potential of trespassing on the neighbouring property.

Below is the proposed amendment to Section 10.24.1 – Above Grade Side Entrances of the Zoning By-law:

- “10.24.1 An at or above grade door located on a side wall of a single detached, semi-detached, or townhouse dwelling shall only be permitted when:
- (a) the side yard within which the door is located has a minimum width of 1.2 metres extending from the front wall of the dwelling up to and including the door; or
  - (b) the side yard within which the door is located has a minimum width of 1.2 metres extending from the rear wall of the dwelling up to and including the door, provided that a continuous side yard width of not less than 1.2 metres is provided on the opposite side of the dwelling.
- 10.24.2 Any steps or landings for such side entrance shall have a minimum setback of 0.9 metres to an interior side lot line or the required interior side yard setback, whichever is less.
- 10.24.3 Notwithstanding Section 10.24.2, a landing that is less than 0.6 metres above ground level having a maximum length and width of 0.9 metres shall be permitted provided that steps are provided at both the front and rear of the landing to provide pedestrian access from the front yard to the rear yard.”

The draft Zoning By-law Amendment can be found in Appendix 2.

### Technical Considerations

A complete review of the technical planning and development implications of the proposed City-initiated Official Plan and Zoning By-law Amendment will be discussed within the Recommendation Report.

### Public Meeting Notification Area:

Notice of the Public Meeting was provided by public notification in the Brampton Guardian. This report has been posted to the City's website.

### **Corporate Implications:**

No corporate implications have been identified at this time.

### **Financial Implications:**

No financial implications have been identified at this time.

### **Economic Development Implications:**

No economic development implications have been identified at this time.

### Term of Council Priorities (2019-2022)

The proposed Official Plan and Zoning By-law amendment will help to deliver the strategic directions outlined in the 2019-2022 Term of Council Priorities.

### Living the Mosaic – Brampton 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.'

### **Next Steps:**

Staff will report back to Planning & Development Committee with final recommendations that address consistency with Provincial, Regional and City policies and an Official Plan Amendment that proposes to delete a Second Unit Official Plan policy and a Zoning By-law Amendment that proposes to amend the Above Grade Side Entrances provision.

**Conclusion:**

In compliance with the requirements of the *Planning Act*, the City is holding a statutory public meeting to present a draft Official Plan and Zoning By-law amendment that proposes an amendment to the Second Unit Official Plan policies and the Above Grade Side Entrances Zoning By-law provision for public review and comment.

Authored by:

Reviewed by:

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Michelle Gervais, MCIP, RPP  
Policy Planner

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Bob Bjerke, MCIP, RPP  
Director, Policy Planning

Approved by:

Submitted by:

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Richard Forward, MBA, M.Sc., P.Eng  
Commissioner, Planning, Building and  
Economic Development

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David Barrick  
Chief Administrative Officer

**Appendices:**

Appendix 1: Second Units Draft Official Plan Amendment  
Appendix 2: Above Grade Side Entrances Draft Zoning By-law Amendment



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2021

To Adopt Amendment Number OP 2006- \_\_\_\_\_  
to the Official Plan of the  
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - \_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this \_\_\_\_ day of \_\_\_\_\_, 2021.

Approved as to  
form.

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 -  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 -  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to delete a second unit policy (Section 3.2.8.2 d)) that requires a Zoning By-law amendment when an application for a second unit fails to conform to any of the requirements of the Two-Unit Dwelling Zoning By-law regulations.

2.0 Location:

This amendment applies City-wide.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by deleting Second Unit policy 3.2.8.2 d) in its entirety.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2021

To amend Zoning By-law 270-2004, as amended

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The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by amending Section 10.24, Above Grade Side Entrances, as follows:

a) by deleting Section 10.24 in its entirety and replacing it with the following new sections:

“10.24 Above Grade Side Entrances

10.24.1 An at or above grade door located on a side wall of a single detached, semi-detached, or townhouse dwelling shall only be permitted when:

(a) the side yard within which the door is located has a minimum width of 1.2 metres extending from the front wall of the dwelling up to and including the door; or

(b) the side yard within which the door is located has a minimum width of 1.2 metres extending from the rear wall of the dwelling up to and including the door, provided that a continuous side yard width of not less than 1.2 metres is provided on the opposite side of the dwelling.

10.24.2 Any steps or landings for such side entrance shall have a minimum setback of 0.9 metres to an interior side lot line or the required interior side yard setback, whichever is less.

10.24.3 Notwithstanding Section 10.24.2, a landing that is less than 0.6 metres above ground level having a maximum length and width of 0.9 metres shall be permitted provided that steps are provided at both the front and rear of the landing to provide pedestrian access from the front yard to the rear yard.”



ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Approved as to  
form.

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

\_\_\_\_\_  
Peter Fay, City Clerk

**Date:** 2020-12-09

**File:** OZS-2020-0019

**Subject:** **Information Report**  
Application to Amend the Zoning By-law  
(To relocate the supermarket, increase the number of units by 29,  
adjust the setback requirements and lift holding provisions)  
**2652367 Ontario Inc. - KLM Planning Partners**  
Northeast corner of Queen Street East and McVean Drive  
Ward: 8

**Contact:** Stephen Dykstra, Development Planner III,  
[stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca), 905-874-3841; and,  
Steve Ganesh, Manager of Development Services,  
[steve.ganesh@brampton.ca](mailto:steve.ganesh@brampton.ca), 905-874-2089.

**Report Number:** Planning, Building and Economic Development-2020-318

**Recommendations:**

1. **That** the report titled: **Information Report: Application to Amend the Zoning By-law, 2652367 Ontario Inc. - KLM Planning Partners., Northeast corner of Queen Street East and McVean Drive; Ward 8 (File: OZS-2020-0019)** to the Planning and Development Services Committee Meeting of January 18, 2021 be received; and,
2. **That** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- The applicant is proposing to relocate the required supermarket from the first floor of a residential tower to a standalone location. This will allow for an additional 29 units within the residential tower. The applicant is also proposing a number of setback requirement adjustments as the boundaries of the Right-of-Way along Queen Street East were changed

and, the lifting of ‘Holding’ provision in the Zoning By-law, due to the completion of a number of technical studies.

- The purpose of this amendment is to make some minor adjustments to the applicable zones. There are no substantial changes to the layout of the plan that was previously provided to City staff as a concept plan in conjunction with the prior zoning by-law amendment application.
- The property is designated “Business Corridor” in the Official Plan and “Special Policy Area 17 – Office Node – Mixed Use” in the Bram East Secondary Plan area SP41(a).
- The Information Report and the associated public meeting facilitate compliance with the Strategic Plan’s “Good Governance” priority, with respect to educating and engaging citizens in an open and accountable way.

#### **Background:**

The property is located on the northeast corner of Queen Street East and McVean Drive. The property is vacant and was recently granted an approval for a Zoning By-law amendment to permit a range of uses along with a very specific list of provisions.

This application has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on August 21, 2020.

#### **Current Situation:**

##### Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Zoning By-law to relocate the required supermarket from the base of Building J, a 19 storey apartment building, to a stand-alone building. In doing this, the apartment building can provide 29 additional residential units, while providing a platform for a typical supermarket in a stand-alone format. The application also includes a number of adjustments to the setback requirements. This is a result of the adjustments to the boundaries of the Right-of-Way for Queen St. E. The setback adjustments are minimal, but must be reflected in the By-law. The last implication of the requested By-law amendment is to lift the Holding provision that applies to the site. The Holding provision requires that the applicant demonstrate that permanent municipal services have been provided to the satisfaction of the Region of Peel. The applicant will have to demonstrate to the Region of Peel that this has been completed.

Details of the proposal are as follows:

- Relocating the supermarket requirement from Building 'J' to Building 'G'. This will be completed by changing all of the provisions for the location, uses and definitions of the supermarket from zone CRC-2892 to OC-2889;
- Increasing the number of apartment units by 29. This will be completed by changing provisions within Sections CRC-2887, CRC-2888 CRC-2891 and CRC-2892 by increasing the total residential unit from 753 to 782;
- Lifting of the Holding provision for zone Office Commercial OC(H)-Section 2889;
- Section 2886 - Increasing the maximum setback to Queen Street from 4.5m to 4.9m;
- Section 2888 - Increasing the maximum setback to Cherrycrest Drive from 4.5m to 5.6m;
- Section 2891 - Decreasing the minimum setback to Queen Street East from 3.0m to 2.5m, while increasing the maximum setback to Queen Street East from 4.5m to 5.5m; and,
- Section 2892 - Increasing the maximum setback to Queen Street East from 4.5m to 9.6m, and decreasing the maximum setback to Cherrycrest Drive from 4.5m to 4.4m.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 4.14 hectares (10.22 acres);
- has frontage onto Queen Street East, McVean Road, Ebenezer Road and Cherrycrest Drive; and,
- is currently vacant.

The surrounding land uses are described as follows:

North: Residential lands, a stormwater management pond and a parking lot;

South: Queen Street East, beyond are the Claireville Conservation lands;

East: Commercial / Retail lands, gas station and beyond are environmental lands; and,

West: McVean Road, beyond are vacant lands.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. Comments from staff and external commenting agencies are required in order to complete a comprehensive

analysis for this application. All comments received will be considered in the future Recommendation Report to the Planning & Development Committee. Of note, this site is located within an approved subdivision (43M-1813). The site will have to adhere to conditions set out within the subdivision agreement. The implementation of the conditions will be completed through the review and processing of the site plan.

All comments received will be considered in the future Recommendation Report to the Planning & Development Committee. Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

### Current Issues

At this time, there are currently no outstanding issues that are inhibiting the processing of this application.

### Public Meeting Notification Area:

Notice of the Public Meeting was given by prepaid first class mail to all persons assessed in respect of land to which the proposal applies and within 240 metres (784 ft.) of the area to which the proposal applies as shown on the last revised assessment roll, and by public notification in the Brampton Guardian. Signage of the application is also posted on the subject property.

### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

### Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

### **Strategic Plan:**

This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way. This application will be reviewed to ensure that the development proposal meets or exceeds the direction and goals of the City's Strategic Plan, and will be discussed in the future Recommendation Report.

### Living the Mosaic – 2040 Vision:

This Application to Amend the Zoning By-law is consistent with the Brampton 2040 Vision by facilitating the creation of a ‘mosaic of characterful and complete neighbourhoods’

### **Conclusion:**

Appropriate information and background studies have been received by Planning, Building and Economic Development Services to proceed with a Public Meeting at this time. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning and Development Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

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Stephen Dykstra MCIP, RPP  
Development Planner III  
Planning, Building and Economic  
Development Services

Reviewed and Recommended by:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building and Economic  
Development Services

Approved by:

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Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner  
Planning, Building and Economic  
Development Services

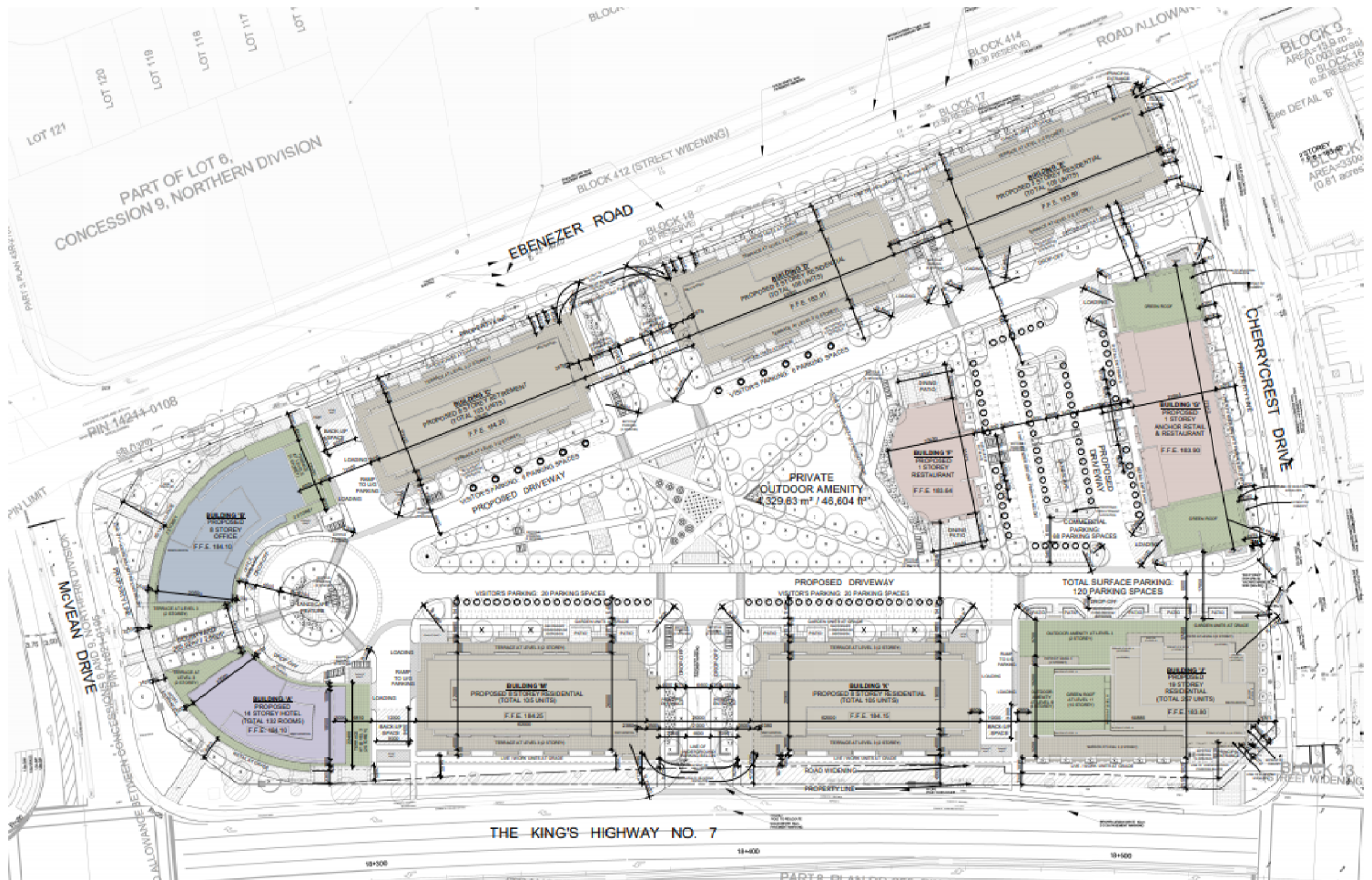
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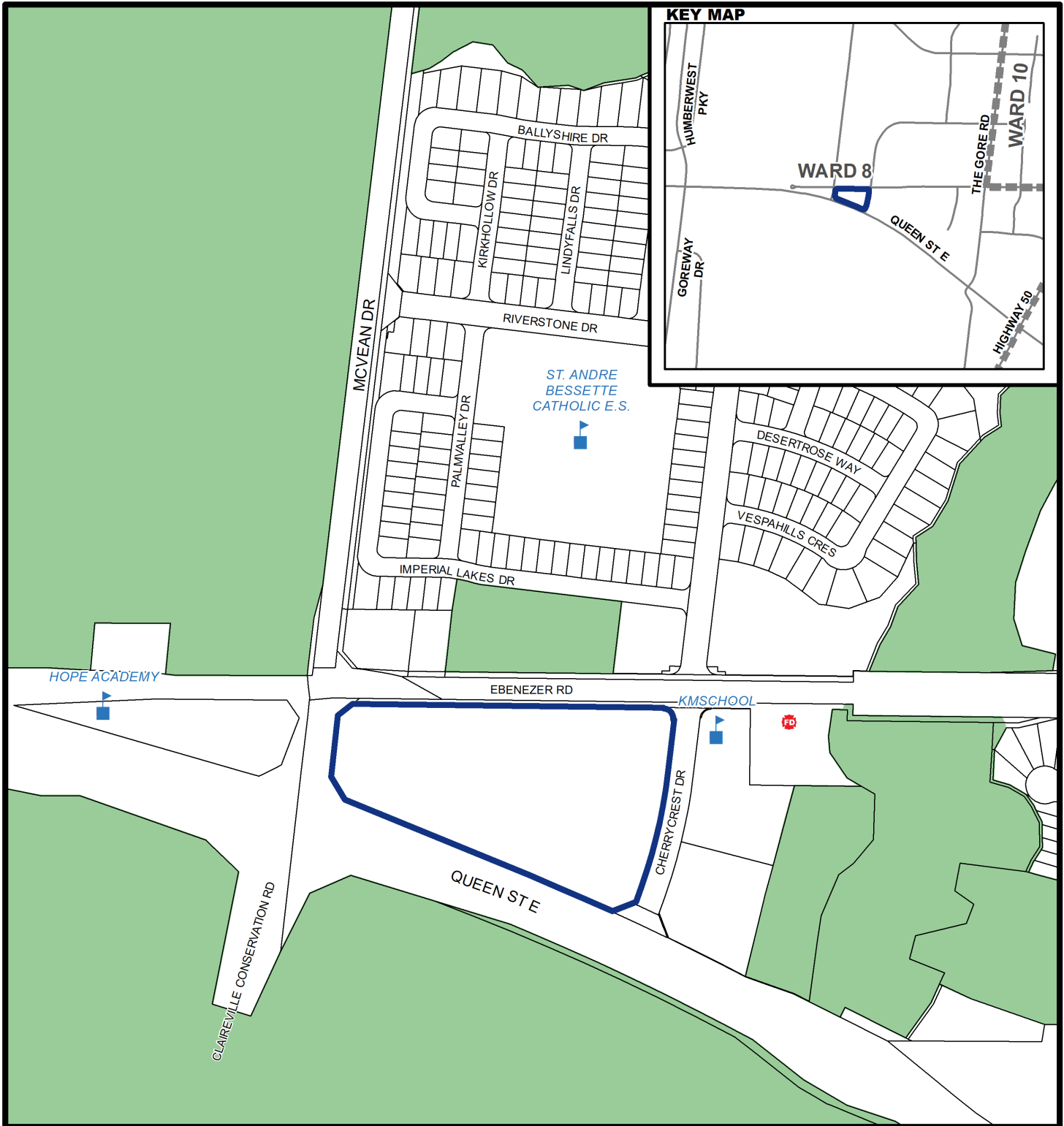
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David Barrick  
Chief Administrative Officer

### **Attachments:**

Appendix 1:	Concept Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Information Summary





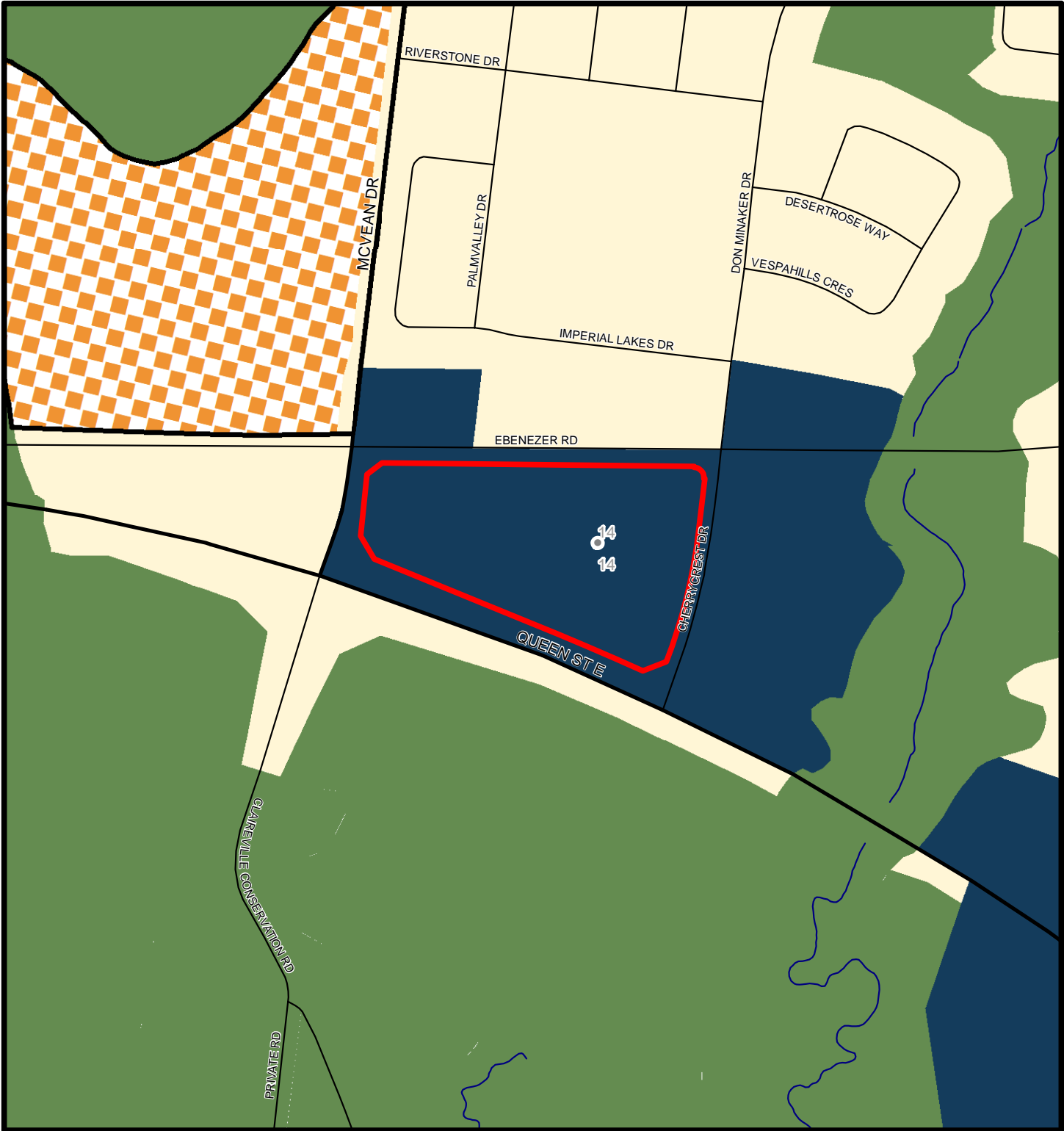
- SUBJECT LAND
- GREENSPACE
- SCHOOLS
- FIRE STATIONS
- PROPERTY LINE









## APPENDIX 2 LOCATION MAP

KLM PLANNING PARTNERS INC.  
2652367 ONTARIO INC



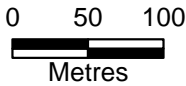


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

-  SUBJECT LAND
-  OPENSOURCE
-  RESIDENTIAL
-  DEFERRAL
-  BUSINESS CORRIDOR
-  SPECIAL LAND USE POLICY AREA



**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES

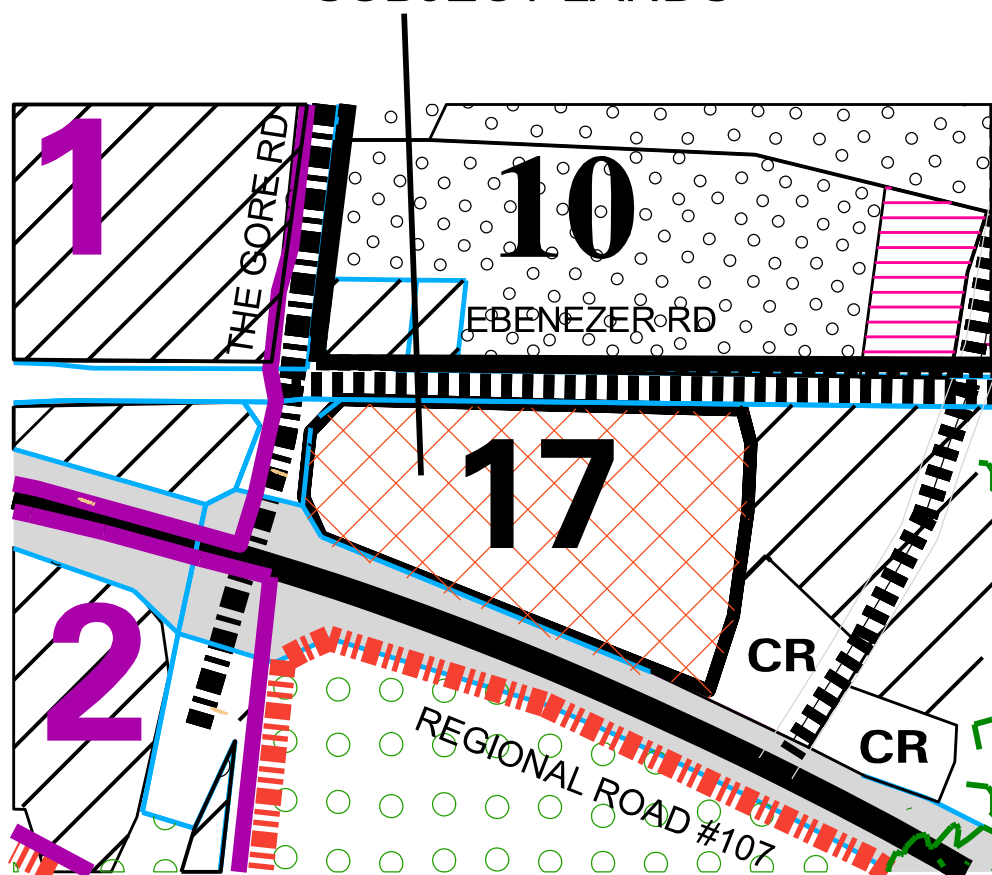


Author: ckovac  
Date: 2020/08/14

**APPENDIX 3**  
**OFFICIAL PLAN DESIGNATIONS**  
KLM PLANNING PARTNERS INC.  
2652367 ONTARIO INC

CITY FILE: OZS-2020-0019

# SUBJECT LANDS

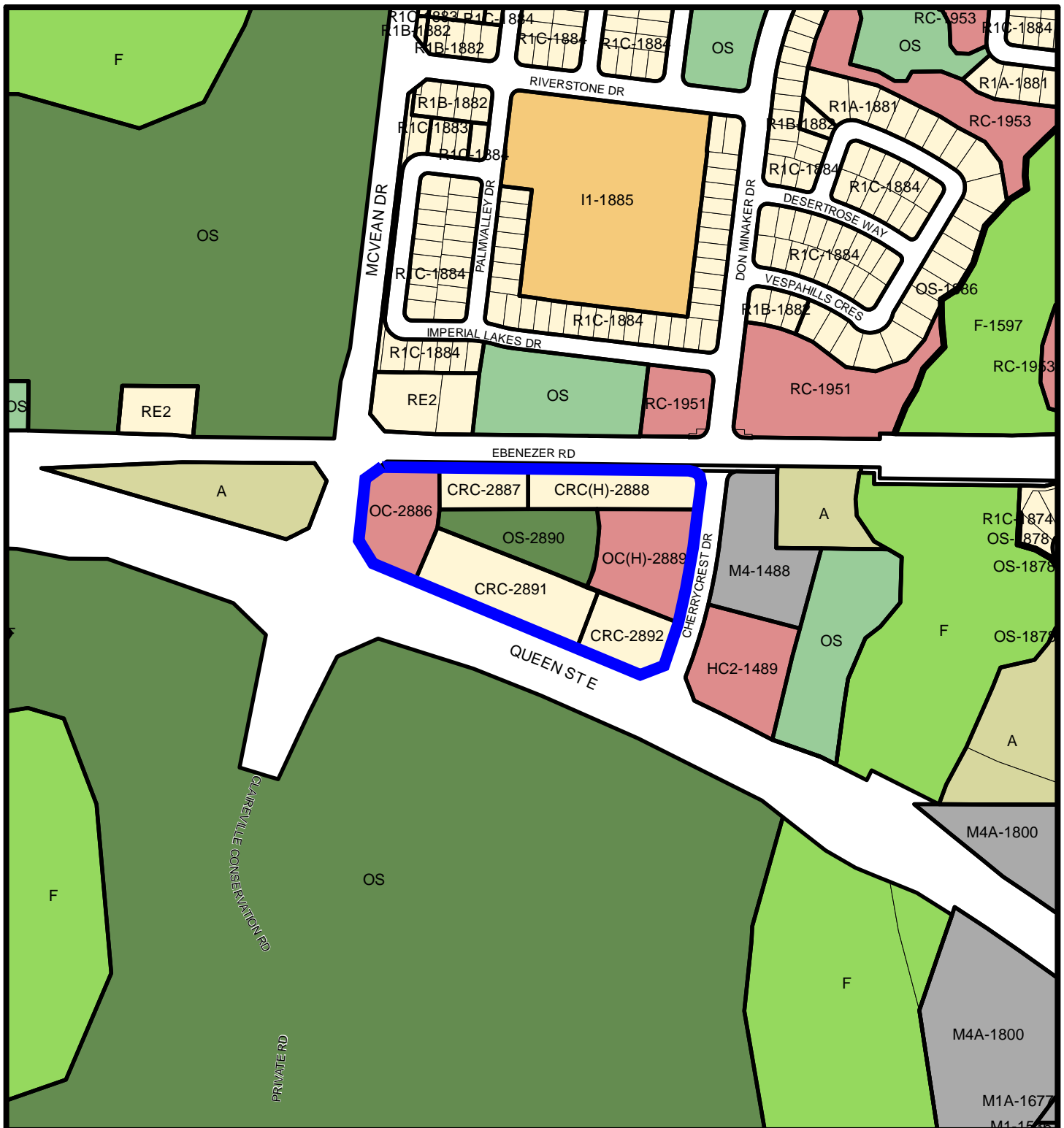









EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

<b>RESIDENTIAL LANDS:</b>	
	Low Density
	Low / Medium Density
<b>EMPLOYMENT LANDS:</b>	
	Office Node
	Mixed Commercial/Industrial
	Convenience Retail
<b>ROAD NETWORK :</b>	
	Highway
	Minor Arterial
	Collector Road
	Local Road
	Special Policy Area 1 ( Office )
	Special Policy Area 2 ( Public Use / Commercial )
	Special Policy Area 10 (Riverstone)
	Special Policy Area 17 (Office/Mixed Use)
<b>OPEN SPACE:</b>	
	Valleyland
	Conservation Lands
	Private Commercial Recreation
	Secondary Plan Boundary



## APPENDIX 5



- |  |                        |   |               |   |            |
|--|------------------------|---|---------------|---|------------|
|  | ZONING MULTIPLE EXPORT |  | COMMERCIAL    |  | OPEN SPACE |
|  | ZONING DISSOLVE EXPORT |  | INDUSTRIAL    |  | FLOODPLAIN |
|  | SUBJECT LAND           |  | INSTITUTIONAL |   |            |
|  | RESIDENTIAL            |  | AGRICULTURAL  |   |            |



**APPENDIX 5**  
**ZONING DESIGNATIONS**  
KLM PLANNING PARTNERS INC.  
2652367 ONTARIO INC

Author: ckovac  
Date: 2020/08/18


Page 45 of 599  
CITY FILE: OZS-2020-0019








AERIAL PHOTO DATE: SPRING 2019


**Legend**


 SUBJECT LAND


 AGRICULTURAL


 INSTITUTIONAL

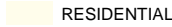
 ROAD

 COMMERCIAL

 OPEN SPACE

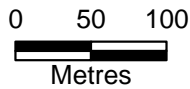
 UTILITY

 INDUSTRIAL

 RESIDENTIAL



**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES



Author: ckovac  
Date: 2020/08/14



**APPENDIX 6**  
**AERIAL & EXISTING LAND USE**  
KLM PLANNING PARTNERS INC.  
2652367 ONTARIO INC

CITY FILE: OZS-2020-0019

## Information Summary

### CITY FILE NUMBERS: OZS-2020-0019

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2019), the Regional of Peel Official Plan and the City of Brampton Official Plan.

### Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The application will be evaluated against the Provincial Policy Statement to ensure that the proposal is consistent with matters of provincial interest. A preliminary assessment of the Provincial Policy Statement sections applicant to this application include but are not limited to:

#### 1.1.1 Healthy, liveable and safe communities are sustained by:

- (a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- (c) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- (e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- (h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

#### 1.1.3.1 Settlement areas shall be the focus of growth and development.

#### 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a. efficiently use land and resources;
- b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c. minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d. prepare for the *impacts of a changing climate*;
- e. support active transportation;
- f. are transit-supportive, where transit is planned, exists or may be developed; and
- g. are freight-supportive.

1.1.3.3 Land use patterns within settlement areas shall be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:

- (b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

1.1.3.8 In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- (a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- (c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

1.3.2.3 Within employment areas planned for industrial or manufacturing use, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

2.1.1 Natural features and areas shall be protected for the long term.

### **Growth Plan for the Greater Golden Horseshoe (2020)**

The subject lands are within the “Built-Up Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- c) within settlement areas, growth will be focused in
  - i. delineated built-up areas;
  - ii. strategic growth areas;
  - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
  - iv. areas with existing or planned public service facilities;

2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

2.2.5.3 Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

2.2.5.15 The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;
- b) planning to achieve the minimum intensification and density targets in this Plan;
- c) considering the range and mix of housing options and densities of the existing housing stock; and
- d) planning to diversify their overall housing stock across the municipality.

### **Region of Peel Official Plan**

The subject application is within the “Urban system” area as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

5.3.1.2 To achieve sustainable development within the Urban System.

5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.



- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.3 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.
- 5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.
- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.1.5 To enhance the natural environment and resources.
- 5.5.4.2.2 Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities: City of Brampton: 51 residents and jobs combined per hectare;
- 5.6.2.6 Protect and support employment areas for employment uses, as defined and designated in area municipal official plans.

### **City of Brampton Official Plan Amendment**

There is no Official Plan Amendment required to as the lands are designated as Business Corridor. A complete analysis of the Official Plan can be found in the Planning Justification Report, which has been found to be supportable by Policy Planning.

### **Secondary Plan:**

The property is designated “Office Node” and “Special Policy Area 17 (Office/Mixed Use)” in the Bram East Secondary Plan. The “Office Node” and “Special Policy Area 17 (Office/Mixed Use)” designations permit a full suite of uses. An amendment to the Secondary Plan will not be required for the proposed development.



## **Zoning By-law Amendment**

The subject property is currently zoned: “Office Commercial” – Section 2886, “Composite Residential Commercial Hold” – Section 2888, “Composite Residential Commercial” – Section 2887, “Office Commercial Hold” – Section 2889, “Open Space” – Section 2890, “Composite Residential Commercial” – Section 2891, and “Composite Residential Commercial” – Section 2892”. This rezoning was enacted on June 27, 2018.

The proposed zoning amendment includes permitting additional units, the switching of the location of the supermarket and a number of setback alterations as a result of the final alignment of Queen Street East Right-of-way.

## **Documents Submitted in Support of the Application**

The following is a list of the documents that were provided in support of the zoning by-law amendment application. The studies submitted are technical in nature as the vast majority of the planning requirements and rationale were previously addressed. As this Zoning By-law application primarily deals with the relocation of a supermarket and adjusting the setbacks to meet the revised Queen Street East ROW, the applicant is primarily demonstrating that the requirements within the previous Zoning By-law amendment are upheld.

- Cover Letter
- Master Site Plan
- Phase 1 Site Plan
- Zoning By-law Amendment Application
- Draft Zoning By-law
- Landscape Drawings
- Arborist Report
- Tree Evaluation Study
- Site Servicing
- Site Grading
- Stormwater Management Plan
- Master Water Demand
- Stormwater Management Report with Functional Servicing Report
- Traffic Impact Study
- Environmental Noise Assessment Report
- Sustainability Score
- Sustainability Letter
- Urban Design Brief Addendum

Additional Items that were included for the Phase 1 application

- Lighting Photometrics
- Erosion and Sediment Control
- Water Demand

**Date:** 2020-12-16

**File Name:** OZS-2020-0026

**Subject:** **Information Report**  
Application to Amend the Official Plan and Zoning By-law  
(To permit 24 stacked back-to-back and 3 traditional townhouse  
units)  
**Sunfield Investments (Church) Inc.– Weston Consulting**  
172 Church Street East  
Ward: 1

**Contact:** Yin Xiao, Development Planner, Development Services, Planning,  
Building and Economic Development, [yinzhou.xiao@brampton.ca](mailto:yinzhou.xiao@brampton.ca),  
905-874-2867

Cynthia Owusu-Gyimah, Acting Manager, Development Services,  
Planning, Building and Economic Development,  
[cynthia.owusugyimah@brampton.ca](mailto:cynthia.owusugyimah@brampton.ca), 905-874-2064

**Report Number:** Planning, Building and Economic Development-2021-002

**Recommendations:**

1. **That** the report titled: **Information Report, Application to Amend the Official Plan and Zoning By-law, Sunfield Investments (Church) Inc.– Weston Consulting**, 172 Church Street East, Ward 1 (File: OZS-2020-0026), to the Planning and Development Committee Meeting of January 18, 2021, be received, and,
2. **That** Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- **The applicant proposes to amend the Official Plan and Zoning By-law to permit the lands to be developed with 24 stacked back-to-back townhouses and 3 traditional townhouses.**

- The lands are designated “Residential” in the Official Plan and “Low Density Residential” in the Brampton Flowertown Secondary Plan (Area 6). An amendment to the Official Plan and the Secondary Plan is required to facilitate this proposal.
- The site is zoned “Residential Single Detached B – R1B”, which does not permit residential development to the extent proposed. An amendment to the Zoning By-law is required to permit the townhouse development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

### **Background:**

This application was received on September 21, 2020 and found to be complete in accordance with the Planning Act. A formal notice was issued deeming the application complete on November 18, 2020.

### **Current Situation:**

#### Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a condominium townhouse development. Details of the proposal are as follows (see Appendix 1):

- One (1) townhouse block consisting of 24 stacked back-to-back townhouse units
- One (1) townhouse block consisting of 3 traditional townhouse units
- A density of 91.8 units per net hectare and a Floor Space Index (FSI) of 0.81
- A total of 38 parking spaces at grade and underground, including 8 visitor parking spaces
- One (1) access on Church Street East

#### Property Description and Surrounding Land-Use:

The site has the following characteristics:

- is located on the north side of Church Street East, west of Kennedy Road North and is municipally known as 172 Church Street East
- Has a total area of approximately 0.29 hectares (0.72 acres) with approximately 28 metres of frontage along Church Street East

- Is listed on the City's Municipal Register of Cultural Heritage Resources
- Was occupied by a two-storey brick building and two accessory structures (the two-storey brick building was lost to fire on October 31, 2019 and the salvaged materials and two accessory structures remain on site)

The surrounding land uses are described as follows:

North: single detached residential dwellings;  
 East: one single detached dwelling and a daycare, beyond which are apartment buildings;  
 South: Beech Street, beyond which is a four-storey apartment building; and,  
 West: single detached residential dwellings

#### Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

#### Heritage Status

The building that occupied the property at 172 Church Street East is "listed" on the City's Municipal Register of Cultural Heritage Resources and was lost to fire on October 31, 2019. A Notice of Intention to Demolish along with the Heritage Impact Study for 172 Church Street must be presented to the Brampton Heritage Board for their consideration in order for them to provide their advice to Council. Council will make the final determination whether the property should be removed from the Municipal Register of Cultural Heritage Resources or if it should be designated under Part IV of the Ontario Heritage Act.

Staff suggest that materials salvaged from the historic building be incorporated into the landscape planning on site, or sold or donate to an architectural salvage company, to ensure that these materials can contribute to the conservation of other cultural heritage resources.

#### Unit Widths

Staff will evaluate the widths of the proposed townhouses to ensure the proposal adheres to the Urban Design Guidelines to allow for appropriately sized units and to allow sufficient space to accommodate amenity space in front of units.

### Tertiary Plan

A Tertiary Plan has been prepared which incorporates the neighbouring properties - 176 and 178 Church Street East. The Tertiary Plan has been circulated to the affected landowners for their input. Staff will evaluate the Tertiary Plan in terms of the development pattern, access, compatibility and urban design. A future access easement may be required in order to consolidate the accesses on Church Street.

### Transition to low density development

The site is adjacent to low density residential developments consisting of single detached houses. Staff's review will consider the proposed building height and massing, setbacks, landscape buffer, and any impact on privacy relative to the scale and character of the existing residential area.

### Shared trees

According to the Arborist's Report, around 17 trees that are proposed to be removed or impacted are located on the shared property lines or on the adjacent lands. Written consents from the neighbouring property owners are required prior to the City's consideration to approve the injury or removal of these trees.

Further details on this application can be found in the *Information Summary* contained in Appendix 9. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the studies submitted by the applicant.

### Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding the *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. This report, along with the complete application submission, including the supporting studies, has been posted to the City's website.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within a Recommendation Report.

#### Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

### **Living the Mosaic – 2040 Vision**

This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

### **Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council "A Well-run City (Good Government)" priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

### **Conclusion:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application.

Authored by:

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Yin Xiao, MCIP, RPP  
Development Planner  
Planning Building & Economic  
Development

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning Building & Economic  
Development

Approved by:

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Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner, Planning Building &  
Economic Development

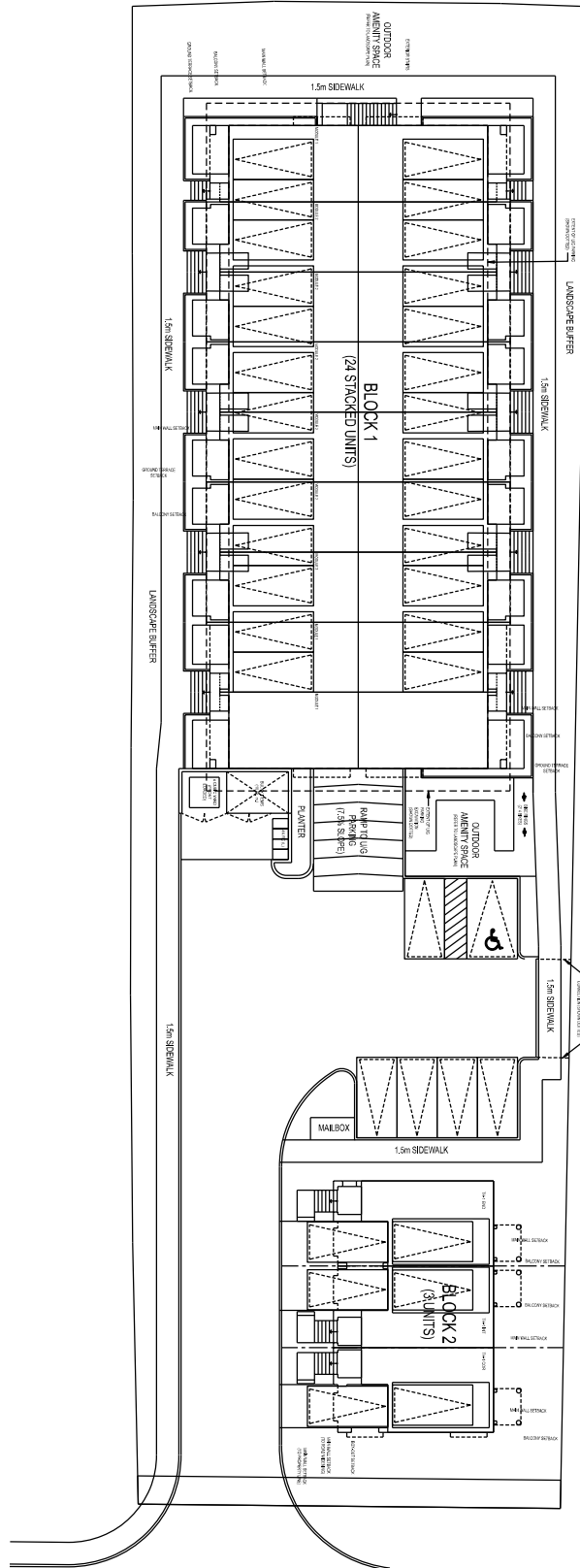
Submitted by:

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David Barrick  
Chief Administrative Officer

**Attachments:**

- Appendix 1: Concept Site Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Heritage Resources
- Appendix 8: Tertiary Plan
- Appendix 9: Information Summary



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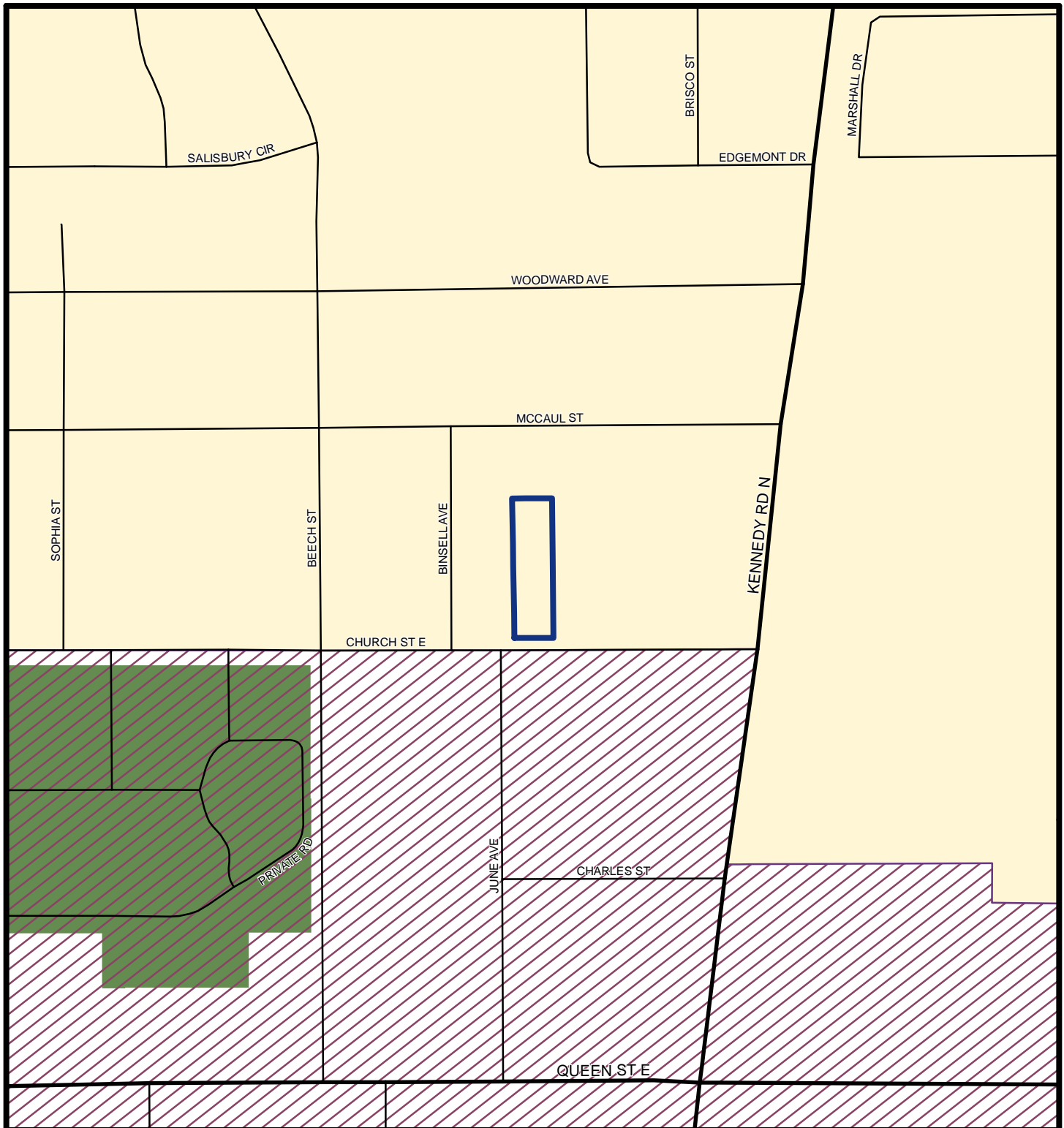




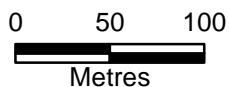


- SUBJECT LAND
- GREENSPACE
- CEMETERY
- SCHOOLS
- PROPERTY LINE

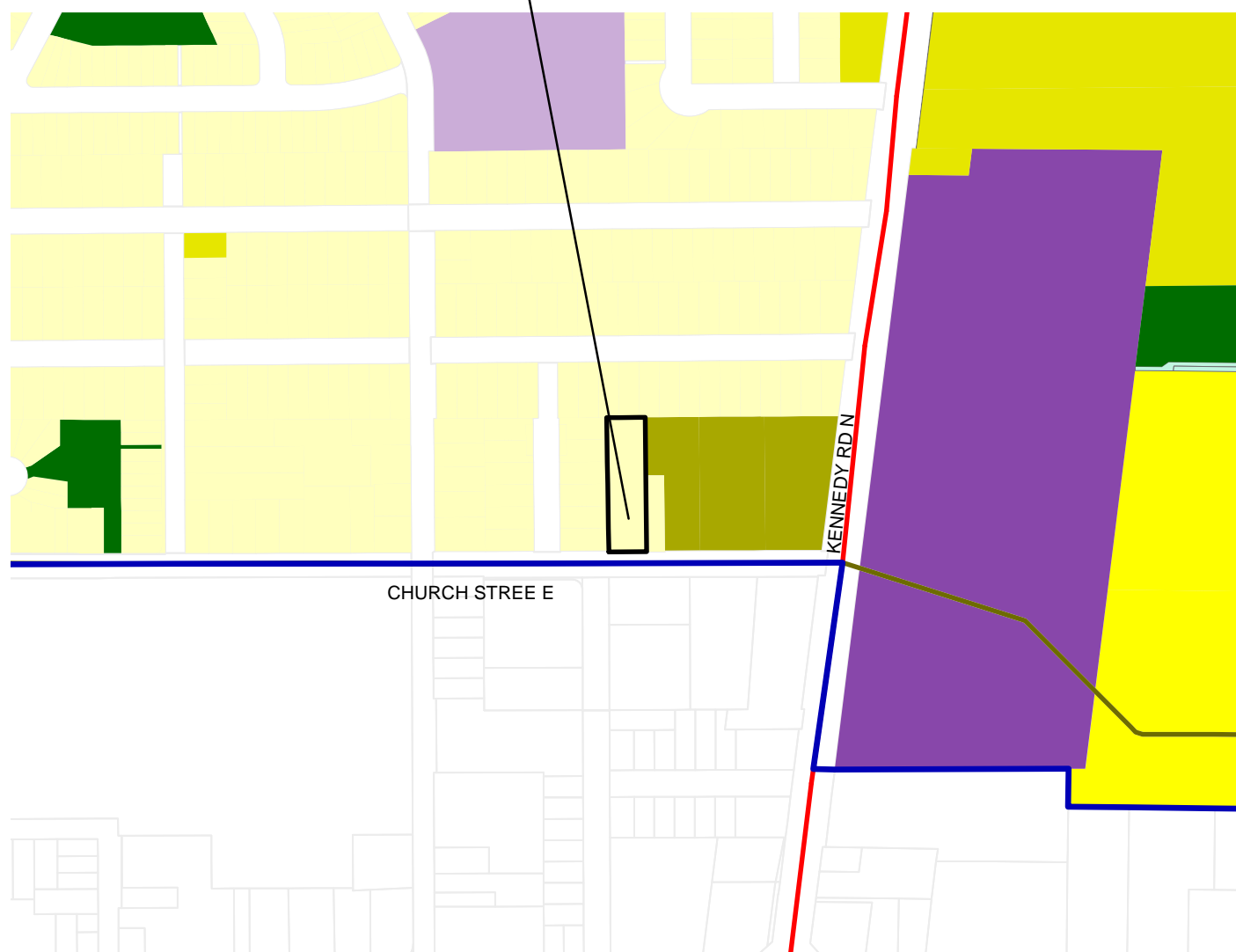




EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



# SUBJECT LANDS



EXTRACT FROM SCHEDULE SP6(A) OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

## COMMERCIAL

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL

## RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

## UTILITY

- UTILITY

## INSTITUTIONAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

## OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY

- RAILWAY
- SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SECONDARY PLAN BOUNDARY

## ROADS

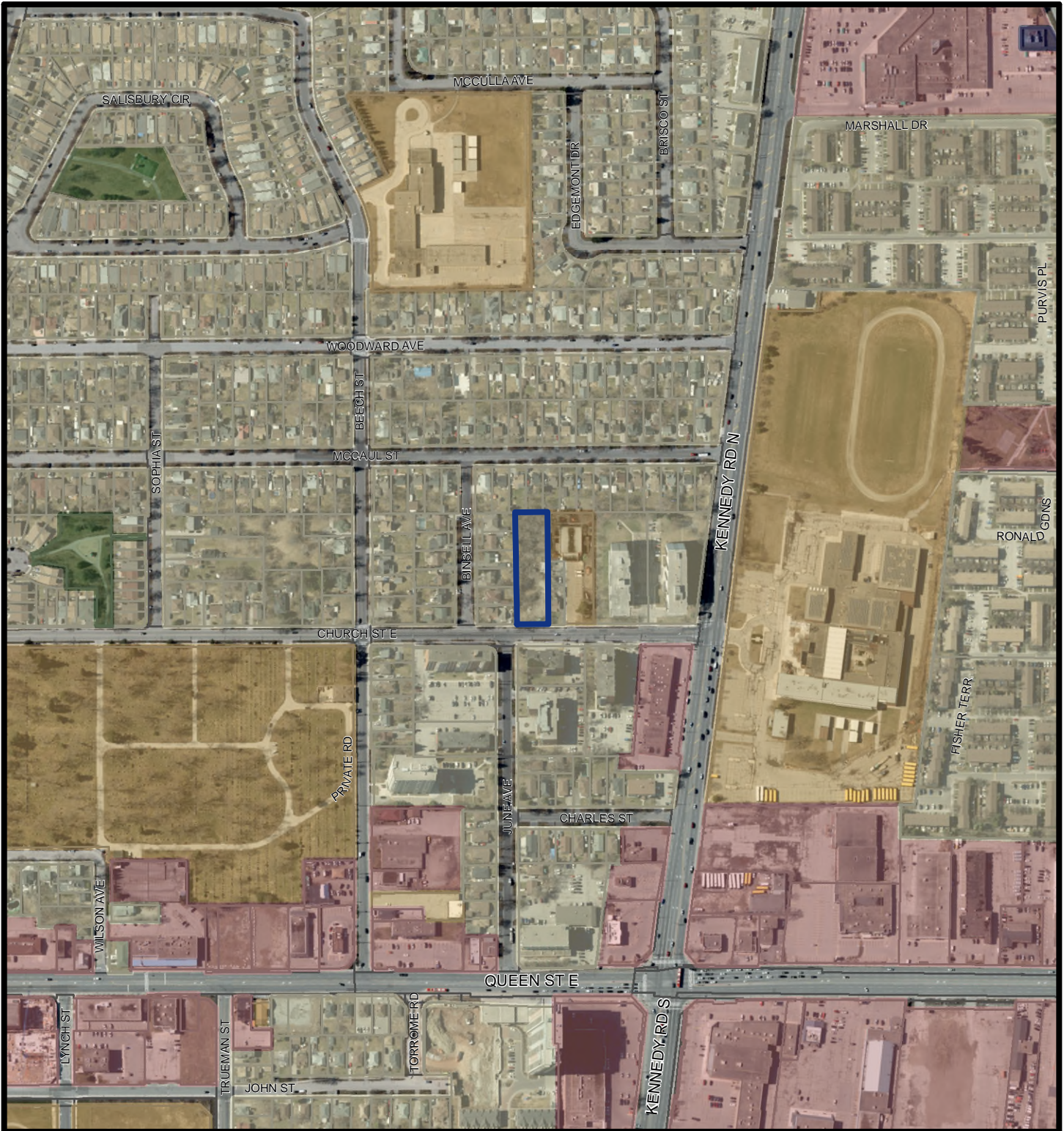
- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



- ZONING MULTIPLE EXPORT
- RESIDENTIAL
- OPEN SPACE
- ZONING DISSOLVE EXPORT
- COMMERCIAL
- SUBJECT LAND
- INSTITUTIONAL








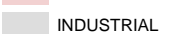
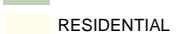




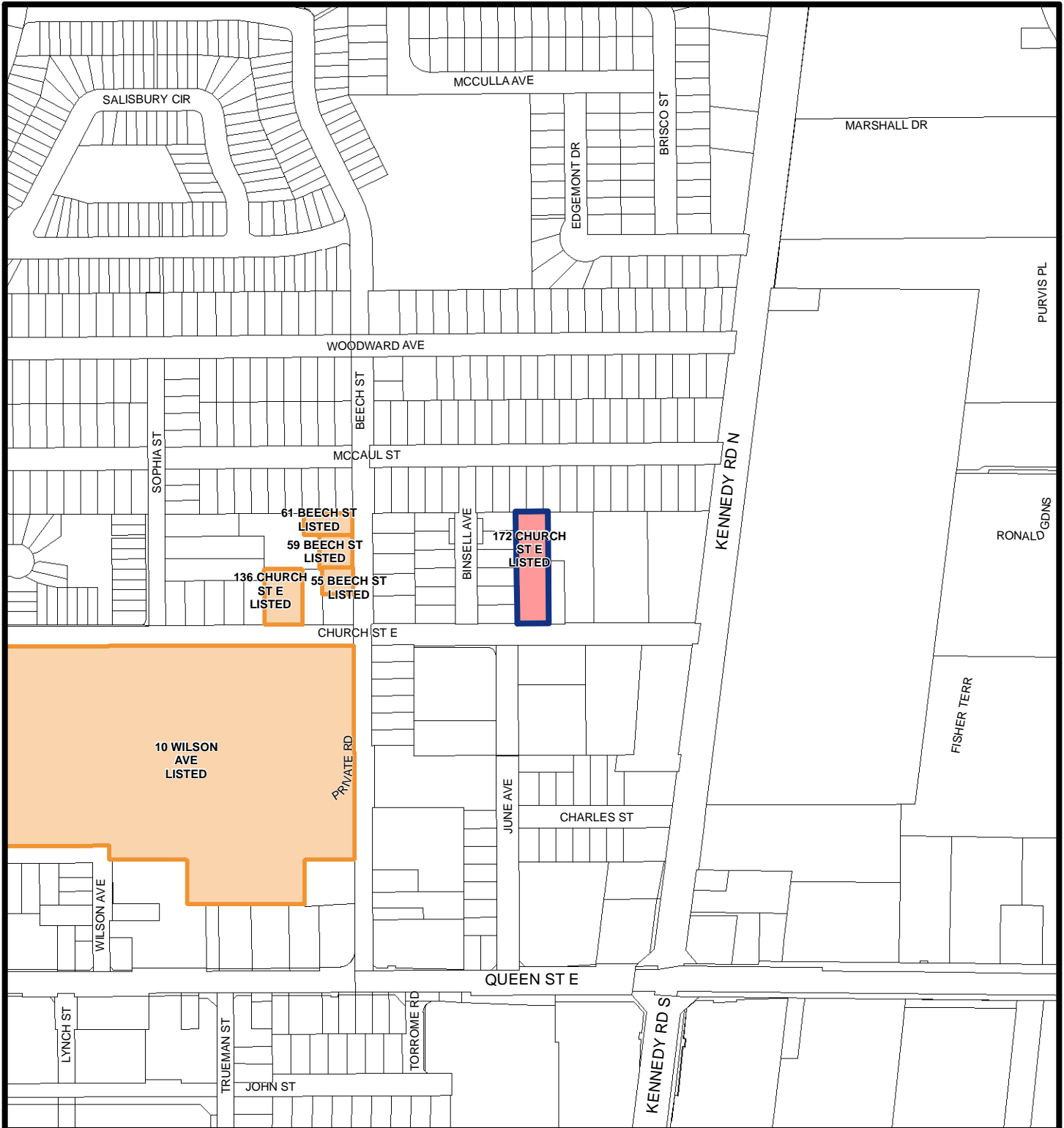


AERIAL PHOTO DATE: SPRING 2020

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		





- SUBJECT LAND
- HERITAGE PROPERTIES OUTSIDE 50M
- CITY LIMIT
- HERITAGE PROPERTIES WITHIN 50M







### Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City of Brampton Official Plan.

#### Planning Act R.S.O 1990 and Provincial Policy Statement (2020)

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- (h) The orderly development of safe and healthy communities;
- (j) The adequate provision of a full range of housing, including affordable housing;
- (p) The appropriate location of growth and development;
- (q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) The promotion of built form that,
  - (i) Is well-designed,
  - (ii) Encourages a sense of place, and
  - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposal will also be reviewed for its compliance with the Provincial Policy Statement (PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The site is within a Settlement Area as defined by the PPS. The PPS policies that are applicable to this application are as follows:

#### 1.1.1 - Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market- based range and mix of residential types (including single-detached, additional residential units, multiunit housing, affordable housing and affordable housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- e) promoting the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
  - f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.
- 1.1.2 Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.
- 1.1.3.1 Settlement areas shall be the focus of growth and development.
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- a) efficiently use land and resources;
  - b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
  - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
  - d) prepare for the impacts of a changing climate;
  - e) support active transportation;
  - f) are transit-supportive, where transit is planned, exists or may be developed.
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;
  - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
- b) permitting and facilitating:
    - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
    - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
  - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
  - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
  - e) requiring transit-supportive development and prioritizing intensification including potential air rights development, in proximity to transit, including corridors and stations.
- 1.6.7 Transportation Systems
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The Growth Plan is intended to be a framework for implementing the Province's vision for supporting strong prosperous communities through managing growth in the region through 2041.

The subject lands are located within the "Built-up Area" as defined by the 2019 Growth Plan for the Greater Golden Horseshoe (GGH). The proposal will be evaluated against the policies of the Growth Plan to ensure its conformity with the plan. The sections that apply to this application include, but are not limited to the following:

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on following:

- a) the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;
  - ii. have existing or planned municipal water and wastewater systems; and
  - iii. can support the achievement of complete communities;
- c) within settlement areas, growth will be focused in
  - i. delineated built-up areas;
  - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
  - iv. areas with existing or planned public service facilities;
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;

2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities.
- e) provide for a more compact built form and a vibrant public realm, including public open spaces.

2.2.2.1 By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows: a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area.

2.2.2.3 All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;
- b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;
- c) encourage intensification generally throughout the delineated built-up area;
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

2.2.6.1. Upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

- i. identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents;
- 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
  - a) planning to accommodate forecasted growth to the horizon of this Plan;
  - b) planning to achieve the minimum intensification and density targets in this Plan;
  - c) considering the range and mix of housing options and densities of the existing housing stock; and
  - d) planning to diversify their overall housing stock across the municipality.

#### **Region of Peel Official Plan**

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are designated “Urban System” on *Schedule D – Regional Structure* in the Regional of Peel Official Plan, which consists of lands included within the 2031 Regional Urban Boundary. The general objectives of the Urban System is to achieve sustainable development, establish healthy complete communities and to achieve an intensified and compact form consisting of a mix of land uses.

The applicable sections of the Regional Official Plan for this development application include:

#### Urban System Objectives:

- 5.3.1.2 To achieve sustainable development within the Urban System.
- 5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.
- 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.1.5 To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.

- 5.3.1.7 To recognize the integrity and physical characteristics of existing communities in Peel

Urban System Policies:

- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.6 Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:
- a) support the Urban System objectives and policies in this Plan;
  - b) support pedestrian-friendly and transit-supportive urban development;

Growth Management Policies:

- 5.5.2.2 Direct a significant portion of new growth to the built-up area of the community through intensification.

Intensification Objectives:

- 5.5.3.1.1 To achieve compact and efficient urban forms.
- 5.5.3.1.2 To optimize the use of existing infrastructure and services.
- 5.5.3.1.3 To revitalize and/or enhance developed areas.
- 5.5.3.1.4 To intensify development on underutilized lands.
- 5.5.3.1.5 To reduce dependence on the automobile through the development of mixed use, transit-supportive, pedestrian friendly urban environments.
- 5.5.3.1.6 To optimize all intensification opportunities across the Region.
- 5.5.3.1.8 To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

Intensification Policies:

- 5.5.3.2.2 Facilitate and promote intensification.
- 5.5.3.2.4 Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area.
- 5.5.3.2.5 To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows:  
City of Brampton: 26,500 units;



## City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton. The property is designated "Residential" in the Official Plan and is listed on the City's Municipal Register of Cultural Heritage Resources. The Official Plan policies that are applicable to this application include but are not limited to:

- 3.2.8 New communities and new development within existing communities shall be planned to be Complete Communities. Complete Communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for residents. Convenient access to public transportation and option for safe, non-motorized travel is also provided
- 3.2.8.1 The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.
- 3.2.8.3 Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height.
- 3.2.8.5 Where the City has deemed that the City Structure would not be compromised, as required by Section 3.2.4, development outside of the Central Area, including the Urban Growth Centres; Mobility Hubs; Major Transit Station Areas or intensification corridors which is seeking to exceed the limits established in Section 3.2.8.3 and 3.2.8.4 may only be considered subject to the submission of an amendment to this Plan. This amendment is required to demonstrate the following:
  - (i) The development is consistent with the general intent and vision of the applicable Secondary Plan;
  - (ii) The development contributes to the City's desired housing mix;
  - (iii) There is a need for the development to meet the population and employment forecasts set out in Section 2 of this Plan;
  - (iv) The development forms part of an existing or planned Complete Community with convenient access to uses which serve the day to-day needs of residents such as commercial, recreational and institutional uses;

- (v) There is sufficient existing or planned infrastructure to accommodate the development;
- (vi) The development has vehicular access to an Arterial, Minor Arterial, or Collector Road;
- (vii) The development is in close proximity to existing or planned higher order transit and maintains or improves pedestrian, bicycle and vehicular access;
- (viii) The form of development is compatible and integrates with adjacent land use and planned land use, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking;
- (ix) The development meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and sustainable management measures are applied, if necessary, in order to ensure the identification, protections, restoration and enhancement of the natural heritage
- (x) The development site affords opportunities for enjoyment of natural open space by the site's adjacency to significant environmental or topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) subject to the policies of the Natural Heritage and Environmental Management section of this Plan and the City's Development Design Guidelines;
- (xi) The development maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space;
- (xii) Where possible, the development incorporates sustainable technologies and concepts of low impact development, including measures to mitigate the impacts of the development. This should include the submission of a storm water management plan acceptable to the City and Conservation Authority, which identifies the required storm drainage system and potential impacts on downstream watercourses.

3.2.8.6 The extent to which a development satisfies the criteria set out in Policy 3.2.8.5 will determine the appropriate density and massing that may be considered. However, recognizing that the Urban Growth Centre, Central Area, Intensification Corridors, Mobility Hubs, and Major Transit Station Areas are the focus areas for higher densities and massing, development outside of these areas should not generally be permitted in excess of 200 units per net hectare or a floor space index of 2.0.

4.2 Housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. Brampton's residential policy will focus on the following:

- (i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.
- (iii) Ensuring economic efficiency in providing housing on serviced or serviceable lands within a ten (10) year time frame to meet projected requirements of the regional market area in accordance with the Provincial Policy Statement, and following a growth management program which ensures that all the required services and infrastructure are available as residential areas develop.
- (v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;

It is the objective of the Residential Policies to:

- b) Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes;
- c) Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods;

4.2.1.6 Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area.

#### 4.2.7 Design

The City of Brampton will strive to create communities that have a high quality of development by:

- (i) Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway systems, and road patterns;
- (ii) Contributing to the existing natural features functions and linkages such as woodlands, valley lands, ponds, creeks and streams, as well as built

structures with significant architecture, heritage features or important views and vistas;

- (iii) Enhancing the visual experience of residents, motorists and pedestrians. This may be achieved through the strategic alignment of road right-of-way. The layout of circulation and open space systems and the siting of major features, public uses and built form;

4.10.1.11 A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.

The proposed development is contemplating a density of 91.8 units per hectare. According to Policy 3.2.8.3 and 3.2.8.5 of the Official Plan, an Official Plan Amendment is required. The proposal will be evaluated against other applicable Official Plan policies to ensure its conformity.

#### **Flowertown Secondary Plan (Area 6):**

The property is designated 'Low Density Residential' in the Brampton Flowertown Secondary Plan (Area 6). Lands designated Low Density Residential shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan, which allows for single and semi-detached homes, link townhouses small-lot single detached homes with a maximum density of 35 units per net hectare. The proposal is for a townhouse development with a density of 91.8 units per hectare. An amendment to the Secondary Plan is required to accommodate the proposed housing type and density.

#### **Zoning By-law:**

The property is zoned "Residential Single Detached B – R1B" by By-law 270-2004 as amended. An amendment to the Zoning By-law is required to rezone the lands to facilitate the proposed townhouse development.

#### **Sustainability Score & Summary:**

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 37 points, which achieves the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

### **Documents Submitted in Support of the Application**

- Concept Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Planning Justification Report
- Swept Path Analysis
- Tertiary Plan
- Sustainability Score and Summary
- Urban Design Brief
- Shadow Impact Study
- Landscape Master Plan
- Arborist Report and Tree Preservation Plan
- Phase 1 and Phase 2 Environmental Site Assessment
- Archaeological Report
- Heritage Impact Statement
- Functional Servicing Report
- Traffic Impact Study
- Parking Study
- Noise Report
- Site Servicing, Grading and Drainage Plan

The City may request further technical information necessary for its review, based on agency circulation or public input. Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.

**Date:** 2020-12-16

**Subject:** OZS-2020-0028

**Secondary Title: INFORMATION REPORT**

Application to Amend the Zoning By-Law  
(To permit the development of a 21-storey residential building on Block 2 and remove the Holding (H) symbol on Blocks 2 and 3 of registered plan 43M-2062)

KLM Planning Partners Inc. – i2 Developments (Brampton) Inc.  
225 Malta Avenue  
Ward: 4

**Contact:** Himanshu Katyal, Development Planner, Planning and Development Services, [Himanshu.Katyal@brampton.ca](mailto:Himanshu.Katyal@brampton.ca) 905-874-3359, and Cynthia Owusu-Gyimah, Acting Manager, Planning and Development Services, [Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)

**Report Number:** Planning, Building and Economic Development-2021-020

**Recommendations:**

1. **THAT** the report titled: **Information Report: Application to the Amend the Zoning By-law – KLM Planning Partners Inc. – i2 Developments (Brampton) Inc. – 225 Malta Avenue – Ward 4 (eScribe Number: Planning, Building and Economic Development-2021-020 and City file: OZS-2020-0028)**, to the Planning and Development Committee Meeting of January 18, 2020, be received;
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- The applicant proposes to develop a 21-storey residential building consisting of 290 units on Block 2 of registered plan 43M-2062, and remove the Holding (H) symbol from Blocks 2 and 3 of registered plan 43M-2062.

- **The property is designated “Residential” in the Official Plan; and “Mixed Use 1” in the Hurontario Main Corridor Secondary Plan (Area 55(a)). An amendment to the Official Plan and Secondary Plan is not required.**
- **The property is zoned “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal and remove the Holding (H) symbol.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.**

### **Background:**

The lands subject to this application are located at 225 Malta Avenue. This application was received on October 16, 2020. It has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on November 13, 2020.

The lands subject to this application are part of a registered plan of subdivision (43M-2062) and are indicated as Block 2. The future lands to the north are indicated as Block 3 on 43M-2062.

### History of previous application

A previous application (T01W15.037) to amend the Official Plan, Zoning By-law and Draft Plan of Subdivision was approved in the year 2016 by the Local Planning Appeal Tribunal (LPAT). This approval permitted a development of 457 residential units within a 12-storey apartment building and 10 townhouse blocks over 3 blocks identified on a plan of subdivision (Plan 43M-2062). Block 1 comprises of 109 townhouse units and its construction is nearing completion.

The property is zoned “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” by By-law 270-2004 as amended. This zone permits a range of residential and commercial uses. This zone limits the maximum number of residential units to 269 units and a maximum building height of 12 storeys. Further, there is a Holding (H) symbol on the property that shall not be removed until such time as adequate vehicular access can be provided to service development north of Malta Avenue to the satisfaction of the Commissioner of Planning, Building and Economic Development. Adequate access in this respect may be comprised of the completion of Malta Avenue, the connection of Malta Avenue to Lancashire Lane, an access to Steeles Avenue, a combination thereof, or other comparable access arrangements to the satisfaction of the Chief Planning and Infrastructure Services Officer. Until such time as the Holding (H) symbol is removed,



development in this zone shall be limited to a maximum of 80 residential units, and shall not occupy any portion of the property within 35 metres of the Steeles Avenue frontage.

**Current Situation:**

Proposal (Refer to Appendix 1):

The application is proposing to amend the Zoning By-law. Details of the proposal are as follows:

- 21-storey residential apartment building with 290 units on Block 2;
- Removal of the Holding (H) symbol for both Block 2 and Block 3;
- Proposed Gross Floor Area (GFA) of 21,347 square metres and Floor Space Index (FSI) of 4.25;
- Proposed 298 parking spaces within 3 levels of underground parking;
- Access to both Block 2 and future Block 3 is proposed from Malta Avenue.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 0.5 hectares (1.23 acres);
- Irregularly-shaped lot with a frontage on Malta Avenue; and,
- are currently vacant.

The surrounding land uses are described as follows:

North:	Steeles Avenue West, beyond are existing single detached dwellings and townhouses;
South:	Malta Avenue, beyond is the Phase 1 of this development which includes future back-to-back townhouses;
East:	vacant land; and,
West:	Malta Avenue, beyond are existing townhouses and vacant land.

### Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

Staff has noted the following specific considerations that will need to be addressed:

- Confirmation that the proposed access will adequately accommodate the traffic that will be generated by the Block 2 and future Block 3 developments;
- Whether this proposal will provide adequate amenity area to serve the needs of future residents;
- Whether there will be no negative shadowing impacts to the existing uses to the west and south; and,
- Confirmation that the site design for this Phase will integrate or share the common amenity areas with the future Block 3.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

### Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on November 17, 2020, and property owners within 240 metres of the subject lands on December 11, 2020 as per Planning Act requirements. A notice of public meeting was also posted in Brampton Guardian Newspaper. This report, along with the complete application requirements including studies, has been posted to the City's website.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

### Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

### **Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

### **Living the Mosaic – 2040 Vision**

This Report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic.”

### **Conclusion:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

Reviewed by:

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Himanshu Katyal, RPP, MCIP  
Development Planner III

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Allan Parsons, RPP, MCIP  
Director of Development Services

Approved by:

Submitted by:

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Richard Forward

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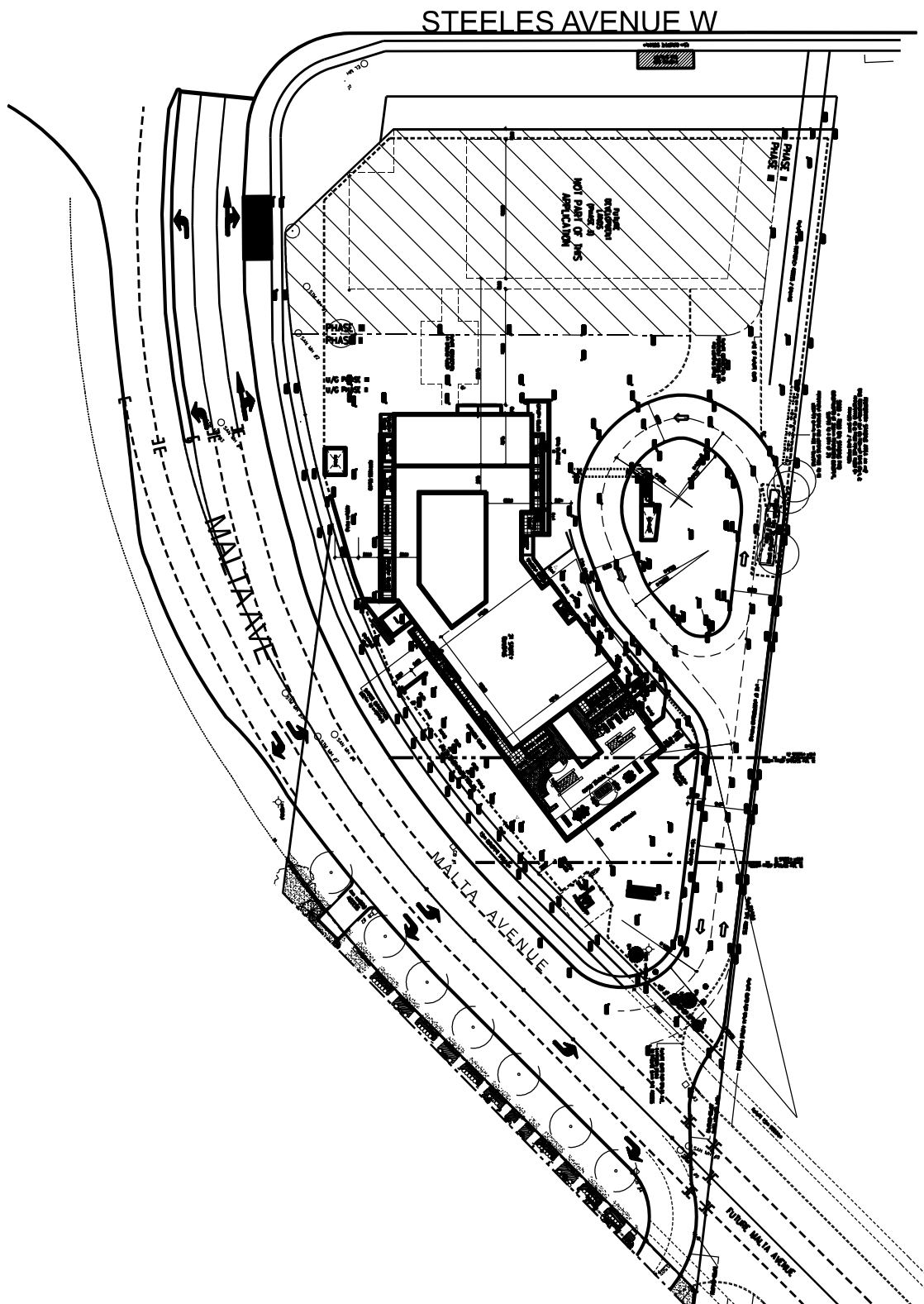
David Barrick

Commissioner of Planning and  
Development Services

Chief Administrative Officer

**Attachments:**

Appendix 1:	Concept Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Information Summary



**BRAMPTON**  
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brampton.ca  
PLANNING AND DEVELOPMENT SERVICES



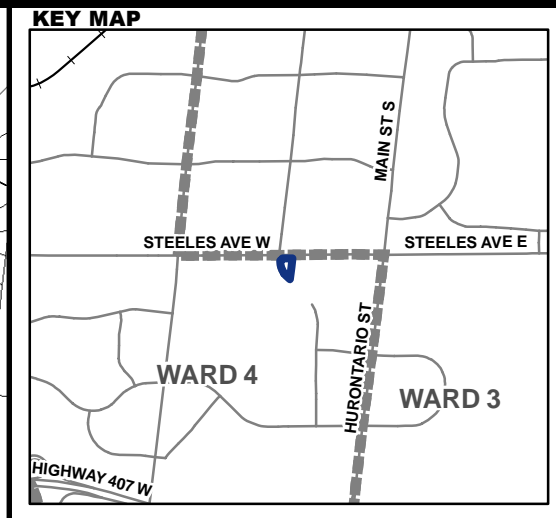
**APPENDIX 1**  
**CONCEPT SITE PLAN**  
KLM PLANNING PARTNERS INC.  
I2 DEVELOPMENTS (BRAMPTON) INC.

Date: 2020 11 26

Drawn By: CJK

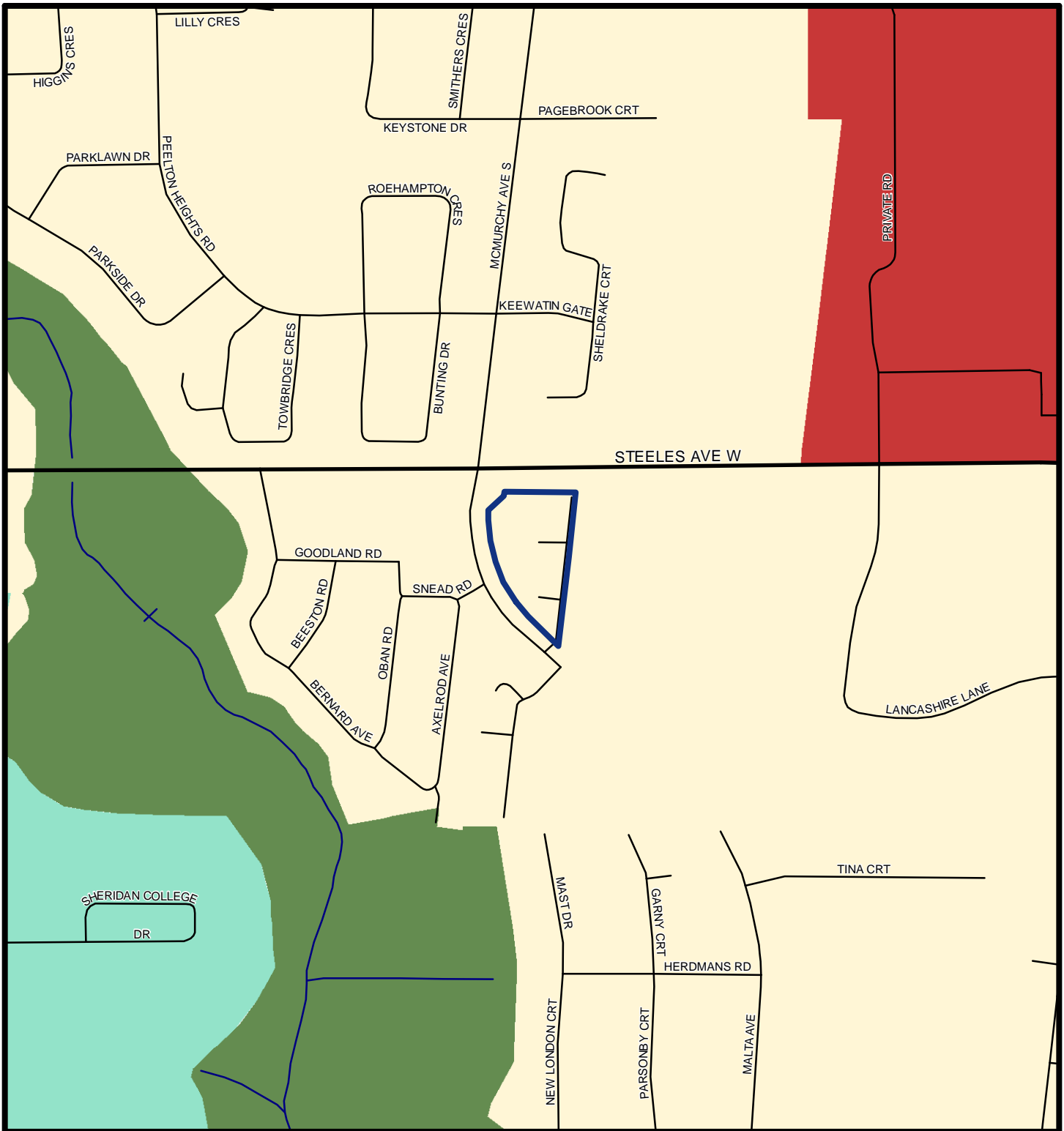
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- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- SCHOOLS





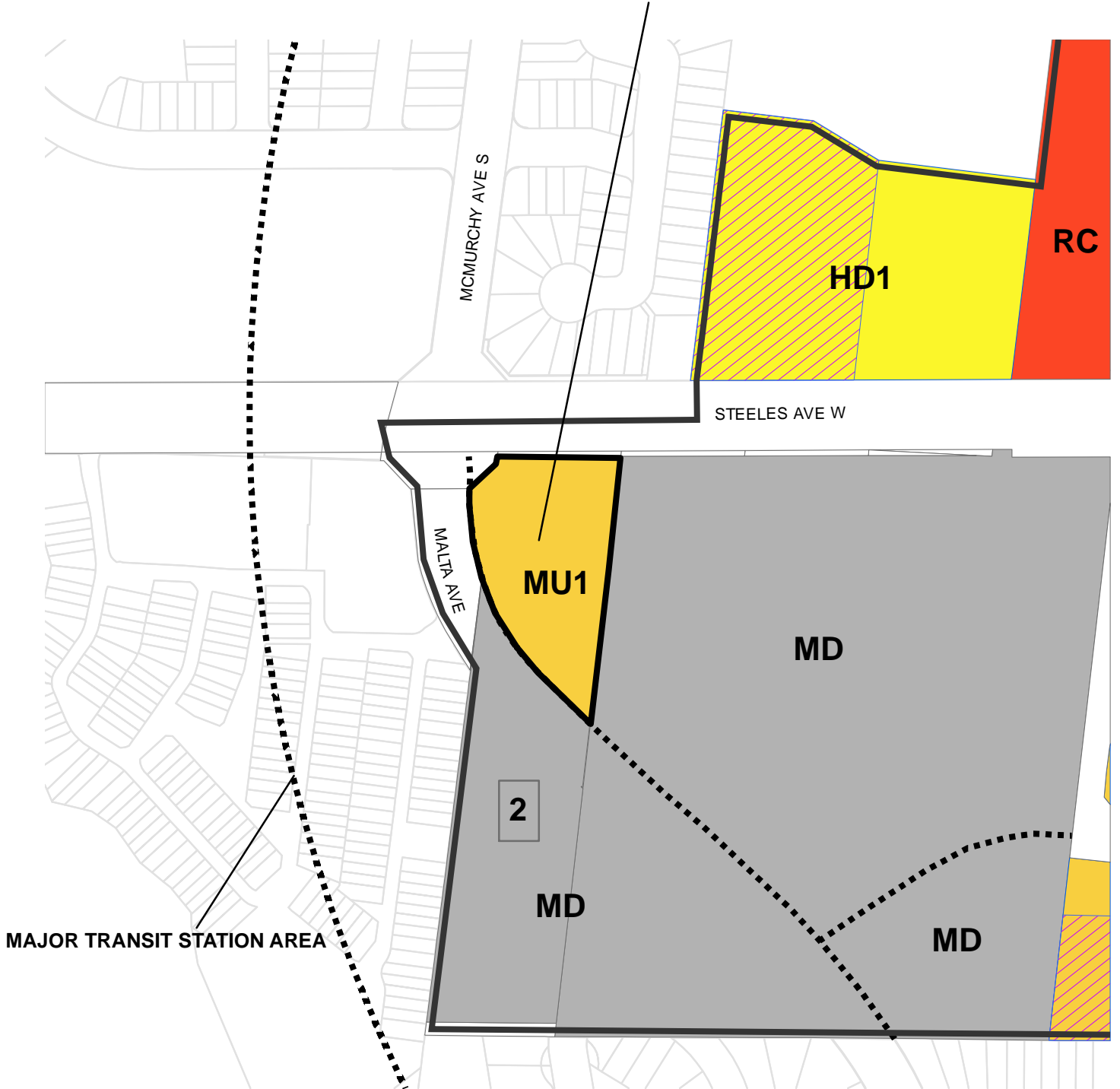
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- |  |   |   |
|--|---|---|
|  SUBJECT LAND        |  OPENSAPCE       |  RESIDENTIAL |
|  MAJOR INSTITUTIONAL |  REGIONAL RETAIL |   |



# SUBJECT LANDS

## APPENDIX 4



EXTRACT FROM SCHEDULE SP 55(A) OF THE DOCUMENT KNOWN AS THE HURONTARIO CORRIDOR SECONDARY PLAN

- HD1 HIGH DENSITY RESIDENTIAL 1
 RC REGIONAL COMMERCIAL
 ..... COLLECTOR ROAD
- MD MEDIUM DENSITY RESIDENTIAL
- MU1 MIXED USE RESIDENTIAL 1
 / / / / HEIGHT TRANSITION AREA



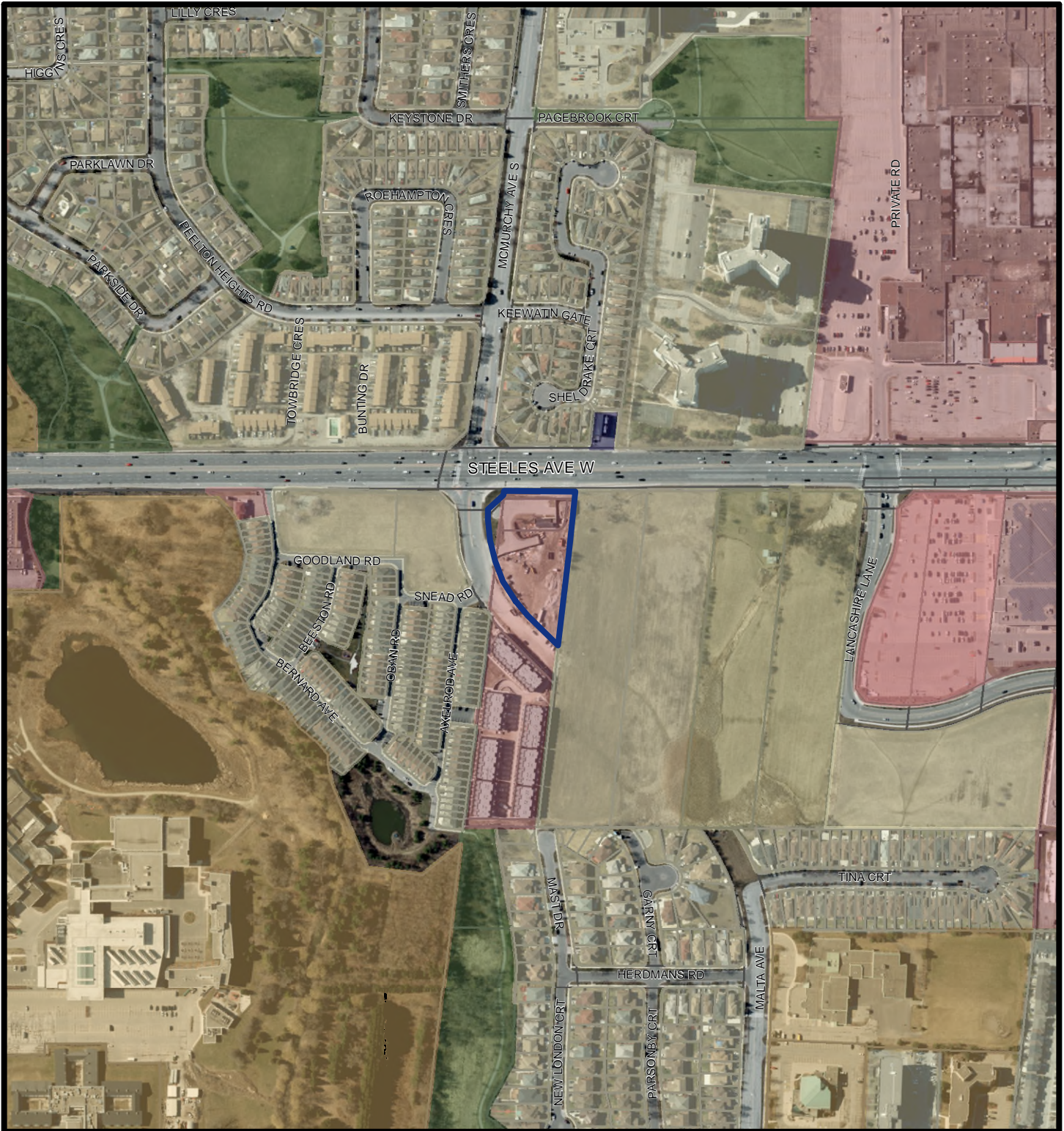
- |   |                        |   |               |   |              |
|---|------------------------|---|---------------|---|--------------|
|  | ZONING MULTIPLE EXPORT |  | RESIDENTIAL   |  | AGRICULTURAL |
|  | ZONING DISSOLVE EXPORT |  | COMMERCIAL    |  | OPEN SPACE   |
|  | SUBJECT LAND           |  | INSTITUTIONAL |  | FLOODPLAIN   |



**APPENDIX 5**  
**ZONING DESIGNATIONS**  
**KLM PLANNING PARTNERS INC.**  
**I2 DEVELOPMENTS (BRAMPTON) INC.**

A horizontal scale bar with markings at 0, 50, and 100. Below the bar is the word "Metres". The bar is divided into two equal segments by the 50 mark. The left segment is black with a white line at the bottom. The right segment is white with a black line at the bottom.

Author: ckovac  
Date: 2020/11/25



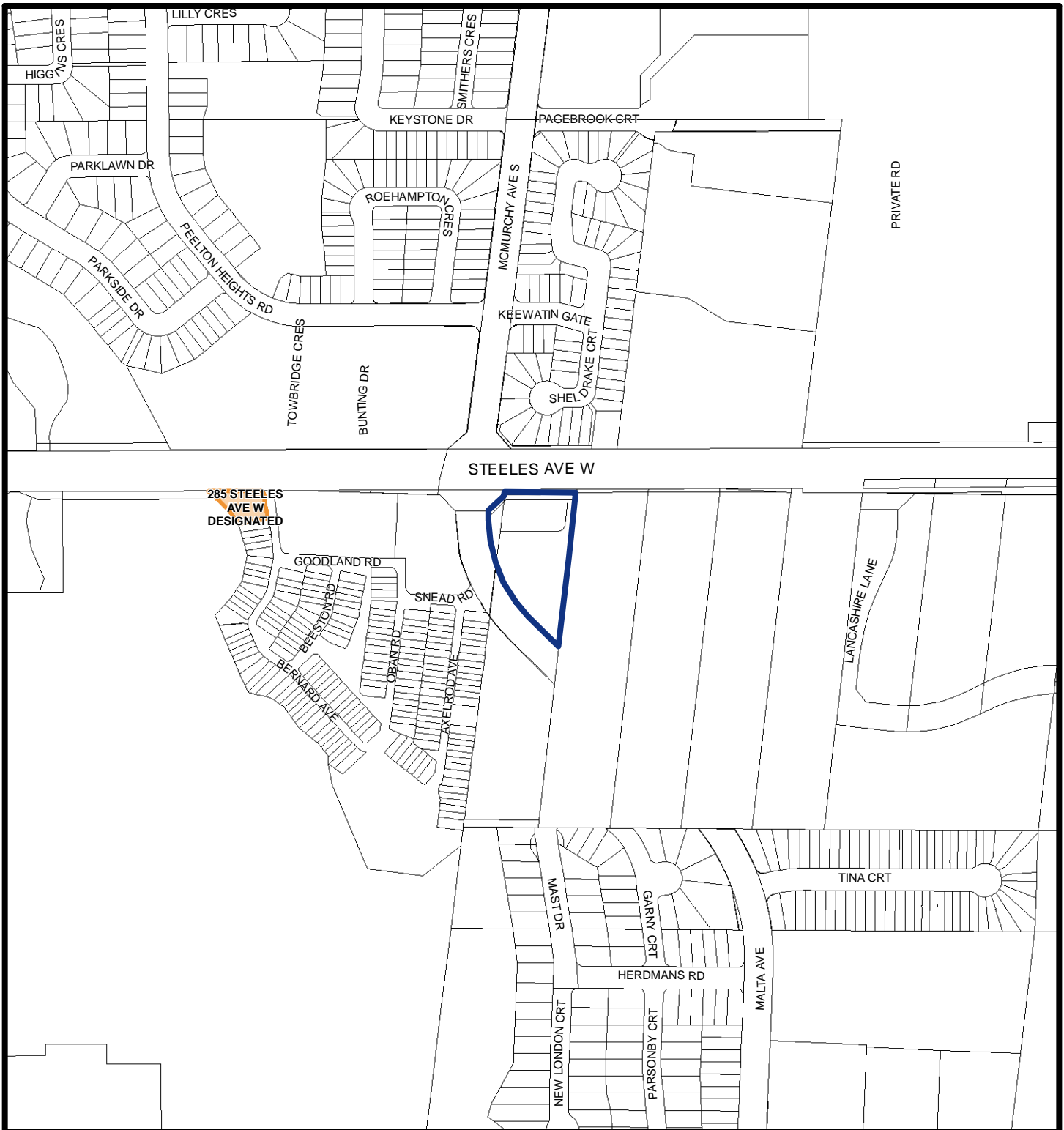
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Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				







- SUBJECT LAND
- HERITAGE PROPERTIES OUTSIDE 50M
- CITY LIMIT
- HERITAGE PROPERTIES WITHIN 50M



## Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional of Peel Official Plan and the City of Brampton Official Plan.

### Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (section 2 f);
- the orderly development of safe and healthy communities (section 2 h);
- the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies (section 2 h.1);
- the adequate provision and distribution of educational, health, social, cultural and recreational facilities (section 2 i);
- the adequate provision of a full range of housing, including affordable housing (section 2 j);
- the protection of public health and safety (section 2 o);
- the appropriate location of growth and development (section 2 p);
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians (section 2 q); and,
- the promotion of built-form that is well-designed, encourages a sense of place and provides for high quality public spaces (section 2 r).

The proposal will also be reviewed for its compliance to the Provincial Policy Statement 2020 (PPS). The PPS policies that are applicable to this application include but are not limited to:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (section 1.1.1 a);

- accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-housing housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (section 1.1.1 b);
- avoiding development and land use patterns which may cause environmental or public health and safety concerns (section 1.1.1 c);
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas (section 1.1.1 d);
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (section 1.1.1 e);
- improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society (section 1.1.1 f);
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (section 1.1.1 g);
- preparing for the regional and local impacts of a changing climate (section 1.1.1 i);
- *Settlement areas* shall be the focus of growth (section 1.1.3.1);
- land use patterns within settlement areas shall be based on densities and a mix of land uses which (section 1.1.3.2 a to f):
  - efficiently use land and resources;
  - are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
  - minimize negative impacts to air quality and climate change, and promote energy efficiency;
  - prepare for the impacts of a changing climate;
  - support active transportation;

- are transit-supportive, where transit is planned, exists or may be developed;
- planning authorities shall identify appropriate locations and promote opportunities for *transit-supportive* development, accommodating a significant supply and range of *housing options* through *intensification* and *redevelopment* where this can be accommodate taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs (section 1.1.3.3);
- appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety (section 1.1.3.4);
- new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (section 1.1.3.6);
- planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by (section 1.4.3 b, c, d, f):
  - permitting and facilitating:
    - all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
    - all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
  - directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
  - promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
  - establishing development standards for residential intensification, redevelopment and new residential development which minimize the

cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety;

- healthy, active communities should be promoted by (section 1.5.1 a, b):
  - planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
  - planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which (section 1.8.1 a, b, e, f, g):
  - promote compact form and a structure of nodes and corridors;
  - promote the use of *active transportation* and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
  - encourage *transit-supportive* development and *intensification* to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
  - promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure;
  - maximize vegetation within settlement areas, where feasible;
- planning authorities shall prepare for the *impacts of a changing climate* that may increase the risk associated with natural hazards (section 3.1.3).

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020**

The subject lands are within the “Built-up Area - Conceptual” on Schedule 2 – A Place to Grow Concept of the Growth Plan for the Greater Golden Horseshoe (2020). The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

- the vast majority of growth will be directed to *settlement areas* that (section 2.2.1.2 a):
  - Have a *delineated built boundary*;
  - Have existing or planned *municipal water and wastewater systems*; and,
  - Can support the achievement of *complete communities*;
- Applying the policies of this Plan to support the achievement of *complete communities* that (section 2.2.1.4 a to g):
  - Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and *public service facilities*;
  - Improve social equity and overall quality of life, including human health, for people of all ages, abilities, incomes;
  - Provide a diverse range and mix of housing options, including additional residential units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
  - Expand convenient access to:
    - A range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*;
    - *Public service facilities*, co-located and integrated in community hubs;
    - an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and,
    - healthy, local, and affordable food options, including through urban agriculture;
  - provide for a more *compact built form* and a vibrant *public realm*, including public open spaces;
  - mitigate and adapt to the *impacts of a changing climate*, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,
  - integrate *green infrastructure* and appropriate *low impact development*.



- to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes (section 2.2.6.3);

## Regional Official Plan

The subject application is within the “Urban System” designation on Schedule D, and “Built-up Area” on Schedule D4 as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans (Section 5.3.2.2);
- plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment (section 5.3.2.3);
- direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that (section 5.3.2.6 a to d):
  - support the Urban System objectives and policies in this Plan;
  - support pedestrian-friendly and transit-supportive urban development;
  - provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and,
  - support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles;
- accommodate *intensification* within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area (section 5.5.3.2.3);
- encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities (section 5.8.2.3);

- collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential *development, redevelopment and intensification* in support of Regional and *area municipal official plan* policies promoting *compact forms of development* and residential *intensification* (section 5.8.2.6);
- support the use of Regional roads and other Regional land as part of a safe attractive and accessible active transportation network (section 5.9.10.2.3); and,
- encourage the area municipalities to promote land uses which foster and support the use of active transportation (section 5.9.10.2.4).

### **Official Plan:**

The property is designated “Residential” on Schedule A – General Land Use Designations of the City of Brampton Official Plan. The property is also located along a “Primary Intensification Corridor” and adjacent to a “Gateway Mobility Hub” as shown on Schedule 1 – City Concept. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive housing types. Primary Intensification Corridors are those which are identified as higher order transit corridors linking major destinations within and beyond the City. Mobility Hubs are places of connectivity where different modes of movements from walking and cycling to higher order transit intersect seamlessly. Central Major Transit Station Areas have been identified as Gateway Mobility Hubs. These areas are planned to accommodate a concentration of higher density residential and/or commercial, institutional and employment development.

The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

- By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26, 500 residential units between 2006 and 2031 to the built-up area (section 3.2.2.1);
- Lands defined as within a Gateway Hub, which are those lands which are within walking distance to the station, should generally be planned to accommodate 100 to 150 people and jobs combined per hectare (section 3.2.5.1.1);

- Development within Gateway Hubs shall generally be designed to achieve a floor space index of 3.0 over the entire Gateway Mobility Hub Area within building 3-25 storeys in height. More detailed massing and density guidelines will be established in the comprehensive master plan set out in policy 3.2.5.1.5 (section 3.2.1.2);
- Opportunities to exceed the maximum height and/or density within the Secondary Plan or Zoning By-law within a Gateway Hub shall be considered subject to the provisions of section 5.12 (section 3.2.4.1.4);
- Development within Primary Intensification Corridors shall generally be designed to achieve a floor space index of 1.5 over the entire Intensification Corridor, within buildings 2-10 storeys in height. More detailed massing and density guidelines will be established in the comprehensive master plan set out in Policy 3.2.6.6 (section 3.2.6.2);
- Opportunities to exceed the maximum height and/or density within the Secondary Plan or Zoning By-law within primary intensification corridors shall be considered subject to the provisions of section 5.12 (section 3.2.6.4);
- The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan (section 4.2.1.2);
- The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate (section 4.2.1.3);
- Brampton shall contribute to the achievement of the Region’s intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area (section 4.2.1.6);
- Residential development and the residential component of a mixed use building may exceed 200 units per net hectare within the Urban Growth Centre, Central Area, Mobility Hubs, and Intensification Corridors provided the City Structure objectives set out in Section 3.0 are met (section 4.2.1.8);
- The City shall encourage, where deemed appropriate, on-site amenities and facilities in multiple residential development commensurate with the anticipated resident composition of the subject development (section 4.2.1.9);

- In accordance with the Development Design Guidelines, the City recognizes that the key elements of design for residential areas are (section 4.2.1.14 i to vii):
  - Variety of housing types and architectural styles;
  - Siting and building setbacks;
  - Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways;
  - Street façade development and allowable projections, including the street address, entrance architecture, grade relationship, windows, projecting elements and roof forms;
  - Upgraded elevations at focal locations including corner lots, housing abutting open space and pedestrian links, housing at “T” intersections, and housing at parkettes;
  - Incorporation of multiple unit dwellings and apartments; and,
  - Landscaping and fencing on private property;
- The City shall encourage the use of the Brampton Accessibility Technical Standards and promotes universal design principles that will enhance accessibility in residential areas (section 4.2.1.18);
- Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan (section 4.2.7.1);
- From a streetscape perspective, the City may require additional road right-of-way to accommodate improvements like medians, double-row planted street trees and civic design considerations (section 4.5.2.10);
- The City shall, in planning and providing access to roads, endeavour to achieve a safe and quiet atmosphere in residential areas by (section 4.5.2.23 i to iii):
  - Using street designs, which discourage excessive speeds such as the use of narrower local streets;
  - Requiring the provision of adequate off-street private parking; and,
  - Locating higher density development where access can be safely gained directly from collector streets or through consolidated driveways connecting to arterial streets;

- The City shall encourage the design of roads to incorporate elements such as tree planting, landscaping, buffers, hedgerows, pedestrian facilities, transit stops, bicycle paths, median strips and boulevards and sustainable management practices where appropriate and in accordance with Section 4.11 Urban Design and Section 4.6 Natural Heritage and Environmental Management of this Plan (section 4.5.2.26);
- The City shall ensure that all public road design and construction are consistent with the City of Brampton Accessibility Technical Standards (section 4.5.2.28);
- The City shall require parking facilities to be located so as to minimize conflict with adjacent land uses and traffic movement on the adjacent streets (section 4.5.5.5);
- Components of streetscape shall consist of street trees, lighting, street furniture, signage, built form, landscape features, road infrastructure and sustainable management practices. The design of these streetscape elements shall be coordinate to achieve the following objectives (section 4.11.2.1.2):
  - Communicate the image and character of the community;
  - Reinforce the street network and enhance special community roads (primary streets);
  - Promote an urban relationship between built form and public spaces;
  - Enhance the daily experience of the residents and visitors;
  - Achieve a pedestrian-scaled environment for the public domain that is safe and comfortable;
  - De-emphasize the importance of the car/garage on the streetscapes;
  - Promote sustainable management practices to address water quality, including minimizing impervious cover; using “at source controls”, and infrastructure that is environmentally friendly; and,
  - Establish a level of landscaping and paving appropriate to their role in the street network hierarchy and in line with the “Crime Prevention through Environmental Design” principles to reduce the incidence and fear of crime;
- Roofscapes shall be designed to provide visual interest for the public streetscape (section 4.11.2.1.3);

- The design and provision of signage shall balance the requirements for the form and identity associated with the particular use with the need to complement and enliven the contiguous streetscape (section 4.11.2.1.4);
- Electrical utilities are required to be placed underground in residential communities. The same standard shall apply to other parts of the City, particularly along arterial roads and in employment areas. Above ground utilities shall be visually screened by the use of “unique” utility box designs, street furniture, light standards and other streetscape elements (section 4.11.2.1.5);
- The placement of appropriate public art shall be encouraged at appropriate public and private development sites to enhance the overall quality of community life by creating local landmarks, humanizing the physical environment, fostering growth of a culturally informed public, and heightening the city image and identity (section 4.11.2.2.2);
- The City may require private development to allocate a portion of the net development site area for the creation of public spaces that allow reasonable use by the public, regardless of patronage (section 4.11.2.6.1);
- A hierarchy of usable spaces should be created and designed to promote their usage through the use of paving materials, site furniture, lighting walls, facades, landscaping and public art (section 4.11.2.6.3);
- These spaces should be linked physically and visually to the pedestrian network and other public spaces (section 4.11.2.6.4);
- The developer should promote the active management and programming of these semi public spaces (section 4.11.2.6.6);
- Tall buildings have a significant presence and become landmarks. They must therefore have very high architectural quality and sensitive design treatments to ensure that they contribute positively to their immediate context as well as the wide Cityscape (section 4.11.3.1.2);
- In addition to addressing the aspects for mid-rise buildings listed in section 4.11.3.1.1, and building and engineering assessments, shadow, view, microclimate and heritage impact studies shall be carried out to determine the potential impacts arising from tall building development (section 4.11.3.1.3);
- Community revitalization is encouraged throughout the City except in the Estate Residential and Open Space designations of Schedule “A”, and subject to the policies of this Plan (section 4.11.3.2.1);
- Unless otherwise specified, the overriding design consideration shall be to ensure harmonious integration with the surrounding area. This refers to compatibility in use, scale, form and character. Due consideration shall be

given to a number of aspects including height, massing, disposition, setback from the street, distance between buildings, architectural form, colour, materials and cultural heritage conservation (section 4.11.3.2.3);

- Gradation of height should be used such that the lower building or portions of the building are placed nearest the neighbouring structures. To minimize potential effects on streets, stepping height should be used such that the portion fronting the street should be the lowest (section 4.11.3.2.6);
- The proposed development should not cause adverse effects on the adjacent areas especially in respect of grading, drainage, access and circulation, privacy, views, enjoyment of outdoor amenities, and microclimatic conditions (such that there would be minimum shadows and uncomfortable wind conditions) (section 4.11.3.2.7);
- Urban design objectives and principles shall form an integral part of the City's land use planning and decision-making processes to ensure that the goal of achieving an attractive and sustainable physical environment is met. All forms of development shall be subject to the policies of this section (section 4.11.4.1);
- The City shall take a leading role in proactively promoting superior physical development design including the creation of a high quality public realm (section 4.11.4.2);

#### Amendment to the Official Plan

An amendment to the Official Plan is not required.

#### **Secondary Plan:**

The property is designated "Mixed Use – 1 (MU-1)" in the Hurontario-Main Corridor Secondary Plan (Area 55). The property is designated "Brampton Gateway Character Area" on Appendix A, and "Gateway Mobility Hub" on Appendix F of the Secondary Plan.

The following policies of the Secondary Plan are applicable to the subject property:

- Density (section 5.1.1)

Higher densities will be designated in key locations along the Corridor, in proximity to the transit stops near the intersection of Hurontario Street with Steeles Avenue, Sir Lou Drive and County Court Boulevard. This will allow the greatest number of people to conveniently walk between their homes, shopping, work and other destinations and increases the likelihood that people will use higher order transit, which, in turn, will improve the efficiency and frequency of the transit system. Accordingly, the densities permitted under the various designations in the following sections recognize the varying characteristics along the Corridor. Within the Hurontario-Main

Corridor Secondary Plan, density will generally be measured using Floor Space Index (FSI). This Chapter sets out maximum densities. While a specific minimum density will not be required throughout the Corridor, the level of development in key locations fronting the street shall be determined by policies that address built form. Minimum development densities will be established by a combination of minimum building heights and minimum continuous street frontage. Proposals for a density and/or building height greater than the maximum permitted shall require justification for the increase as part of a zoning amendment; however, an official plan amendment will not be required. Notwithstanding the higher densities, building heights and performance standards required within Section 5, development within existing developed sites shall also be subject to Section 5.12.1 (iv) of this Chapter;

- Building Height (section 5.1.2)

The minimum building height shall generally be 3 storeys for all new buildings within the Secondary Plan Area subject to Section 5.12.1 (iv) of this Chapter. The minimum ground floor height should generally be 4 metres for all new buildings that are required to have a retail, commercial or institutional, or convertible frontage at grade, as shown on Appendix B. Convertible frontage at grade shall mean residential frontage that is permitted to transition to commercial or institutional frontage in the future. All parking structures that front onto a public street should generally have a minimum ground floor height of 4 metres and have retail uses fronting the street. The podium of a building provides a sense of enclosure, continuity and articulation at the pedestrian scale. An additional height restriction for podiums will be required in order to create a more suitable human-scale streetscape along Hurontario/Main Street and Steeles Avenue. Where building setbacks are required above the podium, as shown on Appendix D, the minimum podium height should generally be 14 m (4 storeys) and maximum podium height should be 21 m (6 storeys);

- Noise and Vibration (section 5.1.3)

Proponents of development within Secondary Plan Area 55 shall address noise and vibration impacts in accordance with Section 4.6.15.1 of the Official Plan;

- Mixed Use – General (section 5.3.1 i. to v, vii, viii)

- Permitted uses shall include a full range of major office, office, commercial, institutional, cultural, and entertainment uses, medium and high density residential dwellings, live/work units related community facilities and infrastructure;
- Permitted uses shall be primarily located in medium and high density residential, office and institutional buildings. Both Mixed Use and single use buildings shall be permitted;



- High density residential dwellings in accordance with Section 4.2 of the Official Plan shall be encouraged;
- The co-location of community facilities will be encouraged;
- Permitted Uses at Ground Level
  - Lands adjacent to the transit stop at the Steeles Avenue/Hurontario Street intersection and within the Gateway Mobility Hub represent areas of higher densities and greater pedestrian activity and shall require retail uses to develop with street frontage at ground level as shown on Appendix B. Lands south of Steeles Avenue West fronting Hurontario Street shall require retail, commercial, office or institutional uses to develop with street frontage at ground level as shown on Appendix B. A convertible frontage, which permits residential uses at ground level that may transition to retail, commercial, office or institutional uses in the future, shall be permitted generally along Ray Lawson Boulevard, Sir Lou Drive, County Court Boulevard and Main Street South, north of Bartley Bull Parkway, as shown on Appendix B;
- Building Setback
 

Minimal building setbacks are vital to establishing a consistent street wall that invites pedestrian activity. a) Buildings will generally be developed within the maximum setback permitted in locations identified on Appendix D;
- Setback above Podium
 

In addition to the above-noted setback requirement, buildings above the podium will generally be set back a - 18 - minimum of 2.5 metres, in locations identified on Appendix D;
- Notwithstanding Section 3.2.6.2 of the Official Plan, lands designated Mixed-Use One on Schedule SP55(a) shall be permitted to develop to a maximum density of 4.0 FSI and a maximum building height of 78.0 metres (25 storeys) (section 5.3.2.1);
- The Collector Roads designated on Schedule SP55(a) are intended to develop and function in accordance with the guidelines and classifications outlined in Part I, Section 4.5.2 of the Official Plan (section 5.9.3.1 i);
- The new connections shown on Appendix E will generally be new Collector Roads that serve as vehicular access points for development along the Corridor. This helps to decrease the number of driveways directly accessing Hurontario/Main Street. In some locations, however, other than the Malta Avenue extension to Steeles Avenue and the Lancashire Lane extension to

Malta Avenue, public streets are not possible or desirable. In these cases public walkways or publicly-accessible private pathways will be considered. In all cases these walkways and pathways must be safe, attractive and accessible 24 hours a day (section 5.9.3.1 ii);

- Sidewalks shall be incorporated into the design of all streets, parking facilities and public spaces and shall be designed to connect building entrances in accordance with the Urban Form section of this Chapter (section 5.9.3.1 iii);
- As part of the site plan process, shared site access will be required as appropriate in order to reduce the number of driveways fronting the Corridor (section 5.9.3.1 iv);
- Appropriate road widenings necessary to achieve the right-of-way requirement shall be conveyed to the local road authority having jurisdiction as a condition of development approval. Additional right-of-way dedications may be required at main intersections for the construction of LRT stops, turning lanes, bus bays, utilities and corner parkettes in accordance with the policies of the Official Plan (section 5.9.3.1 v);
- The land acquired as a condition of development approval for road widenings and new road links shall be included in the calculation of permissible gross floor area (section 5.9.3.1 vi);
- New development and redevelopment shall support a pedestrian-scaled network of connected local streets and sidewalks linking neighbourhoods, parks, transit stops, services and other desirable destinations (section 5.9.4.1 i);
- New development and redevelopment shall accommodate pedestrians on all streets along a network of connected sidewalks (section 5.9.4.1 ii);
- Wherever possible, streets shall provide landscaped buffers, trees and appropriate pedestrian amenities for pedestrian safety and convenience (section 5.9.4.1 iii);
- Winter maintenance of pedestrian linkages along streets shall be undertaken to encourage active use of all streets throughout the winter months (section 5.9.4.1 iv);
- Wherever possible, connections through blocks shall be developed and direct walkway routes provided to natural areas and parks, businesses, transit stops, schools, community facilities and other desirable destinations (section 5.9.4.1 v);

- New development shall promote pedestrian connections. Gated developments, cul-de-sacs and other approaches to development, which reduce connectivity, shall not be permitted (section 5.9.4.1 vi);
- Bicycle parking shall be provided by all residential, commercial, institutional, employment, recreational and civic buildings. Residential buildings shall offer secure bike parking at a rate of at least 1 bicycle parking space for every two units and employment uses shall offer secure bike parking at a rate of at least 1 bicycle parking space for every 500 square metres of gross commercial floor space. In addition these buildings are encouraged to provide showers and change facilities (section 5.9.5.1 ii);
- Bicycle parking areas shall be well lit and designed to ensure safety (section 5.9.5.1 iii);
- On-street bicycle parking is encouraged at appropriate locations and may be used to meet the above-noted bicycle parking standards (section 5.9.5.1 iv);
- Bicycle parking shall not be located directly adjacent to areas of high-pedestrian traffic including in close proximity to street - 38 - corners, transit stops, bus loading zones, goods delivery zones, taxi zones, emergency vehicle zones, hotel loading zones, near fire hydrants, near driveways, access lanes or intersections. Onstreet bicycle parking is encouraged at appropriate locations (section 5.9.5.1 v);
- Parking structures, underground parking and side-street parking will be encouraged. Surface parking is discouraged but, if provided, shall be located behind or beside buildings, where the side edge of the building does not front a street. There will be no parking between a building and Hurontario/Main Street or at intersections (section 5.9.6 ii);
- Parking structures are discouraged from fronting Hurontario/Main Street and all major cross streets. However, if fronting Hurontario/Main Street or a major cross street, parking structures shall comply with the policies in this Chapter with respect to “Permitted uses at ground level facing the street”, “Minimum floor height” and “Continuous frontage” (section 5.9.6 iii);
- Shared parking facilities and shared vehicle access points will be encouraged. As a condition of development approval, landowners shall enter into agreements which among other matters shall determine ultimate access and shared parking arrangements (section 5.9.6 iv);
- All development within the Secondary Plan Area shall be in accordance with the Urban Design section of the Official Plan and the City’s Development Design Guidelines in order to ensure a superior physical and natural environment. The City’s Sustainable Community Development Guidelines shall be consulted for the City’s built form, community structure and environmental sustainability requirements (section 5.11.1 i);

- Principles of sustainability shall be addressed including but not limited to providing pedestrian orientation, human scale streetscape, mix of uses, transit supportive densities and designs, accessibility, enhanced public realm, protection of natural and cultural heritage and recreational open space, increasing and contributing to a robust and diversified urban forest canopy on private and public lands, and water and energy conservation. Green Development and Low Impact Development (LID) principles will be encouraged (section 5.11.1 ii);
- Development shall be based on an interconnected system of public streets and pedestrian routes that facilitate continuous and direct movement throughout the Secondary Plan Area in accordance with Appendix E and the guidelines for Green Connectors provided in the Hurontario/Main Street Corridor Master Plan (section 5.11.1 iv);
- Streets and buildings shall be designed and developed to ensure attractive streetscapes, walkable and human-scale communities and to promote social interaction, transit usage and safety (section 5.11.1 v);
- The layout of the streets, configuration of lots and siting of buildings shall ensure that (section 5.11.1 vi. a to f):
  - There are a variety of frontage and setback arrangements adjacent to primary public streets in accordance with Appendices B, C and D of this Plan;
  - Streets and natural heritage and recreational open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of significant views;
  - Service and parking facilities are integrated into the design of buildings to minimize disruption to the safety and attractiveness of the adjacent public realm;
  - Roofs are articulated and roof-top mechanical equipment are appropriately integrated into the building massing;
  - Pedestrian ease of access and enjoyment of public streets and other outdoor spaces are encouraged; and,
  - The safety and security for all persons within public places and service areas are promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance. Crime Protection through Environmental Design (CPTED) principles shall be applied to all public spaces;

- Growth is intended to support transit, facilitate ‘place-making’ and to enhance the Corridor (section 5.11.2 ii);
- Growth shall facilitate place-making by providing public art and cultural venues that provide a sense of identity. Multi-functional public oriented/accessible spaces including public and private squares and plazas will be created in accordance with the recommendations of the Hurontario/Main Street Corridor Master Plan (2010). Together with the City’s parks, this will contribute to a cohesive transitional mixture of urban and open space along the corridor (section 5.11.2 iii);
- Areas identified for place-making shall be designed and landscaped to function as a significant part of the public realm and be oriented to pedestrian use (section 5.11.2 iv);
- Public art shall animate civic spaces and reflect the culture and diversity of the local residents and community (section 5.11.2 v);
- Streets and streetscapes shall be designed and landscaped to function as a significant part of the public realm and be oriented to pedestrian use (section 5.11.5 i);
- Sidewalks shall (section 5.11.5 a to f):
  - Be wide and hardscaped when fronting commercial uses;
  - Include landscaping and walkways when fronting residential uses;
  - Link and enhance existing pedestrian paths and trails, while creating new ones wherever possible;
  - Provide for cycling routes;
  - Be sized in relation to the amount of anticipated pedestrian traffic. Generally a minimum 2 meter width will be maintained clear of obstructions such as street furniture, posts, or street plantings. In areas of higher pedestrian traffic the minimum width may increase to 4 metres. In areas intended to accommodate retail spill-over (e.g. restaurant tables or grocery - 46 - stall), an area of the public boulevard must be designed and allocated for this purpose and can vary in width from 1 metre to as much as 5 or 6 metres. Areas surrounding transit stops shall include 2 metres of width in addition to the standard sidewalk width employed in the area; and,
  - Additional Right-of-Way (ROW) may be required for dedication as part of interim and future planning and development application process to accommodate components of the Street and Streetscape in consideration of higher order transit along the corridor;

## Amendment to the Secondary Plan

An amendment to the Secondary Plan is not required.

### **Zoning By-law:**

The property is zoned “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” by By-law 270-2004 as amended. This zone permits a range of residential and commercial uses. This zone limits the maximum number of residential units to 269 units and a maximum building height of 12 storeys. Further, there is a Holding (H) symbol on the property that shall not be removed until such time as adequate vehicular access can be provided to service development north of Malta Avenue to the satisfaction of the Chief Planning and Infrastructure Services Officer. Adequate access in this respect may be comprised of the completion of Malta Avenue, the connection of Malta Avenue to Lancashire Lane, an access to Steeles Avenue, a combination thereof, or other comparable access arrangements to the satisfaction of the Chief Planning and Infrastructure Services Officer. Until such time as the Holding (H) symbol is removed, development in this zone shall be limited to a maximum of 80 residential units, and shall not occupy any portion of the property within 35 metres of the Steeles Avenue frontage.

### Amendment to the Zoning By-law

The application has submitted a draft zoning by-law. The following zoning exceptions to the R4A(3) Zone in site-specific exception 2532 are included in the draft Zoning By-law Amendment:

- Delete 2532.2 3) and replace with:

*“The maximum number of residential units shall not exceed 298 on the Phase 2 lands. A site-specific zoning by-law amendment shall be required to identify the maximum number of residential units on the Phase 3 lands.”*

- Delete 2532.2 4) a), b) and c), and replace with:

*“a) For buildings located within 30 metres of Steeles Avenue West, the minimum height shall be 8 storeys and the maximum height shall be 12 storeys on the Phase 3 lands; and,*

*b) The maximum building height on the Phase 2 lands shall be 21-storeys (65 metres) exclusive of any roof-top mechanical penthouse or architectural feature.”*

- Delete 2532.2 8), and replace with:

*“a) Minimum setback from Steeles Avenue West or Malta Avenue for the portion of a building that is 15 metres above grade or greater shall be an*

*additional 3 metres from the actual setback of the building below 15 metres on the Phase 3 lands;*

*b) Minimum setback from Malta Avenue for the portion of a building that is 27 metres above grade or greater shall be an additional 3 metres from the actual setback of the building below 27 metres on the Phase 2 lands.”*

- Delete 2532.2 11), and replace with:

*“Minimum Lot Area: 17 square metres per dwelling unit on the Phase 2 lands. A site-specific zoning by-law amendment shall be required to identify the Minimum Lot Area on the Phase 3 lands.”*

- Delete 2532.2 13), and replace with:

*“Maximum Lot Coverage: 33.5 % on the Phase 2 lands. A site-specific zoning by-law amendment shall be required to identify the Maximum Lot Coverage on the Phase 3 lands.”*

- Delete 2532.2 14), and replace with:

*“Minimum Landscape Open Space: 32 % on the Phase 2 lands. A site-specific zoning by-law amendment shall be required to identify the Minimum Landscape Open Space on the Phase 3 lands.”*

- Delete the Holding “H” provisions in 2532.2 18), and replace with:

*“Deleted”.*

- Adding the following to 2532.2:

*“16) e) VisitorParking – 0.15 spaces per dwelling unit applicable to the Phase 2 lands only;*

*19) The minimum number of bicycle parking spaces that shall be provided on the Phase 2 lands: One (1) space for every two (2) residential units on the respective Phase 2 and Phase 3 lands in accordance with the Hurontario Main Corridor Secondary Plan (2017);*

*20) Maximum Permitted Floor Space Index (FSI) shall be 4.25 on the Phase 2 lands. A site-specific zoning by-law amendment shall be required to identify the Maximum Permitted FSI on the Phase 3 lands;*

*21) Minimum Interior Side Yard Setback of 0.0 m on the Phase 2 lands.”*

Staff will evaluate and make a recommendation on the implementing Zoning By-law in the future recommendation report.

## **Sustainability Score and Summary**

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 59 points; a silver designation which exceeds the City's minimum Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

## **Documents Submitted in Support of the Application**

- Concept Site Plan
- Parking Plan
- Architectural Plans
- Shadow Study
- Landscape Plans
- Property Survey
- Noise Feasibility Study
- Tree Inventory and Preservation Plan and Report
- Transportation Impact Study
- Fire Truck Turning Assessment Report
- Phase I Environmental Site Assessment
- Record of Site Condition
- Site Servicing and Grading Plan
- Functional Servicing Report
- Stormwater Management Report
- Sustainability Score and Summary
- Urban Design Brief
- Planning Justification Report
- Draft Zoning By-law Amendment

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future recommendation report.



**Date:** 2020-12-16

**Subject:** **OZS-2020-0032 – 8863 Gore Rd - ZBA**

**Secondary Title:** Information Report, Application to Amend the Zoning By-Law, (To permit development of two high-rise mixed-use towers with a connecting podium), TACC Holborn Corporation – Malone Given Parsons Ltd., 8863 The Gore Road, Northeast quadrant of Queen Street East and The Gore Road, Ward 8, File OZS-2020-0032

**Contact:** Mark Michniak, Development Planner, Planning and Development Services, mark.michniak@brampton.ca, 905-874-3882, and Steve Ganesh, Manager, Planning and Development Services, steve.ganesh@brampton.ca, 905-874-2089

**Report Number:** Planning, Building and Economic Development-2021-010

**Recommendations:**

1. **THAT** the report titled: **OZS-2020-0032 – 8863 Gore Rd - ZBA**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and,
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- The application will facilitate the development of a 664 unit mixed-use high-density development. The proposal consists of two high-rise towers of 25 and 30 storeys with a connecting podium of 10 storeys. Retail space is located on the ground floor.
- The property is zoned Residential High Density Zone by Ontario Regulation 171/20 (MZO). An amendment to the Zoning By-law 270-2004 is required to permit the proposed height.
- The property is designated as “Residential” and “Special Land Use Policy Area 19” on Schedule A – General Land Use Designations of the Official Plan. The

property is designated as “Mixed Commercial/Industrial” and “Special Policy Area 8 (Office Node – Mixed Commercial/Industrial)” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan permits the proposed development. An amendment to the Secondary Plan is required to permit the proposed development.

- The previous development application by the landowner (File: C10E04.005) had received a Minister’s Zoning Order (MZO) from the Ministry of Municipal Affairs and Housing (MMAH) to permit the Plan of subdivision, including high-density residential uses on this portion of the site. Due to the MZO, the amendment to the Secondary Plan that was proposed did not receive final approval. Staff intend to bring that amendment forward for Council approval in Q1 of 2021.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

## **Background:**

This application to amend the zoning by-law was received on November 19, 2020 and was deemed to be Complete on December 11, 2020.

The subject area is zoned Residential High Density through a Minister’s Zoning Order – O.Reg. 171/20 (MZO) that was issued on April 24, 2020. Pursuant to section 47(3) of the Planning Act, Section 9 of the MZO deems it a zoning by-law passed by the Council of the City of Brampton pursuant to section 34 of the Act. On that basis, the applicant has filed this application to request that Council adopt zoning changes to facilitate the current proposal.

## **Current Situation:**

### Proposal (Refer to Appendix 1):

An application to amend the Zoning By-law has been filed in support of the proposed development.

Details of the proposal are as follows:

- To permit a 664 unit mixed-use high-density residential development consisting of two (2) towers joined by a connecting podium;
- Tower A is 25 storeys;
- Tower B is 30 storeys;

- Connecting podium is 10 storeys with a step back at the fourth storey;
- 1,281.8 m<sup>2</sup> of retail space on the ground floor fronting onto The Gore Road;
- 2,259.3 m<sup>2</sup> of amenity space;
- Parking within two (2) levels of underground parking garage and ground level parking on the east side of the building; and
- Access is provided from Skyridge Drive.

#### Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Located on the east side of The Gore Road between Queen Street and Fogal Road;
- Currently vacant; and
- Roughly rectangular shaped parcel with an area of approximately 0.72 ha (1.79 ac) and with existing frontage of approximately 127 m along The Gore Road and future frontage along Skyridge Drive.

The surrounding land uses are described as follows:

North: Currently vacant but undergoing development as a residential neighbourhood consisting of single detached dwellings and townhouse dwellings.

South: Vacant lands.

East: Open space designated as a neighbourhood park.

West: A commercial plaza and convention centre is located on the west side of The Gore Road.

#### Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of the

various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

#### Public Meeting Notification Area

The application was circulated to City Departments, commenting agencies; and property owners within 240 metres of the subject lands, and was advertised in the Brampton Guardian, circulation that exceeds the Planning Act's requirements. This report, along with the complete application requirements including studies, has been posted to the City's website.

#### **Corporate Implications:**

##### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

##### Other Implications:

In July 2020, an Official Plan Amendment permitting an employment conversion for the site, which aligns with the uses in the MZO, came into force. A subdivision plan was subsequently registered on November 5, 2020 (43M-2092).

The previously submitted Secondary Plan Amendment under application File: C10E04.005 was put on hold while an appeal to an Employment Conversion OPA was pending before the LPAT. This created a situation where the Secondary Plan Policies were inconsistent with both the Official Plan and the Zoning By-law.

To rectify inconsistencies between the Official Plan and the Zoning By-law, staff will be bringing forward the final amending by-law to the Secondary Plan that was proposed through File: C10E04.005, which had received approval in principle from Council on April 18, 2018 (Resolution # PDC051-2018). We anticipate that this will be brought to Council in Q1 of 2021.

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

#### Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'. The proposal specifically meets the intent of Vision 2:

In 2040, Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living.

### **Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

### **Conclusion:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan.

Authored by:

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Mark Michniak, MCIP, RPP  
Development Planner III  
Planning, Building & Economic  
Development

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building & Economic Development

Approved by:

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Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner  
Planning, Building & Economic  
Development

Submitted by:

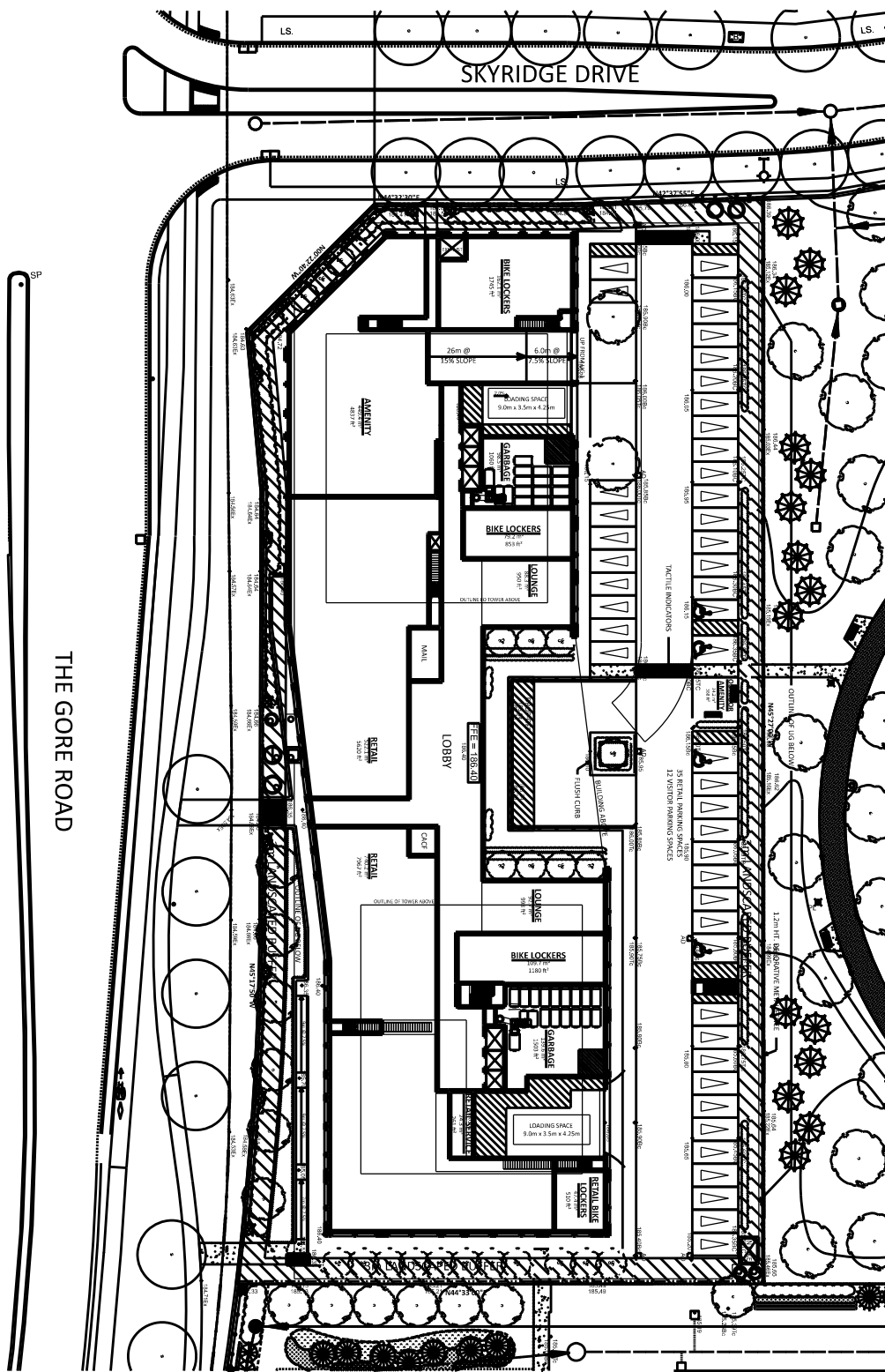
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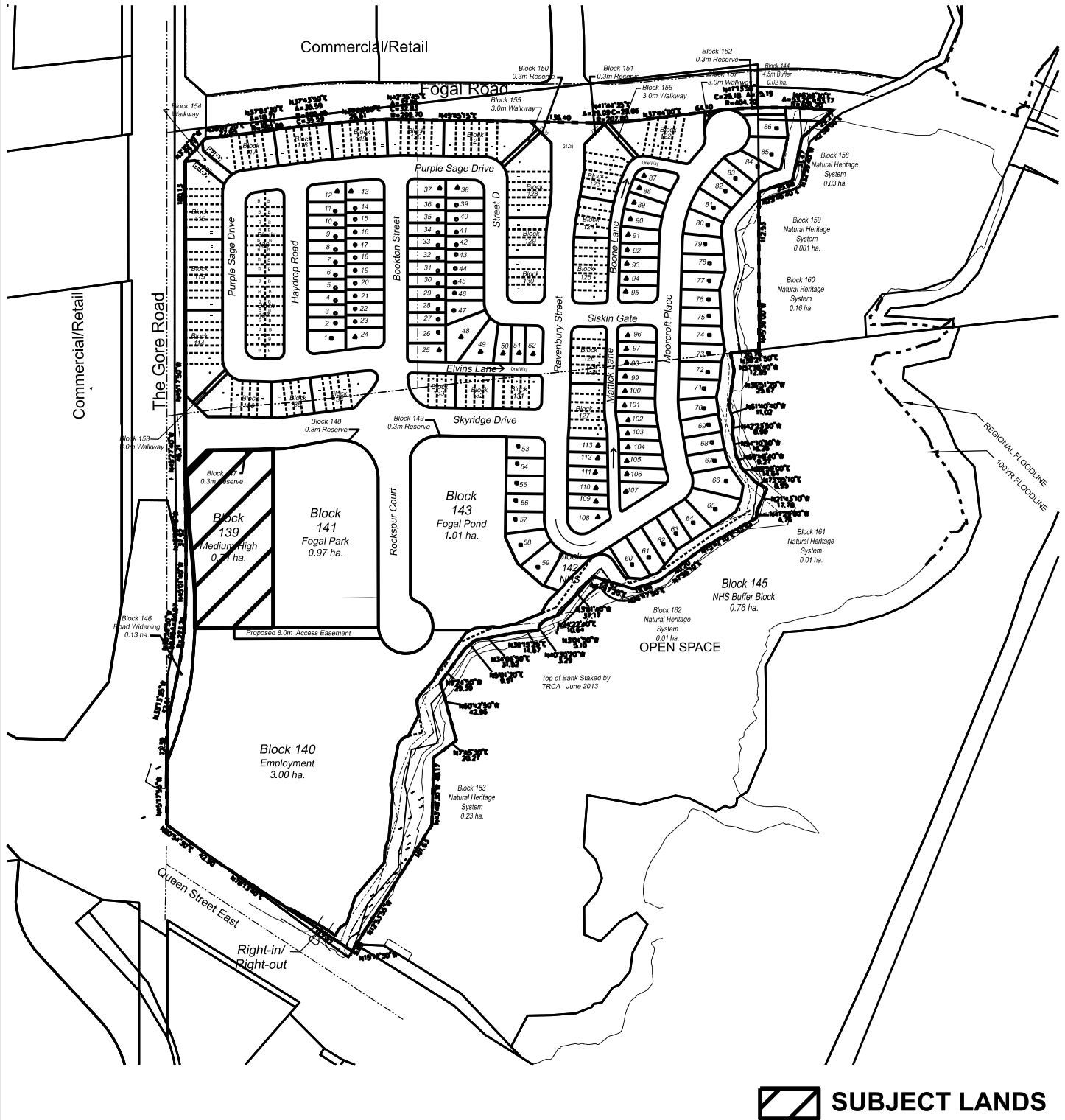
David Barrick  
Chief Administrative Officer

### **Attachments:**

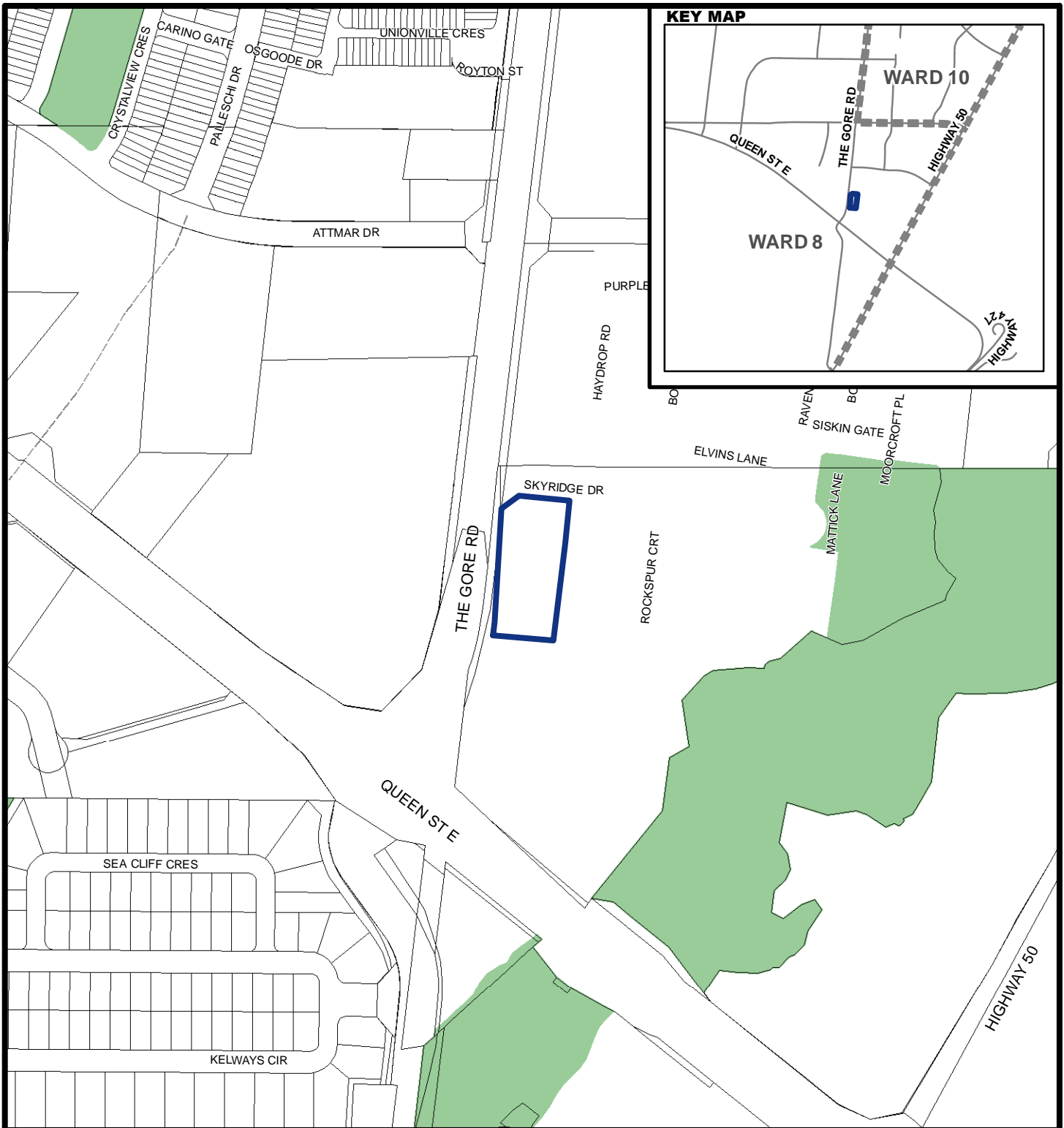
Appendix 1: Concept Site Plan  
Appendix 1A: Plan of Subdivision  
Appendix 2: Location Map

Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Information Summary
Appendix 8:	Draft Zoning Bylaw Amendment
Appendix 9:	Ontario Regulation 171/20



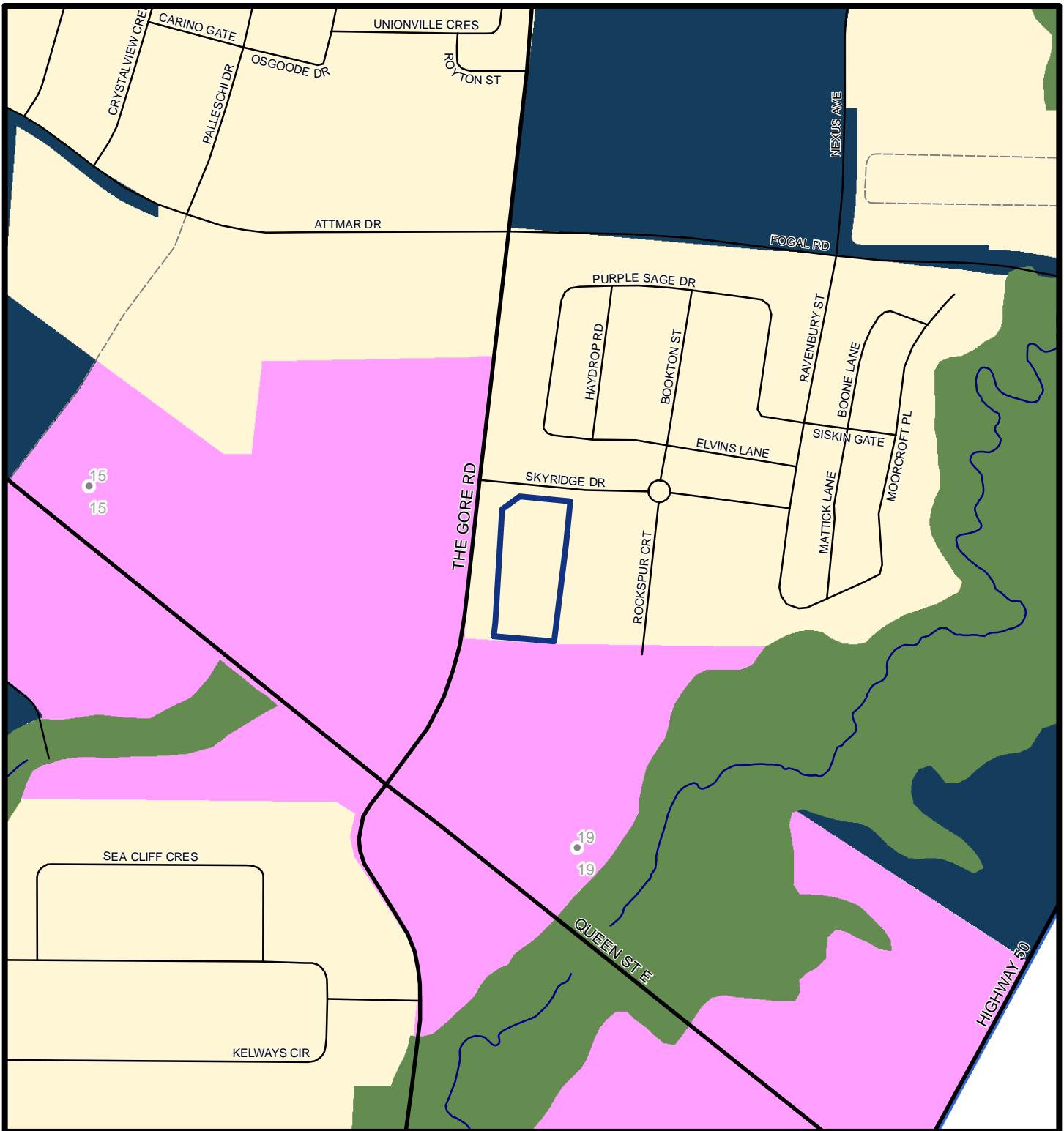











- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE



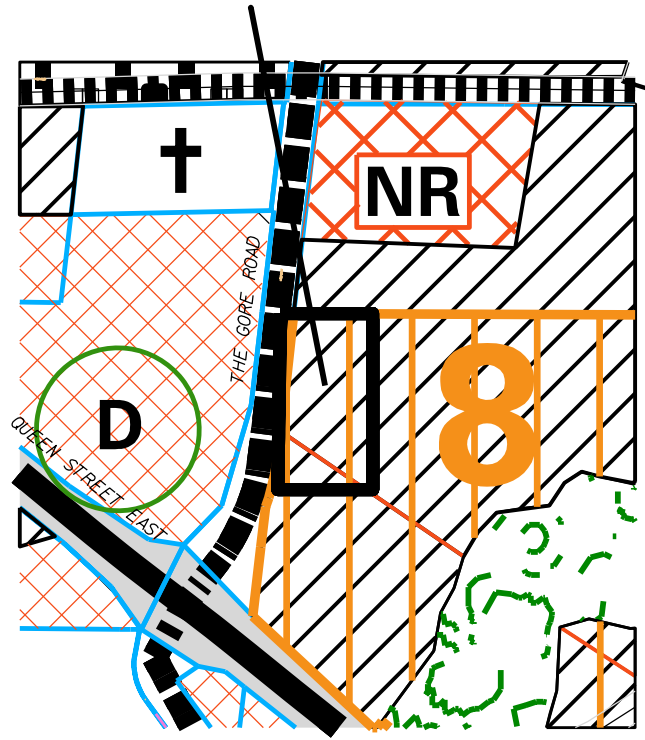


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

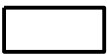
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|--|--|---|
|  SUBJECT LAND      |  OFFICE   |  RESIDENTIAL |
|  BUSINESS CORRIDOR |  OPENSACE |   |

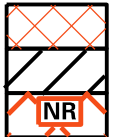



SUBJECT LANDS






EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN


- **RESIDENTIAL LANDS:**  
**Low Density**


**EMPLOYMENT LANDS:**  
**Office Node**  
**Mixed Commercial / Industrial**  
**Neighbourhood Retail**

**ROAD NETWORK :**  
**Highway**

**Special Policy Area 8 (Office Node - Mixed Commercial / Industrial)**
- **Major Arterial**  
**Collector Road**

**OPEN SPACE:**  
**Valleyland**

**Storm Water Management Facility**  
**Cemetery**

**INSTITUTIONAL:**  
**Place Of Worship**



\* SEE ONTARIO REGULATION 1717/20

- |  |              |  |            |  |              |  |            |
|--|--------------|--|------------|--|--------------|--|------------|
|  | SUBJECT LAND |  | COMMERCIAL |  | AGRICULTURAL |  | FLOODPLAIN |
|  | RESIDENTIAL  |  | INDUSTRIAL |  | OPEN SPACE   |  |            |
















AERIAL PHOTO DATE: SPRING 2020

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		



**Information Summary**

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional of Peel Official Plan and the City of Brampton Official Plan.

**Planning Act R.S.O 1990 and Provincial Policy Statement, 2020**

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- The protection of ecological systems, including natural areas, features and functions;
- The orderly development of safe and healthy communities;
- The adequate provision of a full range of housing, including affordable housing;
- The appropriate location of growth and development;
- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- The promotion of built form that,
  - Is well-designed,
  - Encourages a sense of place, and
  - Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- The mitigation of greenhouse gas emissions and adaptation to a changing climate.

The proposal will also be reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
  - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
  - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-

- effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- i) preparing for the regional and local impacts of a changing climate.
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
  - a) efficiently use land and resources;
  - b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
  - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
  - d) prepare for the impacts of a changing climate;
  - e) support active transportation;
  - f) are transit-supportive, where transit is planned, exists or may be developed; and
  - g) are freight-supportive.
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
  - b) permitting and facilitating:
    - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;
  - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
  - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
  - e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations;
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
- 1.7.1 Long-term economic prosperity should be supported by:
  - b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- 1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:
  - a) promote compact form and a structure of nodes and corridors;

- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;

## **2020 Growth Plan for the Greater Golden Horseshoe**

The subject lands are within the “Designated Greenfield Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

- 2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on following:
  - a) the vast majority of growth will be directed to settlement areas that:
    - i. have a delineated built boundary;
    - ii. have existing or planned municipal water and wastewater systems; and
    - iii. can support the achievement of complete communities;
  - b) growth will be limited in settlement areas that:
    - i. are rural settlements;
    - ii. are not serviced by existing or planned municipal water and wastewater systems; or
    - iii. are in the Greenbelt Area;
  - c) within settlement areas, growth will be focused in
    - i. delineated built-up areas;
    - ii. strategic growth areas;
    - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
    - iv. areas with existing or planned public service facilities;
  - d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
  - e) development will be generally directed away from hazardous lands; and,
  - f) the establishment of new settlement areas is prohibited.
- 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:
  - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
  - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
  - c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;



- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
  - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- f) mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,
- g) integrate green infrastructure and appropriate low impact development.
- 2.2.4.3 Major transit station areas on priority transit corridors or subway lines will be planned for a minimum density target of:
  - b) 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit;
- 2.2.4.9 Within all major transit station areas, development will be supported, where appropriate, by:
  - a) planning for a diverse mix of uses, including additional residential units and affordable housing, to support existing and planned transit service levels;
  - c) providing alternative development standards, such as reduced parking standards;
- 2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
  - a) supports the achievement of complete communities;
  - b) supports active transportation; and
  - c) encourages the integration and sustained viability of transit services.
- 2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper-and single-tier municipality is as follows:
  - a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

## **Regional Official Plan**

The subject application is within the “Urban System” area as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- 5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

- 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.1.5 To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive.
- 5.3.2.4 Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services.
- 5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- 5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- 5.5.2.3 Develop compact, transit-supportive communities in designated greenfield areas.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.
- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.2.2 Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities:  
City of Brampton: 51 residents and jobs combined per hectare;
- 5.5.4.2.4 Direct the area municipalities to include policies in their official plans regarding the identification of urban nodes and corridors of higher density development within the designated greenfield area.
- 5.5.4.2.5 Encourage the area municipalities to require development around major transit station areas within the designated greenfield area to achieve a minimum density of 100 residents and jobs combined per hectare.
- 5.5.4.2.6 Direct the area municipalities to incorporate official plan policies to plan for complete communities within designated greenfield areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.
- 5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.
- 5.8.1.2 To foster the availability of housing for all income groups, including those with special needs.
- 5.8.1.3 To foster efficient and environmentally sensitive use of land and buildings in the provision of housing.
- 5.8.1.4 To achieve annual minimum new housing unit targets for the Region by tenure, including affordable housing.

- 5.8.2.3 Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.

## **Official Plan:**

The property is designated “Residential” and “Special Land Use Policy Area 19” in the Official Plan. The “Residential” designation permits a broad range of residential uses. The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. An amendment to the Official Plan is not required for the proposed development.

The Official Plan policies that are applicable to this application include but are not limited to:

- 3.2.1.1 Development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and within Mobility Hubs and Major Transit Station Areas. These areas shall:
  - (i) Accommodate a significant portion of population and employment growth;
  - (ii) Provide a diverse and compatible mix of land uses, including residential and employment uses;
  - (iii) Provide high quality public open spaces;
  - (iv) Support transit, walking and cycling for everyday activities;
  - (v) Develop in a compact form that will efficiently use land and resources,
  - (vi) Optimize the use of existing and new infrastructure and services;
  - (vii) Contribute to minimizing potential impacts on air quality and promoting energy efficiency; and,
  - (viii) Achieve an appropriate transition of built form to adjacent areas.
- 3.2.4.1 Development within Major Transit Station Areas shall generally be designed to achieve a Floor Space Index (FSI) of 1.5 over the entire Major Transit Station Area within buildings 3 to 10 stories in height that result in a maximum density of approximately 100 units per net residential hectare.
- 3.2.6.2 Development within Primary Intensification Corridors shall generally be designed to achieve a floor space index of 1.5 over the entire Intensification Corridor, within buildings 2-10 storeys in height. More detailed massing and density guidelines will be established in the comprehensive master plan set out in Policy 3.2.6.6.
- 3.2.6.4 Opportunities to exceed the maximum height and/or density within the Secondary Plan or Zoning By-law within primary intensification corridors shall be considered subject to the provisions of section 5.12.
- 4.2 (i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.
- 4.2 (v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;

- 4.2 (vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors.
- 4.2 It is the objective of the Residential Policies to:
  - a) Establish policies that provide opportunities for the development of a broad mix of housing in terms of dwelling types, densities, tenure and cost to meet the needs of Brampton's diverse community including persons with disabilities;
  - b) Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes;
  - c) Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods;
  - e) Improve Brampton's residential assessment base by promoting a balanced mix of housing;
  - f) Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design;
- 4.2.1.1 The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments.
- 4.2.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the "Residential Areas and Density Categories" definitions contained in Section 5 of this Plan.

The following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule "G" as being subject to the New Housing Mix and Density Categories:

<b>Density Category</b>	<b>Maximum Density</b>	<b>Permitted Housing Types</b>
High Density	200 units / net hectare 90 units / net acre	Townhouses Duplexes Maisonettes Apartments

The density categories above shall not be construed as limiting the City's housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan.

- 4.14.3.19 Special Land Use Policy Area 19: North-east Corner of Queen Street East and The Gore Road

To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Secondary Plan Amendment and Zoning By-law for Special Land Use Policy Area 19 to ensure that higher order, higher density employment uses will be located within the Office designation. The Office designation shall have a minimum

area of three hectares (7.5 acres) and shall be developed to accommodate a minimum of 860 office jobs.

Complementary commercial and business support uses will be permitted within the Office designation, but will be restricted to a maximum percentage of floor space within the office buildings in accordance with the provisions of the implementing Zoning Bylaw, and shall not count towards the employment target of 860 jobs.

Buildings at the intersections fronting The Gore Road shall provide a focus for intensification, and shall be sited and oriented to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail in addition to site design, landscaping and buffer treatment will be required to recognize, establish and reinforce their focal significance.

Buildings fronting Queen Street East and The Gore Road shall have a minimum height of three storeys, with a built form that is pedestrian friendly and easily accessible. A high-density mixed use block shall be located fronting The Gore Road and north of the Office designation, to form a transition between the employment uses along Queen Street East, and residential uses to the north and east. The block shall be developed as a mixed-use development that may include a full range of offices, retail and service activities, institutional uses, and multiple residential uses.

The balance of the residential uses at the southeast quadrant of The Gore and Focal Roads shall be developed with a range of housing types that fall within the medium density residential category of the Official Plan.

The implementing Zoning By-law shall contain a Holding (H) provision to ensure that building permits for residential uses not fronting The Gore Road or Focal Road do not precede the issuance of the first building permit within the Office designation as shown on Schedule A.

- 5.12.1 Pursuant to Section 37 of the Planning Act, 1990, the City may enact a zoning by-law authorizing increases in height and density of development otherwise permitted in the by-law in exchange for such facilities, services or matters as set out in such a by-law.

## **Secondary Plan:**

The property is designated “Mixed Commercial/Industrial” and “Special Policy Area 8 (Office Node – Mix Commercial/Industrial)” in the Bram East Secondary Plan (Area 41). The designations permit a range of business industrial and office uses. An amendment to the Secondary Plan is required for the proposed development.

The Secondary Plan sections that are applicable to this application include, but are not limited to:

- 3.2.11 The development of lands designated Mixed Commercial Industrial on Schedule SP41(a) shall coincide with the Business Industrial policies of Part I, section 4.2 and other relevant policies of the Official Plan.

Permitted uses typically include motels, restaurants, retail warehousing (such as furniture and appliance stores, home improvement centres, toy and sporting goods stores), automotive sales, service and repair facilities, specialty food and grocery stores up to 600 m<sup>2</sup> (6,500 square feet), prestige industrial uses with or without ancillary retail, office or service functions, warehousing operations, parks, open space and community service uses.

Outdoor or open storage of materials or goods and automotive body shops are not permitted. Notwithstanding any other policies in this secondary plan, supermarkets are not permitted within the Mixed Commercial Industrial designations, except for within an area bounded by Fogal Road to the north, Highway 50 to the east, Queen Street East to the south and the Claireville Tributary to the west. Entertainment uses are not permitted unless they are regional serving entertainment uses in accordance with Official Plan policy 4.2.2.2. Hotels are not permitted except for those Mixed Commercial Industrial designations located east of The Gore Road and south of Ebenezer Road, and on the Woodlands site in accordance with policy 3.3.5.5 of this plan.

#### Special Policy Area 8 (Office Node-Mixed Commercial/Industrial)

The lands shown outlined as “Special Policy Area 8” on Schedule SP41(a) shall be a Mixed Office/Commercial/Industrial centre with office and commercial uses prominently situated along Regional Road 107, and any industrial uses and automobile related commercial uses with outdoor storage located further back from Regional Road 107. This juxtaposition of uses facilitates prominent office and commercial development along Regional Road 107 that reflects the location of this site as a City “Gateway”. The “Gateway” function of the site is emphasized with building located close to the street edge and multi-storey buildings at the intersections of Regional Roads 107 and 50, and Regional Road 107 and The Gore Road.

The development of each portion of the lands on either side of the valley shall be such that mutual vehicle and pedestrian access is facilitated and the necessary agreements are put in place for the maintenance of common elements (such as parking areas, landscaped areas). The development and ongoing operation of these lands shall be conducive to the overall “gateway” location within which they are located.

Uses permitted on land subject to “Special Policy Area 8” are those permitted by both the “Mixed Commercial/Industrial” and “Office Node” designations, subject to policies to ensure a minimum amount of office space and intended design elements.

- 3.2.5 The development of lands designated Office Node on Schedule SP41(a) shall coincide with the Office Node policies of Part I, section 4.2 and other relevant policies of the Official Plan.

Permitted uses typically include business, professional or administrative offices, hotels, motels, financial institutions, accessory and personal service retailing, a supermarket, food and beverage establishments, recreation, institutional, convenience retail uses, business support activities, prestige types of manufacturing or assembly that are compatible with an office or research environment, and existing commercial, industrial or business uses that are reasonably compatible with the long term development strategy for the Office Node.

Outside or open storage of materials or goods shall not be permitted in the Office Node designation.

- 3.2.11.1 The zoning by-law shall provide for a minimum of 9,290 square metres of office space on lands designated Special Policy Area 8. Lands within close proximity to the intersections of The Gore Road and Regional Road 107, and the Regional Roads 107 and 50 shall not develop for commercial uses (other than offices and accessory uses) until the minimum amount of office space exists within Special Policy Area 8.

To promote the development of the key intersection locations for office and accessory uses, holding zones will limit the use of these locations to only offices (and uses accessory to offices) and such holding zones will be lifted only when the minimum amount of office space specified in this policy and the zoning by-law exists within Special Policy Area 8. The lifting of the holding zones will permit a broader range of commercial uses at the key intersection locations if the required minimum amount of office space exists elsewhere within Special Policy Area 8.

- 3.2.11.2 Automotive related uses (excluding a gas station), uses requiring outdoor storage or drive-through facilities, convenience restaurants, and stand alone retail uses less than 930 sq.m. gross floor area shall not locate on prominent areas on the site to the extent that they will undermine the presence of the office and accessory office uses.

- 3.2.11.3 A motor vehicle body shop and a supermarket are not permitted.

- 3.2.11.4 Outdoor storage is permitted only in conjunction with a motor vehicle sales establishment, permitted warehouse uses and garden centre sales establishment.

- 3.2.11.5 The Zoning By-law shall have floor area restrictions for high traffic generating uses to respect the capacity of the surrounding arterial road network and provide for safe vehicular access to the site.

- 3.2.11.6 Pedestrian access to the site shall be close to planned transit stop locations and street intersections.

### **Zoning By-law:**

The property is zoned “Residential High Density Zone” by Ontario Regulation 171/20. The MZO permits Brampton Council to make further amendments to the zoning regulations. An amendment to the Zoning By-law is required to facilitate the proposed development.

### **Sustainability Score and Summary**

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 37 points, which achieves the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

### **Documents Submitted in Support of the Application**

The applicant has submitted the following documents in support of the application:

- Completed Zoning By-law Amendment Application Form;
- Response Matrix to Pre-Consultation Comments;
- Architectural Drawings, prepared by Turner Fleischer Architects, dated November 18, 2020;
- Draft M-Plan for the TACC Holborn Subdivision, prepared by David B. Searles Surveying Ltd.;
- Planning Opinion Report, prepared by Malone Given Parsons Ltd., dated November 2020;
- Urban Design Brief, prepared by MBTW, dated November 18, 2020;
- Shadow Study, prepared by MBTW, dated November 12, 2020;
- Sustainability Score and Summary for the broader TACC Holborn Lands, dated August 28, 2017;
- Ground Floor Landscape Plan, prepared by MBTW, dated November 17, 2020;
- Draft Amendment – Zoning By-law, prepared by Malone Given Parsons Ltd.;
- Noise and Vibration Report, prepared by Jade Acoustics, dated November 16, 2020;
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers & Associates, dated November 2020;
- Tree Evaluation Report, prepared by Beacon Environmental, dated September 11, 2020;
- Phase 1 Environmental Site Assessment, prepared by Soil Engineers Ltd, dated November 29, 2011; and,
- Transportation Assessment, prepared by Poulos & Chung, dated November 2020.

The City may request further technical information necessary for its review, based on agency circulation or public input.

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**NUMBER \_\_\_\_\_, 2020**

To amend Comprehensive Zoning By-law  
270-2004, as amended by O. Reg. 171/20,

Re: Block 139 of Draft Plan of Subdivision  
21T-13004B (Part of Lot 4, Concession 10)

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. Zoning By-law 270-2004, as amended by O. Reg. 171/20, is hereby further amended:

a) By amending thereto the following subsections of Section 4 Residential High Density Zone:

Subsection (4)(8)                      The maximum building height is 30 storeys.

Subsection (4)(9)                      The maximum lot coverage of the buildings is 60 per cent  
of the total lot area.

Subsection (4)(10)                      The minimum area of the lot to be landscaped is 20 per  
cent.

b) By adding thereto the following subsections of Section 4 Residential High Density Zone:

Subsection (4)(14)

The minimum parking requirement for an apartment dwelling use is 0.5 parking spaces per unit for residents and 0.1 parking spaces per unit for visitors.

Subsection (4)(15)

Underground buildings or structures shall have a minimum setback of 0 metres from the lot line.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Approved as to  
form.

\_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

\_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Peter Fay, City Clerk

## **EXPLANATORY NOTE**

### **THE PURPOSE OF BY-LAW \_\_\_\_\_**

The purpose of By-law \_\_\_\_\_ is to amend comprehensive Zoning By-law 270-2004 as amended by O. Reg. 171/20 pursuant to an application by TACC Holborn Corporation (File \_).

### **EFFECT OF THE BY-LAW**

The effect of By-law \_\_\_\_\_ is to amend the zoning requirements for the Residential High Density Zone. The development will yield approximately 664 residential apartment units and 1,281.8 m<sup>2</sup> of retail space.

### **LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ are located at the northeast corner of The Gore Road and Queen Street East within the Bram East Secondary Plan (Area #41).

APR 24 2020

Number (O. Reg.)  
Numéro (Règl. de l'Ont.) → 171/20

## ONTARIO REGULATION

made under the

## PLANNING ACT

### ZONING AREA - CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

#### Definition

1. In this Order,

“accessory” means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot;

“outdoor amenity space” means an area which provides a private environment for a range of outdoor living activities;

“Zoning By-law” means Zoning By-Law No. 270-2004 of the City of Brampton.

#### Application

2. This Order applies to lands in the City of Brampton in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 234 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

#### Commercial Zone

3. (1) This section applies to the lands located in the area shown as the Commercial Zone on the map described in section 2.

(2) For the purpose of this section, all lands located in the area shown as the Commercial Zone on the map described in section 2 shall be treated as one lot.

(3) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) an office together with accessory uses, buildings and structures that may include,
    - (i) a retail establishment,
    - (ii) a convenience store,
    - (iii) a personal service shop,
    - (iv) a banquet hall,
    - (v) a dry cleaning and laundry distribution station,
    - (vi) a restaurant, excluding a drive thru restaurant,
    - (vii) a commercial school,
    - (viii) a community club,
    - (ix) a health centre,
    - (x) a fitness centre,
    - (xi) a day nursery,
    - (xii) an art gallery, and
    - (xiii) a printing and copying establishment;
  - (b) a research and development facility;
  - (c) a hotel; and
  - (d) a conference centre.
- (4) The zoning requirements for the lands described in subsection (1) are as follows:
1. The minimum lot area is 3 hectares.
  2. The minimum gross floor area is 23,200 square metres.
  3. The minimum yard width is 6 metres.

4. Despite paragraph 3, the minimum yard width abutting a Residential High Density or Open Space Zone is 9 metres.
5. The minimum building height is 3 storeys.
6. There is no maximum building height.
7. The minimum area to be landscaped along the lot lines is 3 metres.
8. Despite paragraph 7, the minimum area to be landscaped along the lot lines abutting the Gore Road and Regional Road 107, as shown on the map described in section 2, is 6 metres.
9. The maximum combined total of the gross floor area for accessory uses, buildings and structures set out in clause (3) (a) is 15 per cent.
10. Outdoor storage of goods and materials is not permitted.

### **Residential Zone**

4. (1) This section applies to the lands located in the area shown as the Residential Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) a single detached dwelling that may be accessed from a laneway;
- (b) a rear-laneway townhouse dwelling; and
- (c) a back-to-back townhouse dwelling.

(3) The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (a) are as follows:

1. The minimum lot width is 9.1 metres.
2. Despite paragraph 1, the minimum lot width for a lot with three sides and no front lot line is 3 metres.
3. Despite paragraph 1, the minimum lot width if the dwelling is located on a corner lot is 10.9 metres.
4. The minimum lot depth is 27.5 metres.

5. The minimum front yard setback is 4.5 metres.
6. Despite paragraph 5, the minimum front yard setback for a dwelling accessed from a laneway is 3 metres.
7. The maximum encroachment into the minimum required front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
8. The minimum interior side yard setback is 0.6 metres.
9. The minimum combined total of the interior side yard setbacks on an interior lot is 1.8 metres.
10. The maximum encroachment into the minimum interior side yard setback, is
  - i. for an open and roofed porch, 0.5 metres, or
  - ii. for a balcony or deck, 0.3 metres.
11. The minimum exterior side yard setback is 3 metres.
12. Despite paragraph 11, the minimum exterior side yard setback for a dwelling accessed from a rear laneway is 2 metres.
13. The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
14. Despite paragraph 13, the maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck for a dwelling accessed from a rear laneway is 1 metre.
15. The minimum rear yard setback is 6 metres.
16. Despite paragraph 15, the minimum rear yard setback from a laneway is 0.3 metres.
17. The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
18. The maximum building height is 11.5 metres.
19. No garage may project more than 1.5 metres beyond the porch or front wall.
20. Maximum driveway width for a lot with three sides and no front lot line is 6.71 metres.

21. Section 10.9.1B(1) and 10.9.1B(4) of the Zoning By-law shall not apply to a lot that is accessed from a rear laneway provided that the length of the driveway does not extend beyond the rear wall of the garage.
22. The minimum driveway width is 2.75 metres.
23. The minimum distance between a driveway and a street intersection is 1.9 metres.
24. The minimum outdoor amenity space for a single detached dwelling accessed from a laneway is 34 square metres.
25. Despite paragraph 24, for a lot with three sides, the minimum outdoor amenity space is 20 square metres.

(4) The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (b) are as follows:

1. The minimum lot width is 5.5 metres.
2. Despite paragraph 1, the minimum lot width if the dwelling is located on a corner lot is 8.5 metres.
3. The minimum lot depth is 24 metres.
4. The minimum front yard setback is 3 metres.
5. The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
6. The minimum interior side yard setback is 1.2 metres.
7. Despite paragraph 6, there is no minimum interior side yard setback where a common wall is shared between two dwellings.
8. The minimum exterior side yard setback is 3 metres.
9. Despite paragraph 8, the minimum exterior side yard setback from a laneway is 1.2 metres.
10. The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
11. The minimum rear yard setback is 6 metres.



12. Despite paragraph 11, there is no minimum rear yard setback to a garage accessed from a laneway.
13. Despite paragraph 11, there is no minimum rear yard setback if the lot is accessed from a laneway or is a corner lot.
14. The maximum encroachment into the minimum rear yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
15. The maximum building height is 14 metres.
16. The minimum driveway width is 2.75 metres.
17. The maximum driveway width on a lot having a lot width equal to or greater than 7.5 meters is 6 metres.
18. The maximum driveway width for a lot fronting onto the Gore Road or Fogal Road, as shown on the map described in section 2, is,
  - i. for a lot having a lot width less than 7.5 metres, 4.9 meters, or
  - ii. for a lot having a lot width equal to or greater than 7.5 meters, 6 meters.
19. The minimum distance between a driveway and the actual or projected point of a street intersection is 1.9 metres.
20. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.

(5) For the purposes of subsection (4), the lot line for those lots abutting the Gore Road or Fogal Road is the front lot line for those lots.

(6) The zoning requirements for the lands described in subsection (1) put to the use set out in clause (2) (c) are as follows:

1. The minimum lot width is 6.8 metres.
2. Despite paragraph 1, the minimum lot width if the dwelling is located on a corner lot is 9.2 metres.
3. There is no minimum yard depth.
4. The minimum front yard setback is 3 metres.

5. The maximum encroachment into the minimum front yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
6. The minimum interior side yard setback is 1.2 metres.
7. Despite paragraph 6, there is no minimum interior side yard setback where a common wall is shared between two dwellings.
8. The minimum exterior side yard setback is 2.4 metres.
9. The maximum encroachment into the minimum exterior side yard setback for an open and roofed porch, a balcony or a deck is 2 metres.
10. There is no minimum rear yard setback.
11. There is no minimum front yard landscaping.
12. The maximum building height is 14 metres.
13. No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling.
14. The minimum driveway width is 2.75 metres.

### **Residential High Density Zone**

**5.** (1) This section applies to the lands located in the area shown as the Residential High Density Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) an apartment dwelling;
- (b) a senior citizen residence;
- (c) a retirement home; and
- (d) accessory uses and buildings.

(3) The following may be permitted on the ground floor of the buildings referred to in subsection (2),

- (a) a retail establishment;

- (b) a personal service shop;
- (c) an office;
- (d) a place of worship; and
- (e) a day nursery.

(4) The zoning requirements for the lands described in subsection (1) are as follows:

1. The minimum lot area is 0.5 hectares.
2. The minimum lot width is 30 metres.
3. There is no minimum lot depth.
4. The minimum front yard setback is 3 metres.
5. The minimum side yard setback is 3 metres.
6. The minimum rear yard setback is 6 metres.
7. The minimum building height is 3 storeys.
8. The maximum building height is 10 storeys.
9. The maximum lot coverage of the buildings is 40 per cent of the total lot area.
10. The minimum area of the lot to be landscaped is 25 per cent.
11. The minimum combined gross floor area for the uses set out in subsection (3) in conjunction with an apartment dwelling is 850 square metres.
12. The minimum parking requirement for the use described in clause (2) (b) is 0.5 parking spaces per unit.
13. The minimum parking requirement for all uses set out in subsection (3) is one parking space for each 23 square metres of gross floor area or portion thereof.

### **Open Space Zone**

6. (1) This section applies to the lands located in the area shown as the Open Space Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses described in section 44.1 of the Zoning By-law.

### **Environmental Protection Zone**

7. (1) This section applies to the lands located in the area shown as the Environmental Protection Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- (a) the protection, maintenance, enhancement and restoration of ecosystem forms and functions; and
- (b) drainage, flood control and erosion control.

### **Terms of use**

8. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

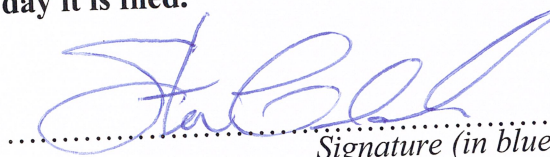
### **Deemed by-law**

9. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Brampton.

### **Commencement**

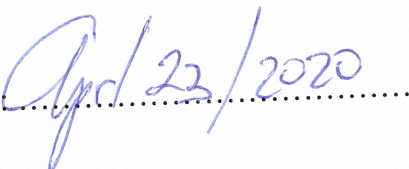
10. This Regulation comes into force on the day it is filed.

Made by:

  
.....  
Signature (in blue ink)

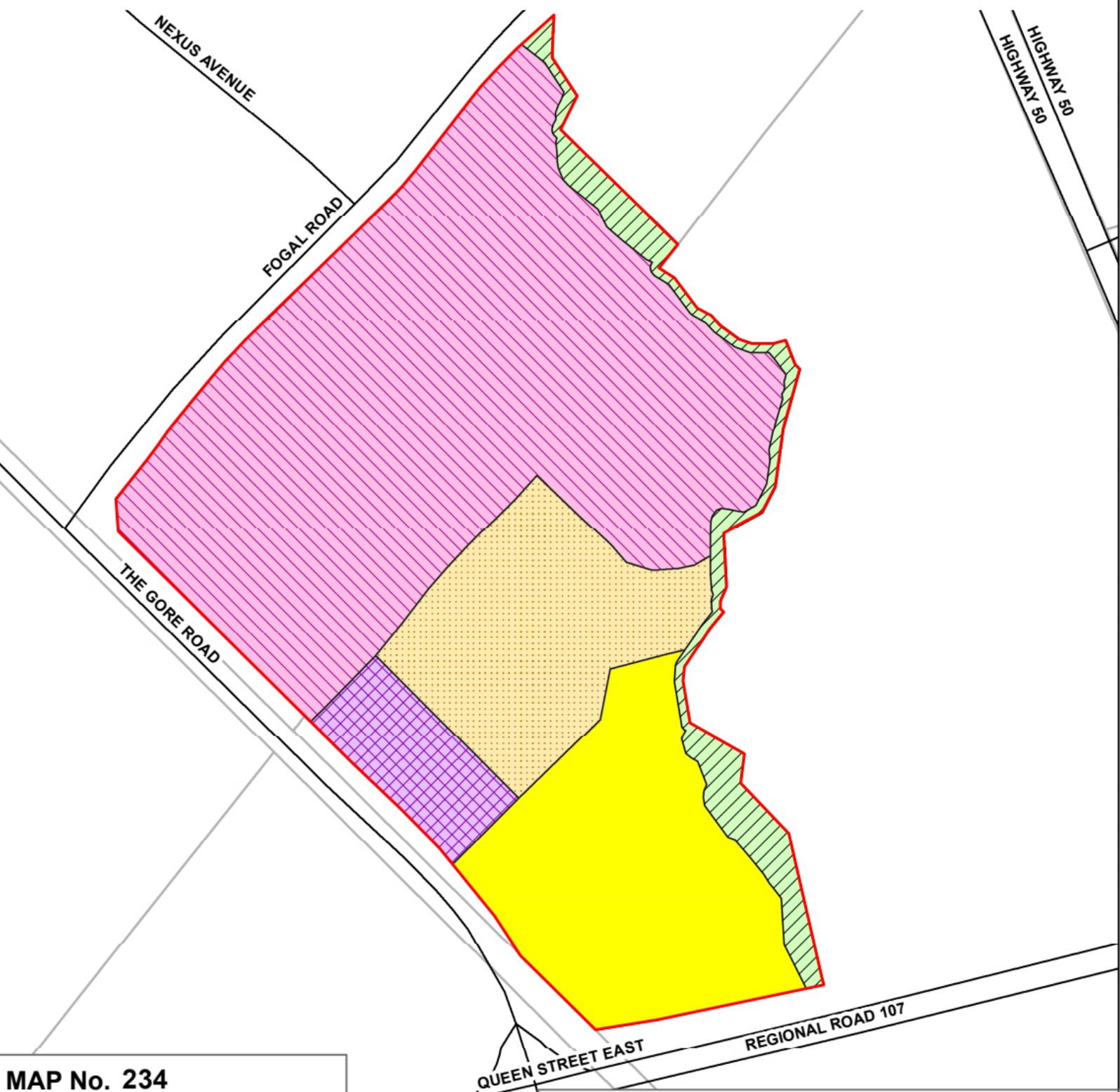
Minister of Municipal Affairs and Housing

Date made: .....





# Part of Lots 4 & 5, Concession 10 N.D City of Brampton, Regional Municipality of Peel



## MAP No. 234

Map filed at the office of the Ontario Ministry of  
Municipal Affairs and Housing,  
777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 171/20

Date: **April 24th, 2020**

Original Signed By: **Minister of Municipal Affairs and  
Housing**

### LEGEND

— Roads

□ Lot & Concession

□ Land Subject to Zoning Order

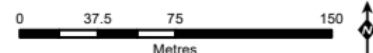
■ Commercial Zone

■ Open Space Zone

■ Residential Zone

■ Residential High Density Zone

■ Environmental Protection Zone



**Notice of Intention to Amend Sign By-law 399-2002:  
7956 Torbram Road – Ward 7**

Pursuant to Procedure By-Law 160-2004, as amended, take notice that the City of Brampton intends to consider site-specific amendments to the Sign By-law 399-2002, as amended.

On **Monday, January 18, 2021, at 7:00 pm**, via regular meeting with electronic participation, the Planning and Development Committee will consider the following proposed amendment to the Sign By-law:

- **Peel Standard Condominium Corporation 1044 – 7956 Torbram Road – Ward 7**

**Notice:**

**In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requirements for physical distancing between persons, in-person attendance at this Committee meeting will be limited to Members of Council and essential City staff only.**

Members of the public may watch the meeting live from the City of Brampton website at:

<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or  
<http://video.isilive.ca/brampton/live.html>

Correspondence related to agenda business to be considered at the Committee Meeting may be submitted via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) up until the start of the meeting.

During the Committee Meeting, the public may submit questions regarding decisions made at the meeting via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

A key map and site plan showing the location of the proposed signs is attached. Anyone interested in speaking to this matter at the Committee meeting or making a written submission, should contact the [City Clerk's Office](#), no later than 4:30 pm, on January 12, 2021.

Information is available for review on the [City website](#). Further information is available by contacting:

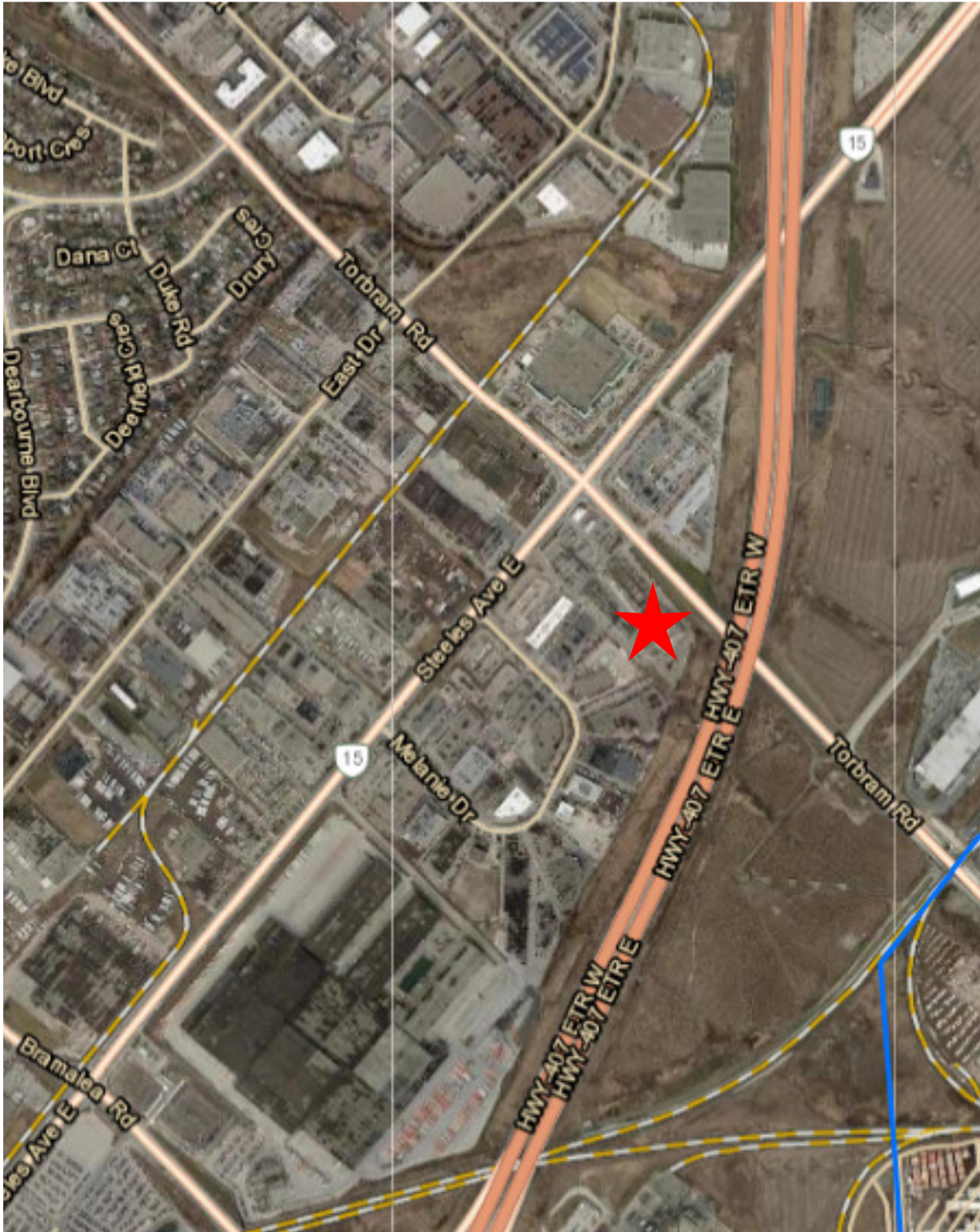
Elizabeth Corazzola  
Manager of Zoning & Sign By-law Services, Building Division,  
905-874-2092, [elizabeth.corazzola@brampton.ca](mailto:elizabeth.corazzola@brampton.ca)

In the event that Committee chooses to refer or defer consideration of the matters, no further public notice will be given.

Dated January 8, 2021

P. Fay, City Clerk  
2 Wellington St. W., Brampton, ON L6Y 4R2  
905.874.2116 TTY: 905.874.2130 Fax: 905.874.2119  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)



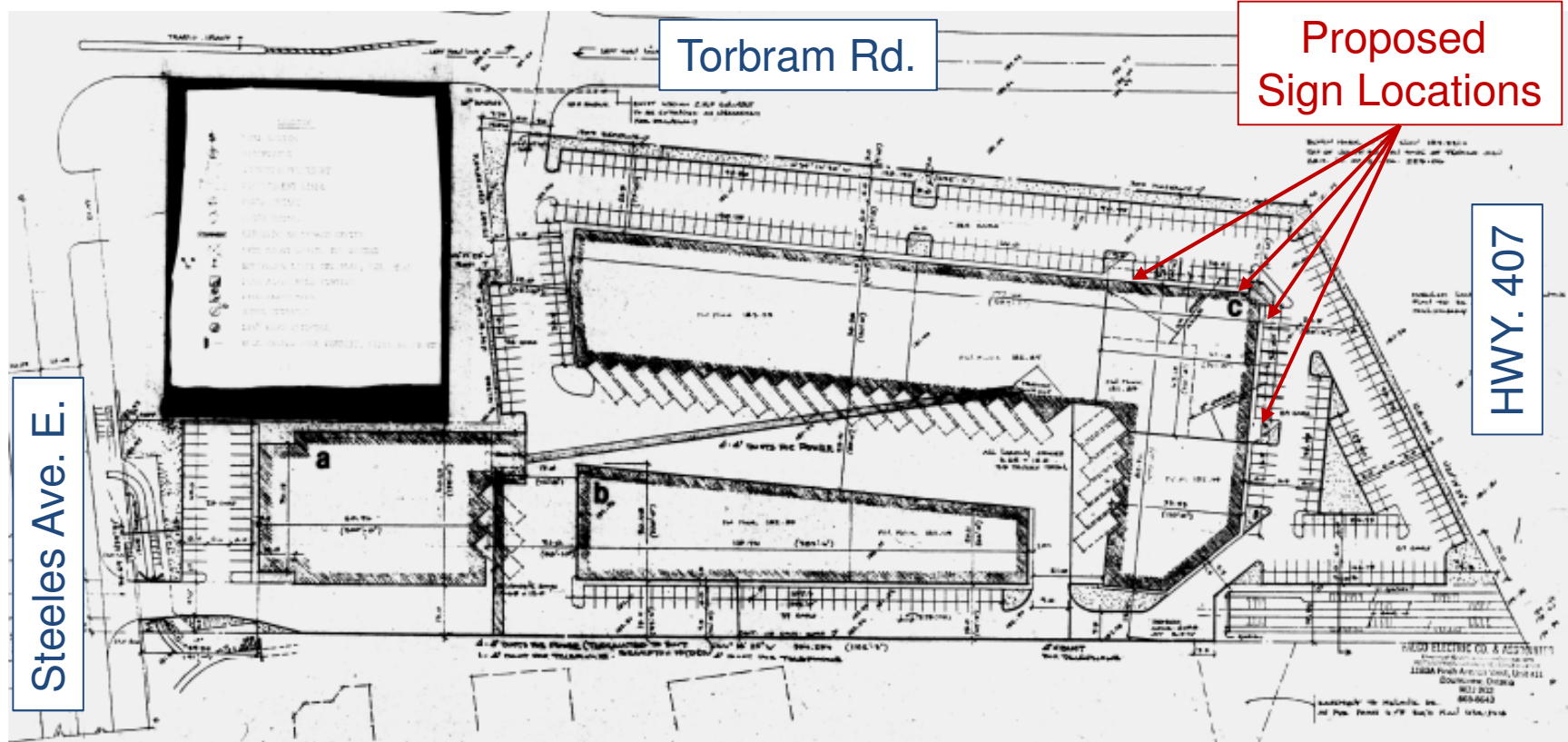


Schedule 1  
7956 Torbram Road  
Location Map



CITY OF BRAMPTON

Planning & Development  
Services Department  
Building Division



Schedule 2  
7956 Torbram Road  
Site Plan



CITY OF BRAMPTON  
Planning & Development Services Department  
Building Division



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**To:** City Clerks Office  
**Subject:** RE: [EXTERNAL]Speaking at the Virtual Public Meeting on January 18th, 2021 - Application for a Zoning By-law Amendment - OZS-2020-0019

**From:** Paul Mand <[pmand@mandlaw.com](mailto:pmand@mandlaw.com)>

**Sent:** 2020/12/17 1:53 PM

**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>

**Subject:** [EXTERNAL]Speaking at the Virtual Public Meeting on January 18th, 2021 - Application for a Zoning By-law Amendment - OZS-2020-0019

Please be advised that I am an owner of this project and would like to speak to this matter during the meeting.

PM

**Paul H. Mand B.A. J.D.**

**Due to the Covid situation our offices are physically closed; however we are working remotely. Please contact us via telephone before sending any physical deliveries to the office.**



155 Rexdale Blvd. Suite 400 Toronto Ontario M9W 5Z8

☎ 416.740.5653 - Direct Line

☎ 416.740.2000 - Telephone

☎ 416.740.3480 - Facsimile

✉ [pmand@mandlaw.com](mailto:pmand@mandlaw.com)

This communication, if directed to a client or potential client, is protected by solicitor/client privilege and otherwise is protected as confidential information. If you are not the intended recipient, please delete the information without retaining a copy and/or circulating same and kindly advise the writer of the error.

**Date:** 2020-01-30

**Subject:** **Site Specific Amendment to the Sign By-Law 399-2002, as amended, Peel Standard Condominium Corporation 1044, 7956 Torbram Road – Ward 7**

**Contact:** Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Building Division, 905-874-2092, elizabeth.corazzola@brampton.ca

**Report Number:** Planning, Building and Economic Development-2021-032

**Recommendations:**

1. That the report titled: Site Specific Amendment to Sign By-Law 399-2002, Peel Standard Condominium Corporation 1044, 7956 Torbram Road – Ward 7, to the Planning & Development Committee meeting of January 18, 2021, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

**Overview:**

- **Peel Standard Condominium Corporation is proposing to add four second storey wall signs with exposure to Torbram Road and Highway 407. The signage is intended to offer increased exposure for businesses operating from one of the three buildings on the subject lot.**
- **The proposed signage does not comply with the prescriptive requirements of the sign by-law for Wall Signs, which would only permit signage on the upper storey of an office building or hotel. The subject property is occupied by a mixed use industrial mall with upper storey office space occupying less than 50% of the floor area of the buildings.**
- **Staff are generally supportive of the proposed site specific amendment and recognize that the increased upper storey exposure for business operating from the site has potential economic benefits. In addition, the second storey wall signs are consistent with signage that would otherwise be permitted on a single storey structure having the same**

**quantitative building height. Signage will also be limited to a maximum 10% of the area of the wall face of the building, consistent with urban design principles.**

**Background:**

The subject property is a mixed use industrial mall, including some second storey offices, located near the intersection of Torbram Road and Steeles Avenue East. The lands are owned by the newly registered Peel Standard Condominium Corporation 1044 (PSCC 1044). The lot is occupied by three separate buildings addressed as 2155A and 2155B Steeles Avenue East and 7956 Torbram Road. The lot has frontage onto Steeles Avenue East, Torbram Road as well as Hwy. 407 to the south.

**Current Situation:**

The applicant is requesting an amendment to the Sign By-law to permit four (4) second storey wall signs with exposure to Hwy. 407 and Torbram Road. The proposed signs will have a combined area of approximately 15 square metres on each of the two elevations and will occupy less than 10% of the second storey wall face.

The Sign By-law does not permit signs on the upper storey of a multi-storey, multi-unit building, except on an office building or hotel. In addition, where permitted, wall signs are intended to advertise for a business occupying the floor area of the unit on which the sign is displayed. Whereas the proposed wall signs on the second storey will provide advertising for business located in one of the three buildings on the site, not necessarily located on the second storey of the building addressed as 7956 Torbram Road.

As a result, the proposed wall signs do not comply with the prescriptive requirements of the Sign By-law. Staff have considered the uniqueness of the location of this property, having frontage on Steeles Avenue East, Torbram Road and Hwy 407 and recognize the potential economic benefits that may be associated with increased exposure resulting from upper storey signage. In addition, staff have considered the fact that the proposed signage would be permitted on a single storey industrial building having the same quantitative building height as this multi-storey, multi-unit building.

**Corporate Implications:**

Financial Implications:

There are no financial implications associated with this report.

### Other Implications:

Staff of the Urban Design Section have reviewed the proposed signage and have no concerns with the proposed amendment, provided that the signs do not occupy more than 10% of the second floor elevation area. In this regard, the proposed signage will occupy approximately 8% of the second storey wall area.

Transportation Planning staff have also reviewed the proposed signage and have no concern with the proposed amendment.

### **Term of Council Priorities:**

This report is consistent with the “A City of Opportunities” theme. Approval of this request is consistent with the priority of attracting investment and employment.

### Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall Vision that the people of Brampton will ‘Live the Mosaic’.

### **Conclusion:**

Staff are generally supportive of the proposed site specific amendment and recognize that the increased upper storey exposure for business operating from the site has potential economic benefits. In addition, the second storey wall signs are consistent with signage that would otherwise be permitted on a single storey structure having the same quantitative building height. Signage will also be limited to a maximum 10% of the area of the wall face of the building, consistent with urban design principals.

Staff do not believe that this amendment will create an undesirable precedent for other similar signage given the unique location of this property, having exposure to multiple streets, including Highway 407. Signage offering exposure to the 400 series highway will have potential economic benefit for businesses operating from this site.

Authored by:

Reviewed by:

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Elizabeth Corazzola,  
Manager, Zoning and Sign By-law  
Services

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Rick Conard,  
Director of Building and Chief Building Official

Approved by:

Submitted by:

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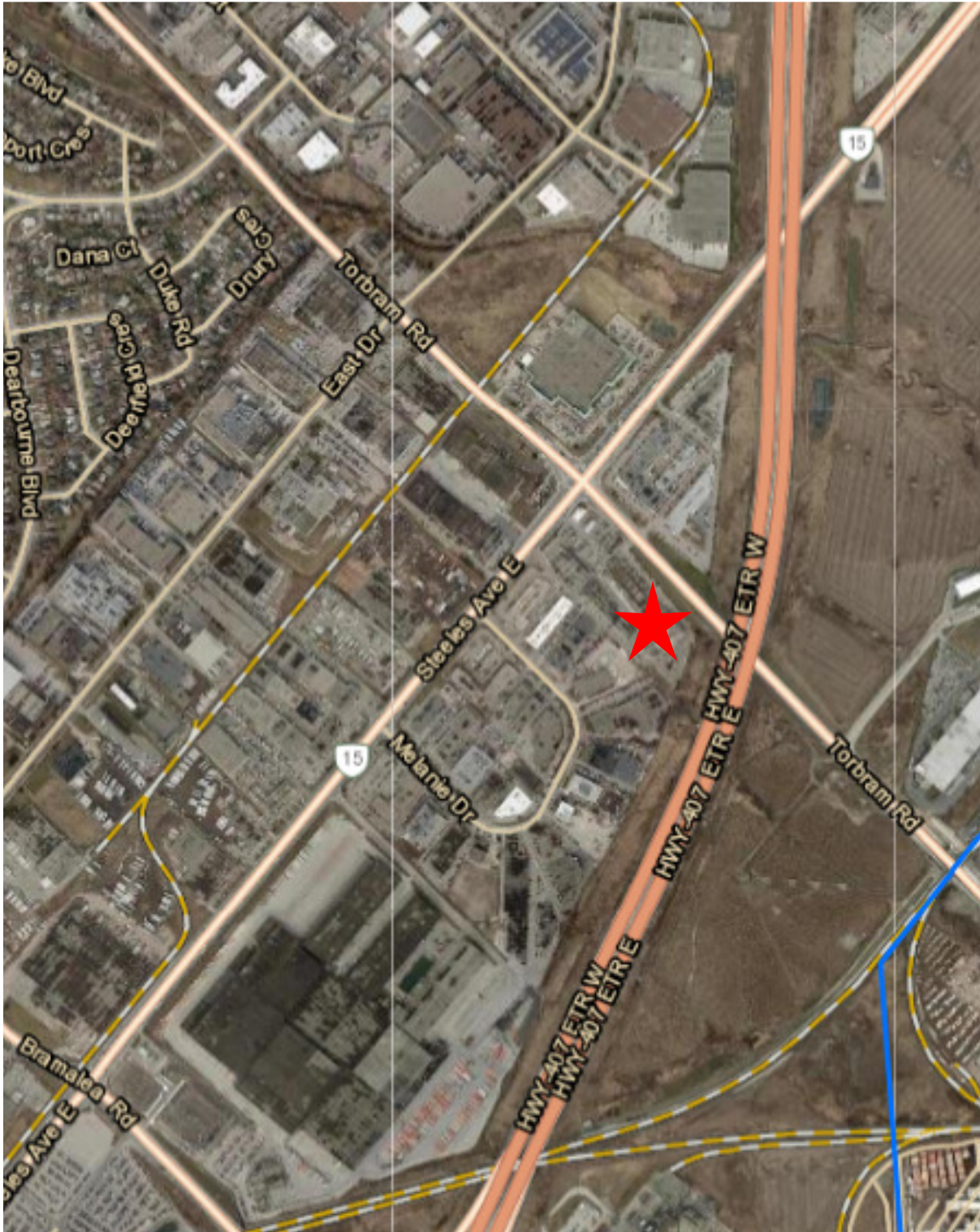
Richard Forward, MBA, M.Sc., P.Eng.,  
Commissioner of Planning and  
Development Services

---

David Barrick,  
Chief Administrative Officer

**Attachments:**

Schedule 1 – Location Map  
Schedule 2 – Site Plan  
Schedule 3 – Proposed Signage South Elevation  
Schedule 4 – Proposed Signage East Elevation

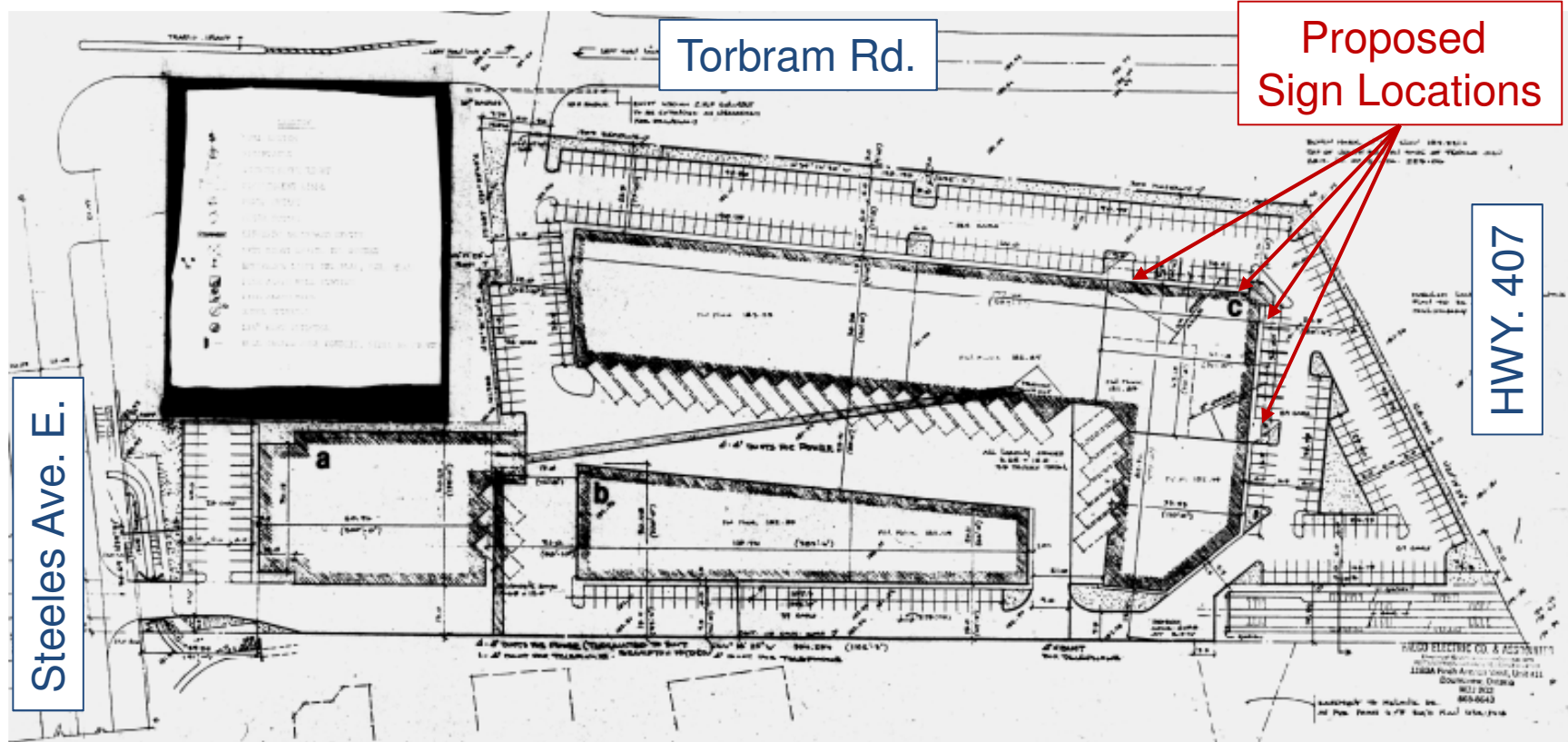


Schedule 1  
7956 Torbram Road  
Location Map



CITY OF BRAMPTON  
Planning & Development  
Services Department  
Building Division





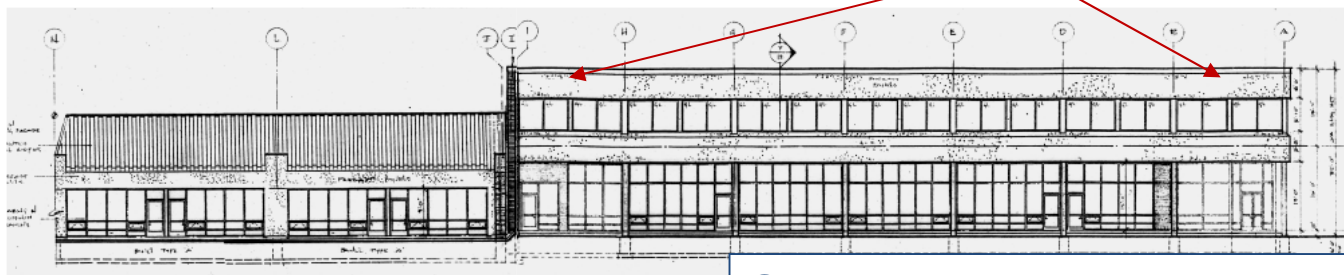
Schedule 2  
7956 Torbram Road  
Site Plan



CITY OF BRAMPTON  
Planning & Development Services Department  
Building Division



Proposed Sign Locations



South Elevation – Facing Hwy. 407

### Schedule 3

7956 Torbram Road

Proposed Signage – South Elevation

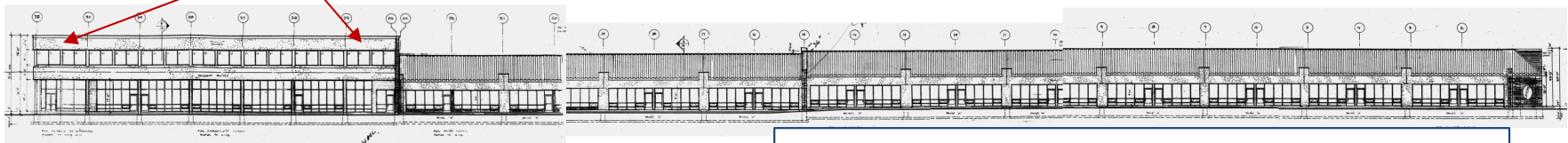
### CITY OF BRAMPTON

Planning & Development Services Department  
Building Division





Proposed Sign Locations



East Elevation – Facing Torbram Rd.

Schedule 4

7956 Torbram Road

Proposed Signage – East Elevation

CITY OF BRAMPTON

Planning & Development Services Department  
Building Division

**Date:** 2020-12-16

**Files:** C03W14.008 and 21T-19008B

**Subject:** **RECOMMENDATION REPORT**  
Application to Amend the Official Plan and Zoning By-Law, and  
Proposed Draft Plan of Subdivision  
*(To permit for infill redevelopment of the existing property into eight  
(8) semi-detached dwelling units.)*  
**2639509 Ontario Ltd. – Candevcon Limited**  
10783 Creditview Road  
East side of Creditview Road, South of Buick Boulevard  
Ward: 6

**Contact:** Andrew Ramsammy, Assistant Development Planner, Planning,  
Building and Economic Development, 905-847-3473;  
Steve Ganesh, Manager, Planning, Building and Economic  
Development, 905-874-2089.

**Report Number:** Planning, Building and Economic Development-2021-028

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, **2639509 Ontario Ltd. - Candevcon Limited**, 10783 Creditview Road, Ward 6 (2021-028 and File C03W14.008), to the Planning and Development Committee Meeting of January 18, 2021, be received;
2. **THAT Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited on behalf of 2639509 Ontario Ltd., Ward: 6, Files: C03W14.008 and 2021-028, be approved**, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 16, 2020;
3. **THAT** the amendments to the Fletchers Meadow Secondary Plan (Area 44), generally in accordance with Appendix 7 to this report be adopted; and

4. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 8 to this report be adopted.

**Overview:**

- The application is proposing to amend the Official Plan and Zoning By-law to develop the lands to permit the development of four (4) semi-detached dwelling lots, which will create eight (8) semi-detached dwelling units through a Proposed Draft Plan of Subdivision.
- The property is designated “Residential” in the Official Plan and “Convenience Retail” in the Fletchers Meadow Secondary Plan (Area 44). An amendment to the Official Plan is required to remove the property from “Convenience Retail” on Schedule A2 of this plan. An amendment to the Fletchers Meadow Secondary Plan is required to permit the proposed residential uses and increased density.
- The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential uses.
- Staff recommend the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment be approved. The proposal is in conformity with the Provincial Policy Statement, the Provincial Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.

**Background:**

This application was submitted by Candevcon Limited on December 20, 2018. This submission was reviewed for completeness and found to be incomplete in accordance with the Planning Act. A formal Notice of Incomplete Application was provided to the applicant on December 21, 2018. Following this notice, two other incomplete submissions were made with a Notice of Incomplete Application provided to the applicant on January 30, 2019 and March 27, 2019. The application was deemed to be complete on January 7, 2020 after receiving an updated Market Study.

**Current Situation:**

Property Description and Surrounding Land Use:

The subject property has the following characteristics:

- is municipally known as 10783 Creditview Road, which is on the East side of Creditview Road, South of Buick Boulevard;
- has a total site area of 0.178 hectares (0.44 acres);
- has a frontage of approximately 30.47 metres (100 feet) along Creditview Road; and
- Currently contains one single detached dwelling.

The surrounding land uses are described as follows:

North:	A residential property municipally known as 10799 Creditview Road containing a single detached dwelling;
South:	Cadillac Crescent, beyond which are existing semi-detached dwellings;
East:	Existing semi-detached dwellings; and
West:	Creditview Road, beyond which are residential uses including townhouses, semi-detached dwellings, and single-detached dwellings.

#### Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit four (4) semi-detached dwelling lots, for the creation of eight (8) semi-detached dwelling units through a Proposed Draft Plan of Subdivision.

This Draft Plan of Subdivision and application to Amend the Official Plan and Zoning By-law proposes to:

- Permit residential (semi-detached units) on the lands;
- Provide access from Cadillac Crescent;
- Create four (4) semi-detached dwellings for the creation of eight (8) semi-detached dwelling units; and
- Develop the lands with a net residential density of approximately 44 units per net hectare.

## **Summary of Recommendations**

This report recommends that Council approve the Draft Plan of Subdivision application and enact the Official Plan amendment attached hereto as Appendix 7, and the Zoning By-law amendment attached hereto as Appendix 8.

### Analysis

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment were evaluated with regard to the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan. The proposal is also consistent with the Residential policies outlined in Section 4.2 of the City's Official Plan, and appropriately considers matters of provincial interest as set out in section 2 and 51(24) of the Planning Act. The detailed analysis of these documents can be found in Appendix 9.

### Market Study

The applicant submitted a Market Study completed by Tate Economic Research Inc. dated October 3, 2019. This report provided a market analysis for the subject property (10783 Creditview Road) and the adjacent property (not subject to the application) (10799 Creditview Road). These two properties total approximately 0.89 ha (2.19 acres). The report identifies the site can only be built to a maximum of approximately 10,000 ft<sup>2</sup> (929 m<sup>2</sup>) of commercial floor area. As per the Official Plan, Convenience Retail sites can be built to a maximum of 40,000 ft<sup>2</sup> (3716 m<sup>2</sup>). This site can only accommodate a Convenience Retail use approximately 25% of the size permitted by the Official Plan. With this in mind, the conversion from a 'Convenience Retail' to a 'Residential' use will not have a significant impact on the need for retail space as originally intended.

Existing retail centres are located within 800 metres of the subject property. One of these centres is located at Creditview and Sandalwood. This retail centre is significantly larger (approximately 28000 ft<sup>2</sup> (2601 m<sup>2</sup>)) than what can be offered at the subject site. Based on the close proximity of this centre to the subject property, staff concur with the study conclusion that conversion from 'Convenience Retail' to 'Residential' will not diminish retail service levels offered to the community.

### Summary

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan and City's Official Plan.

## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law, and Draft Plan of Subdivision. All financial requirements (i.e. securities, Development Charges and Cash in Lieu of Parkland Requirements) will be provided for in the Conditions of Draft Approval for the Registration of the Draft Plan of Subdivision.

### Other Implications:

Public feedback was received noting that there were concerns regarding increased traffic congestion as a result of the proposed residential units, among other concerns which are outlined in Appendix 10. Traffic Planning has provided comments which indicate traffic generated from this project will still result in an acceptable level of service. In addition, the resident made a suggestion to have the land dedicated as greenspace. Existing parks are located in close proximity to the site which serve the needs of current and future residents. The location of these parks are shown as Open Space in Appendix 5: Zoning Designations.

### **Term of Council Priorities:**

This application is consistent with the 2019-2022 Term of Council, in particular “A Well-run City (Good Government)” priority. The previous Information Report and the associated public meeting contribute to compliance of this priority with respect to encouraging public participation by engaging the community.

### Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

### **Conclusion:**

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment application represents good planning. These amendments are consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Furthermore, the application is consistent with the principles and overall policy direction of the City’s Official Plan. Staff therefore recommend that the Draft Plan of Subdivision, Official Plan Amendment and the Zoning By-law Amendment be approved.

Authored by:

---

Andrew Ramsammy  
Assistant Development Planner  
Planning, Building and Economic  
Development

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building and Economic  
Development

Approved by:

---

Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner  
Planning, Building & Economic  
Development

Submitted by:

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David Barrick  
Chief Administrative Officer

**Appendices:**

Appendix 1 - Concept Plan

Appendix 1a - Draft Plan of Subdivision

Appendix 2 - Location Map

Appendix 3 - Official Plan Designation

Appendix 3a- Official Plan Schedule A2 Designation

Appendix 4 - Secondary Plan Designations

Appendix 5 - Zoning Designations

Appendix 6 – Existing Land Uses

Appendix 7 – Draft Official Plan Amendment

Appendix 8 - Zoning By-law Amendment

Appendix 9 - Detailed Planning Analysis

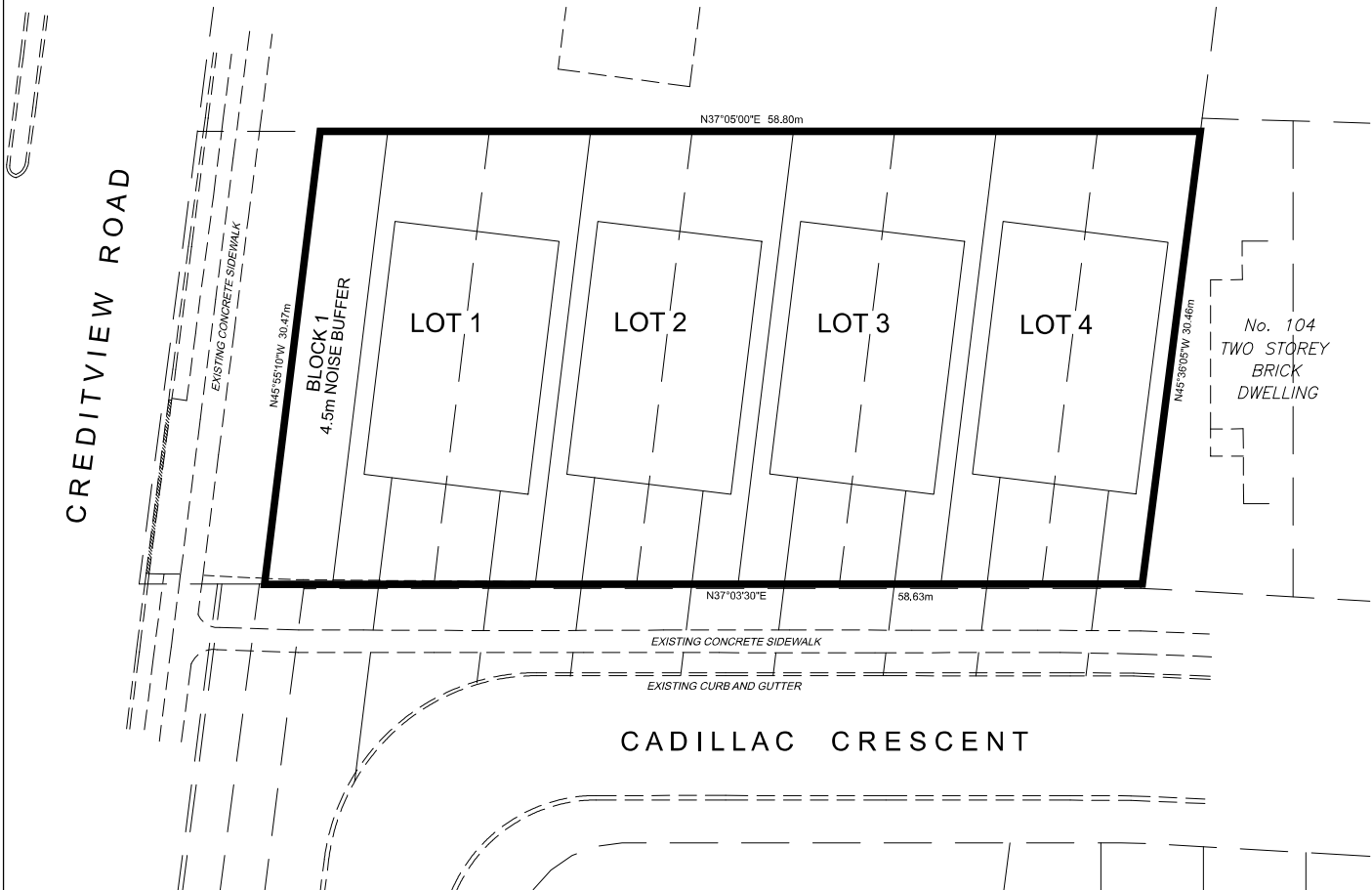
Appendix 10 - Public Meeting

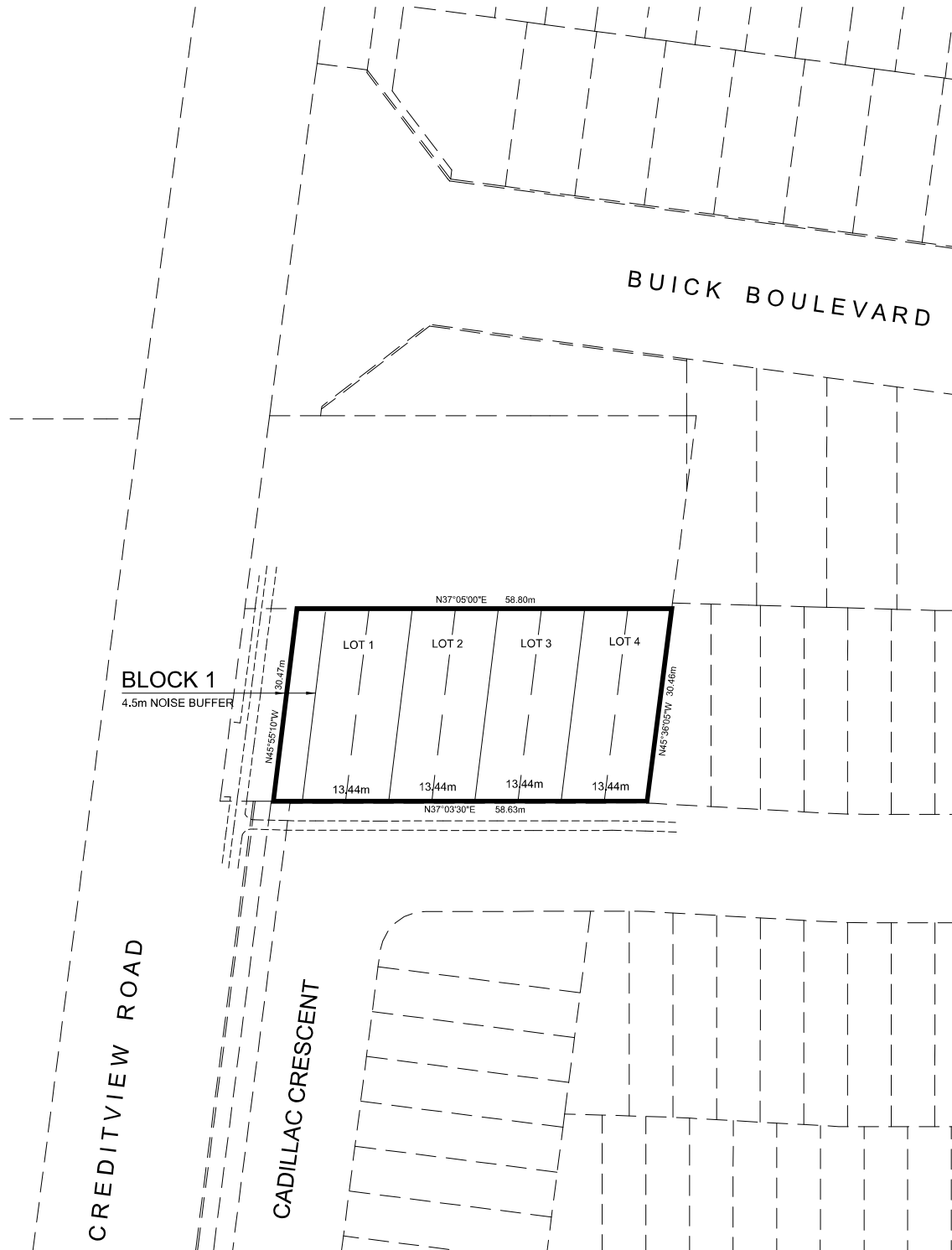
Appendix 11 - Correspondence Received

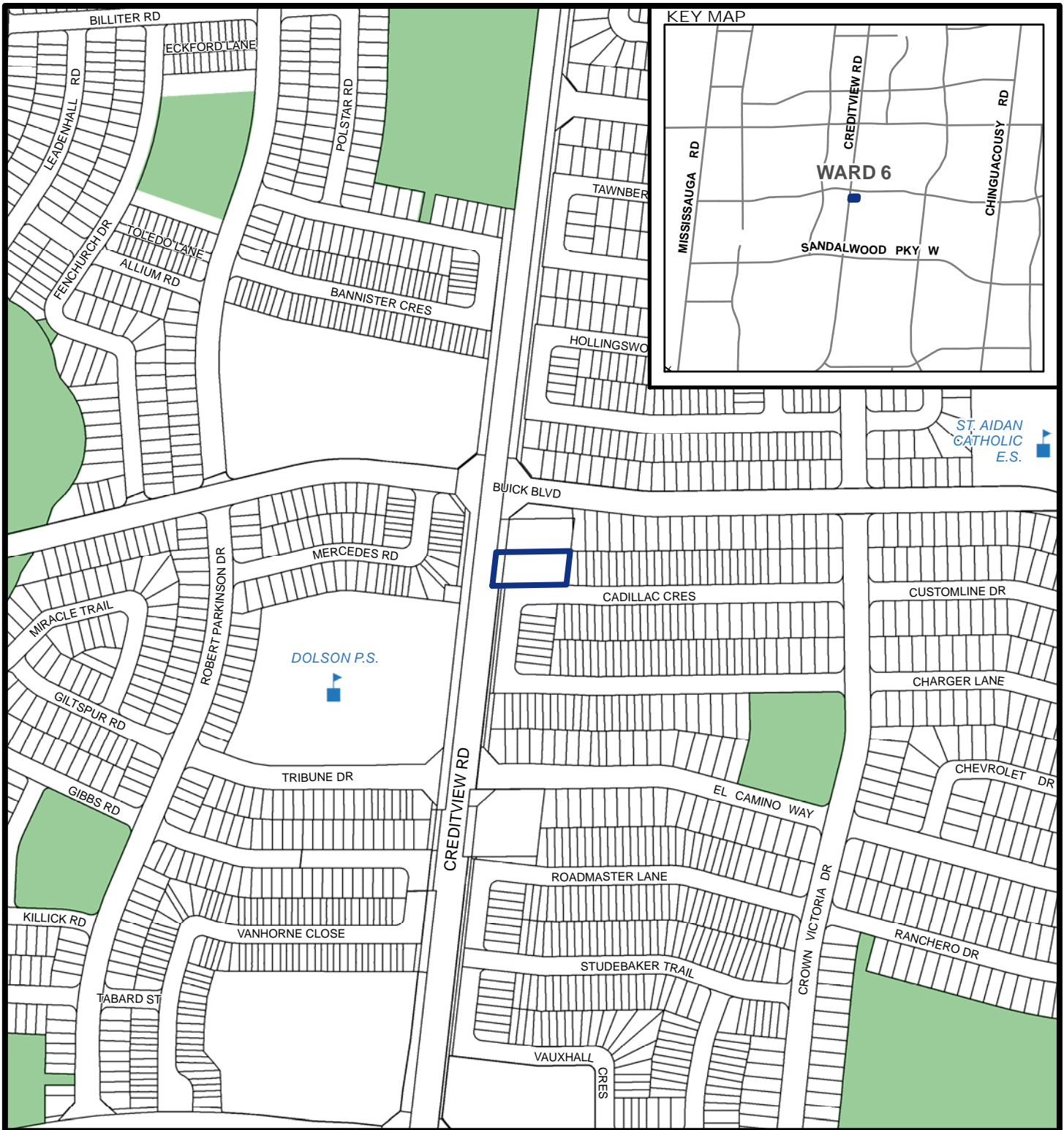
Appendix 12 - Draft Conditions of Draft Plan Approval

Appendix 13 - Results of Application Circulation



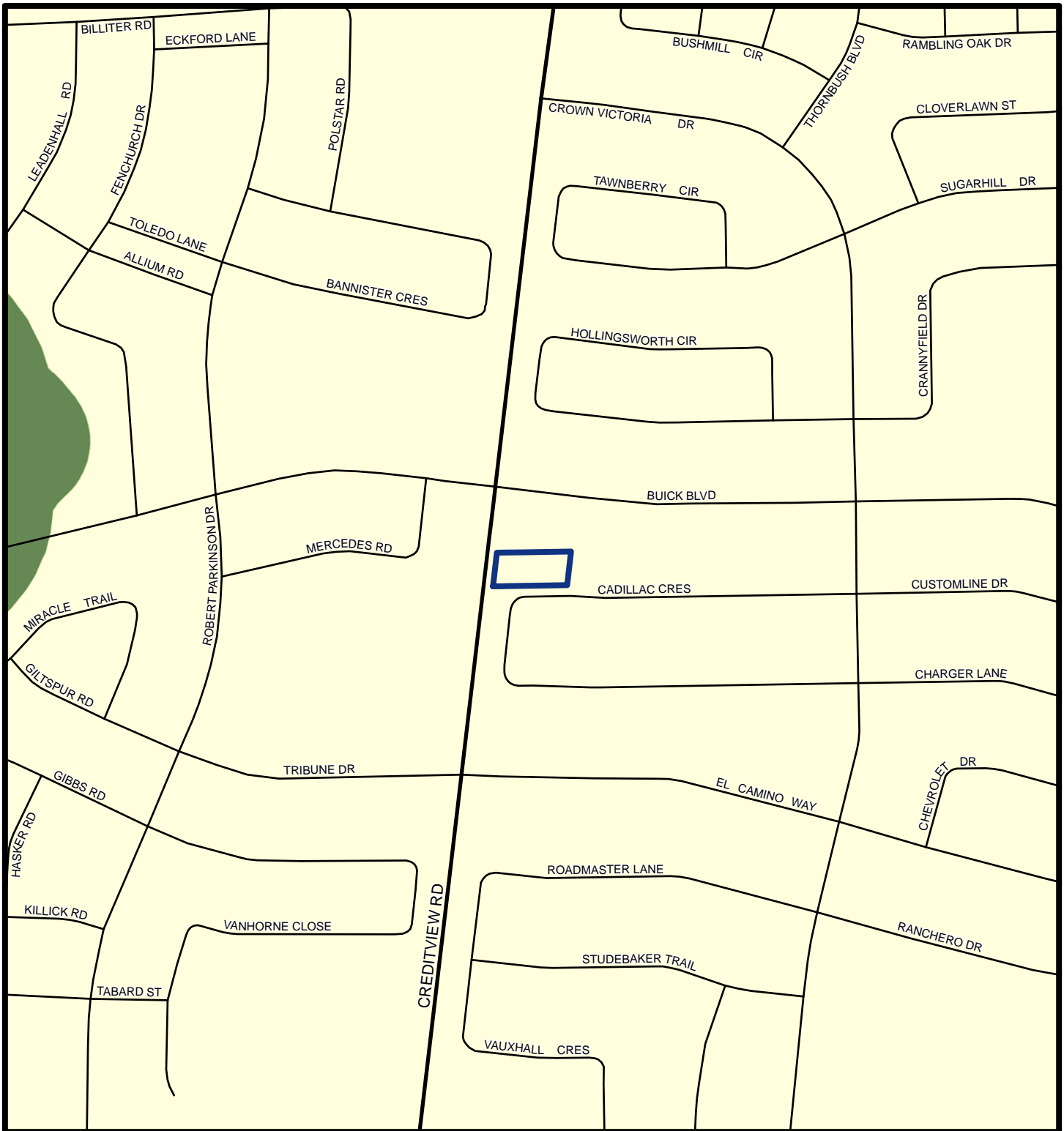




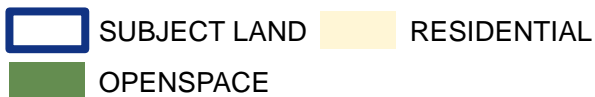


- SUBJECT LAND
  PROPERTY LINE
- 🚩 SCHOOLS
  GREENSPACE

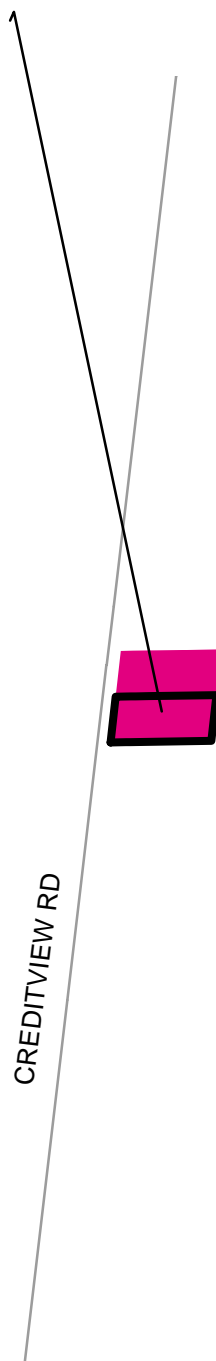




EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



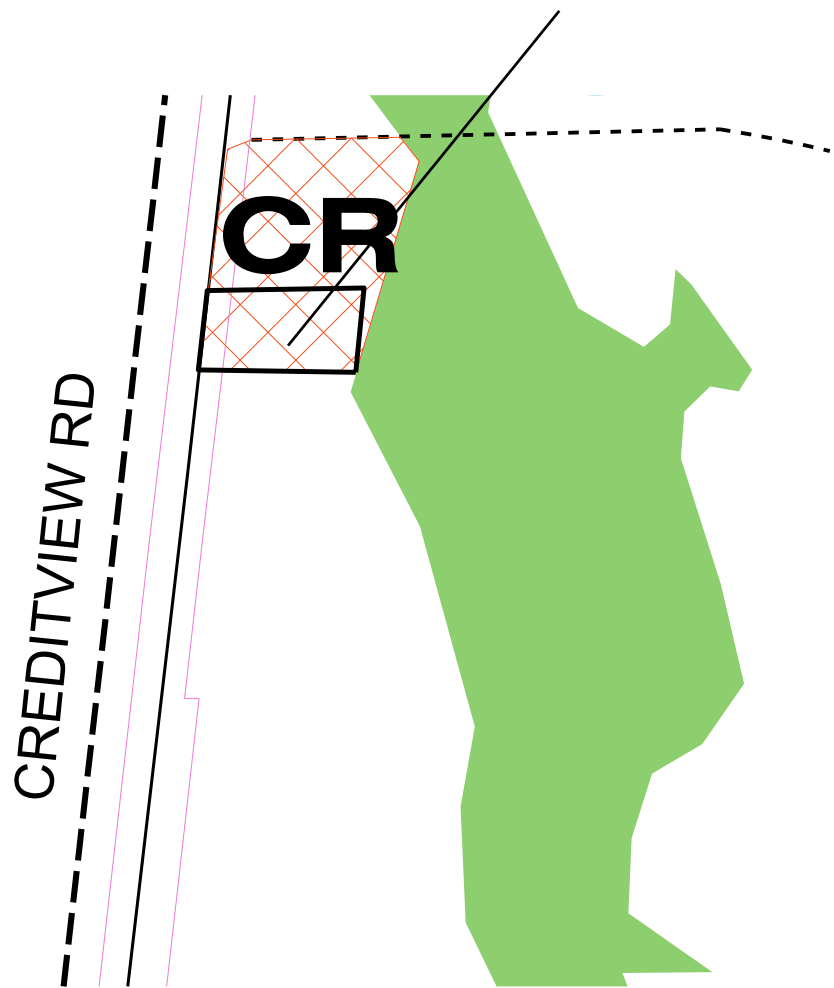
# SUBJECT LANDS



EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- L.B.P.I.A. OPERATING AREA
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- REGIONAL RETAIL
- DISTRICT RETAIL

# SUBJECT LANDS



EXTRACT FROM SCHEDULE SP44(A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

**RESIDENTIAL**



**TRANSPORTATION**

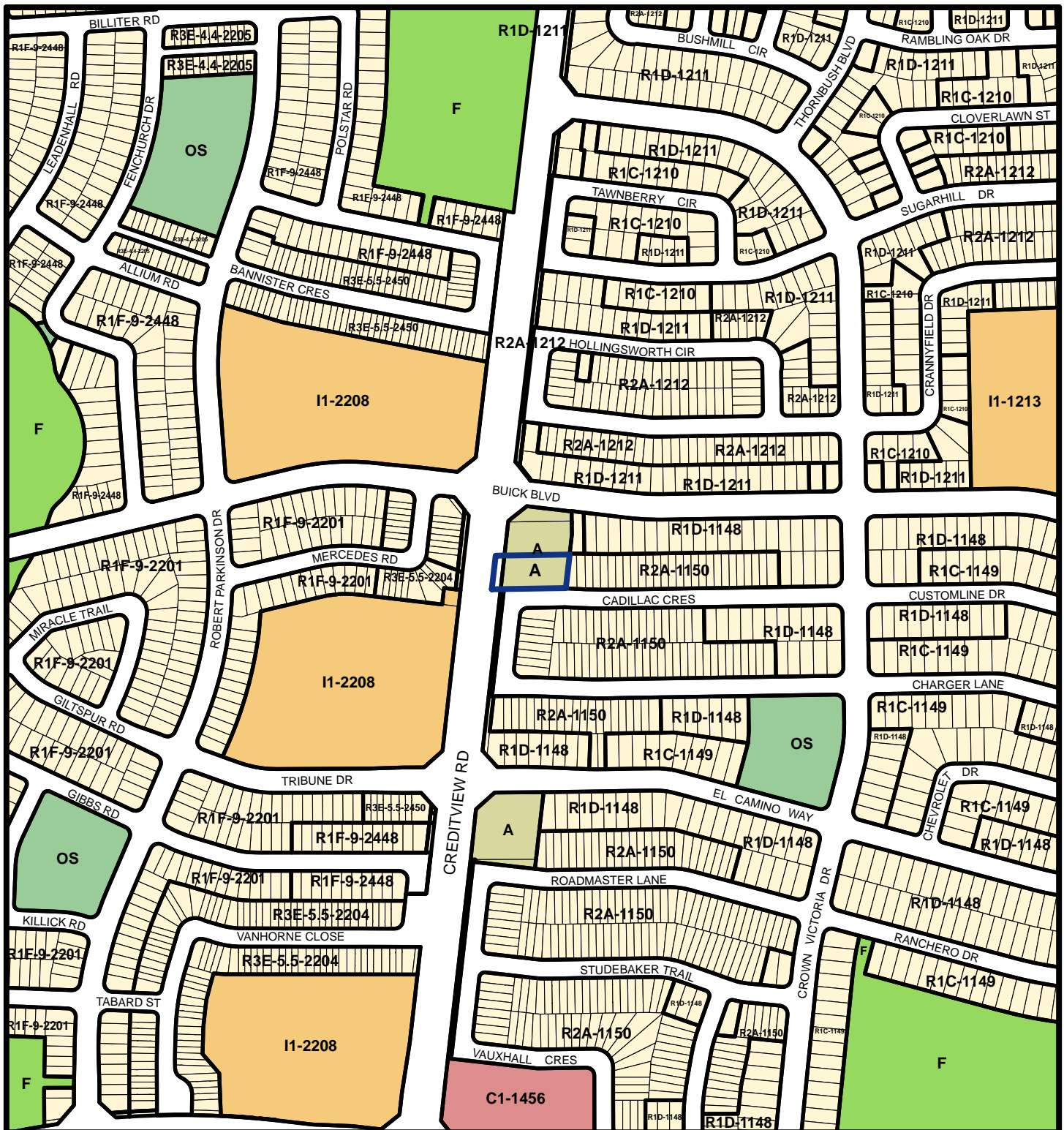









**COMMERCIAL**



**OPEN SPACE**





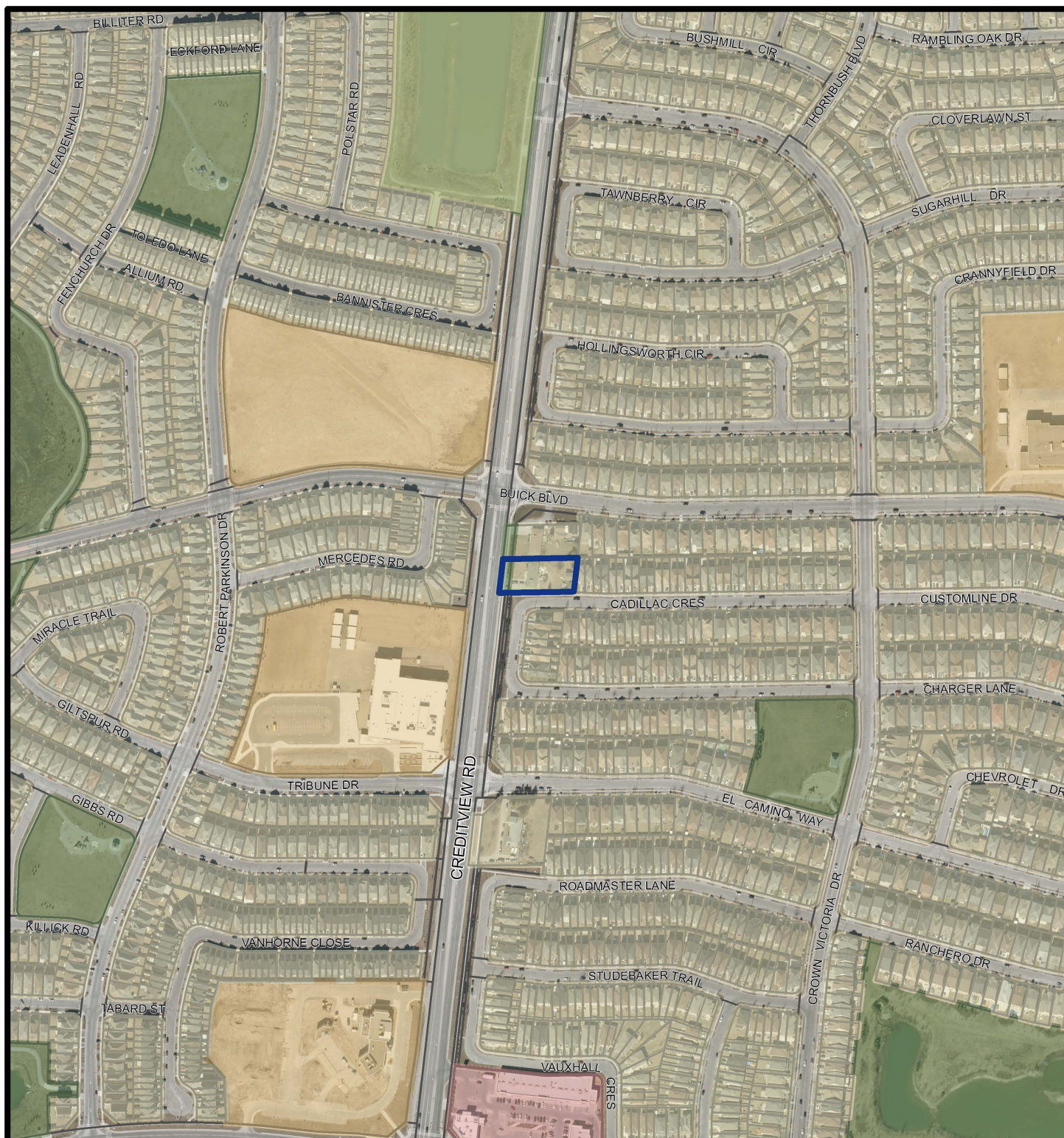
 SUBJECT LAND
  COMMERCIAL
  AGRICULTURAL
  FLOODPLAIN  
 RESIDENTIAL
  INSTITUTIONAL
  OPEN SPACE



**APPENDIX 5**  
**ZONING DESIGNATIONS**  
CANDEVCON LIMITED - 2639509 ONTARIO LTD.

Author: ckovac  
Date: 2019/01/14





Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				

AERIAL PHOTO DATE: SPRING 2017







THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2020

To Adopt Amendment Number OP 2006 – \_\_\_\_  
To the Official Plan of the  
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 – \_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this \_\_\_\_ day of \_\_\_, 2020.

---

PATRICK BROWN – MAYOR

---

PETER FAY – CITY CLERK

Approved as to Content:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building and Economic Development

AMENDMENT NUMBER OP 2006 – \_\_\_\_\_  
To the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – \_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the City of Brampton Official Plan and Secondary Plan Area 44, Fletchers Meadow Secondary Plan, Land Use Schedule (44a) to reflect revisions to the land use designations.

2.0 Location:

The lands subject to this amendment are located on the east side of Creditview Road, north of Sandalwood Parkway. The lands have approximately 30.47 metres (100 feet) of frontage along Creditview Road and are located in Part of Lot 14, Concession 3, W.H.S., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By amending Schedule A2 – Retail Structure, to delete the “Convenience Retail” designation as shown on Schedule A of this amendment.

3.2 The document known as the 2006 Official Plan and the City of Brampton as they relate to the Fletchers Meadow Secondary Plan (being Part II Secondary Plan, as amended) is hereby further amended:

- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 44: Fletchers Meadow Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006-\_\_\_\_\_.
- (2) By amending Schedule 44(a) of Chapter 44: Fletchers Meadow Secondary Plan, the land use designation of the lands shown on Schedule B to this amendment from “Convenience Retail” to “Low/Medium Density Residential”.
- (3) By adding a new Sub-Section 3.1.16 following Sub-Section 3.1.15 of Chapter 44: Fletchers Meadow Secondary Plan as follows:

**“3.1.16**

The lands designated “Low/Medium Density Residential” and located at the southeast side of Buick Boulevard and Creditview Road are to be developed in accordance with the ‘Low/Medium Density Residential’ designation, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre).”

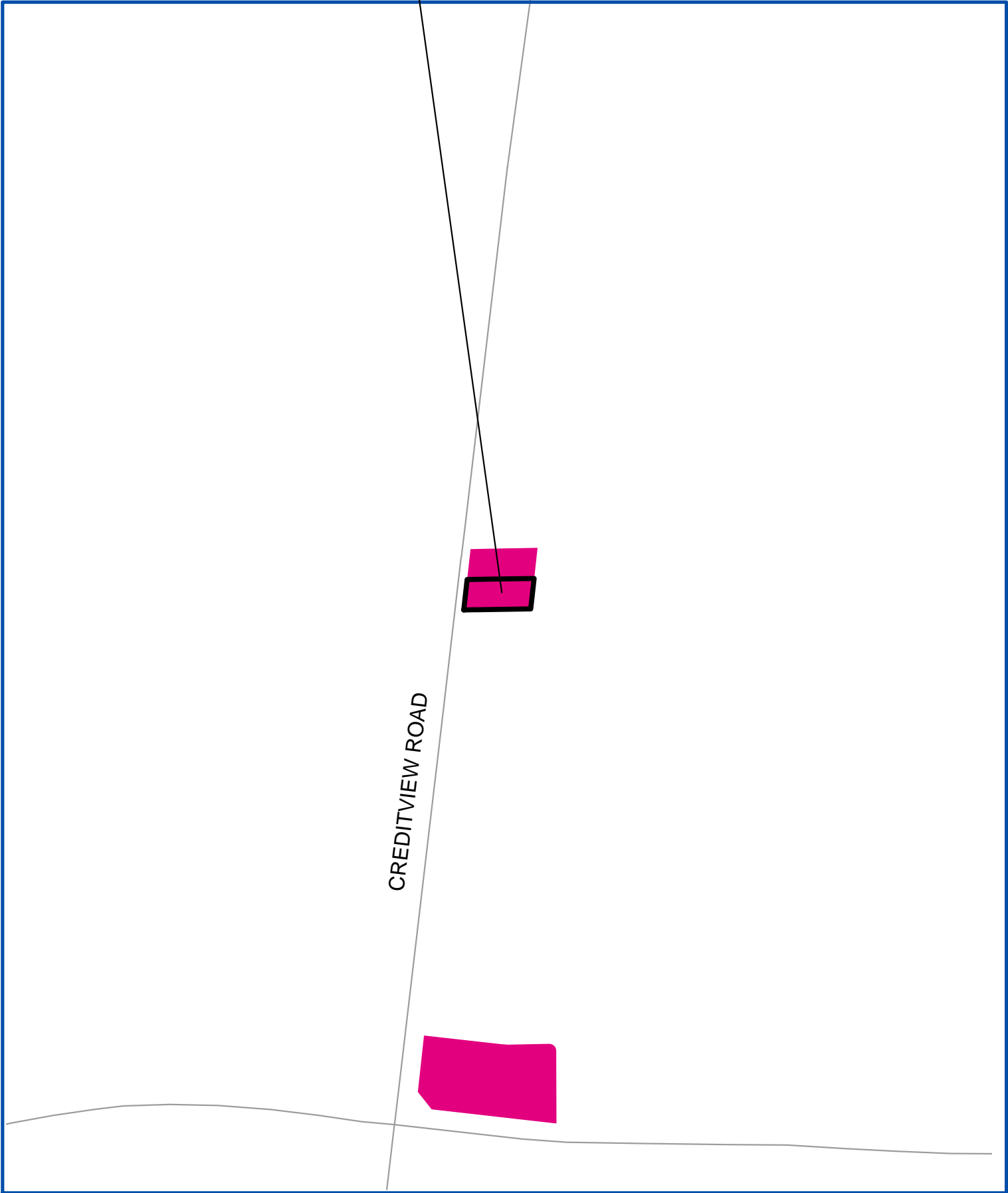
- (4) And the subsequent sections will be renumbered accordingly.

Approved as to Content:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building and Economic Development

"CONVENIENCE RETAIL" TO BE DELETED

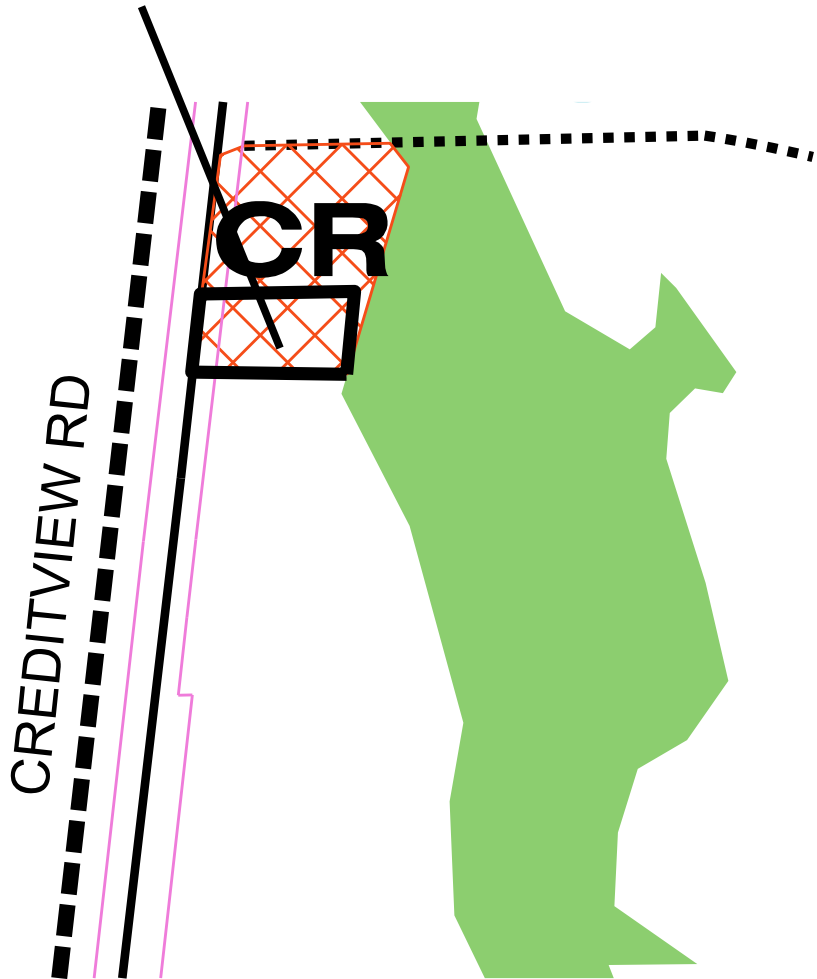


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- L.B.P.I.A. OPERATING AREA
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- REGIONAL RETAIL
- DISTRICT RETAIL



LANDS TO BE REDESIGNATED FROM "CONVENIENCE RETAIL" TO "LOW/MEDIUM DENSITY RESIDENTIAL"



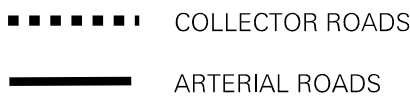
EXTRACT FROM SCHEDULE SP44(A) OF THE DOCUMENT KNOWN AS THE FLETCHER'S MEADOW SECONDARY PLAN

RESIDENTIAL



LOW / MEDIUM DENSITY RESIDENTIAL

TRANSPORTATION



COLLECTOR ROADS

ARTERIAL ROADS



SECONDARY PLAN BOUNDARY & AREA SUBJECT TO AMENDMENT

COMMERCIAL



CONVENIENCE RETAIL

OPEN SPACE



SECONDARY VALLEY LAND





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2020

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 13*, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
- (1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"AGRICULTURAL (A)"	"RESIDENTIAL SEMI-DETACHED – SECTION 3543 (R2A – 3543)"

- (2) By adding the following Sections:

- "3543           The lands designated R2A – 3543 on Schedule A to this by-law:
- 3543.1        Shall only be used for the purposes permitted within an R2A zone.
- 3543.2        Uses permitted under Section R2A – 3543.1 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Area: 405 square metres and 202.5 square metres per dwelling unit;
- (2) Minimum Lot Width: 13.4 metres and 6.7 meters per dwelling unit;
- (3) Minimum Lot Depth: 30.0 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 20% of the minimum required lot area;
- (6) Minimum Interior Side Yard Width: 1.2 metres;



3543.3 shall also be subject to the requirements and restrictions relating to the R2A zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3543.2.”

ENACTED and PASSED this [enter date] day of [enter month], 2020.

Approved as to  
form.

20 \_\_/month/day

[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

20 \_\_/month/day

[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

**EXPLANATORY NOTE**

**THE PURPOSE OF BY-LAW - 20**

The purpose of By-law -20 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by 2636509 Ontario Ltd. (File No.C03W14.008).

**EFFECT OF THE BY-LAW**

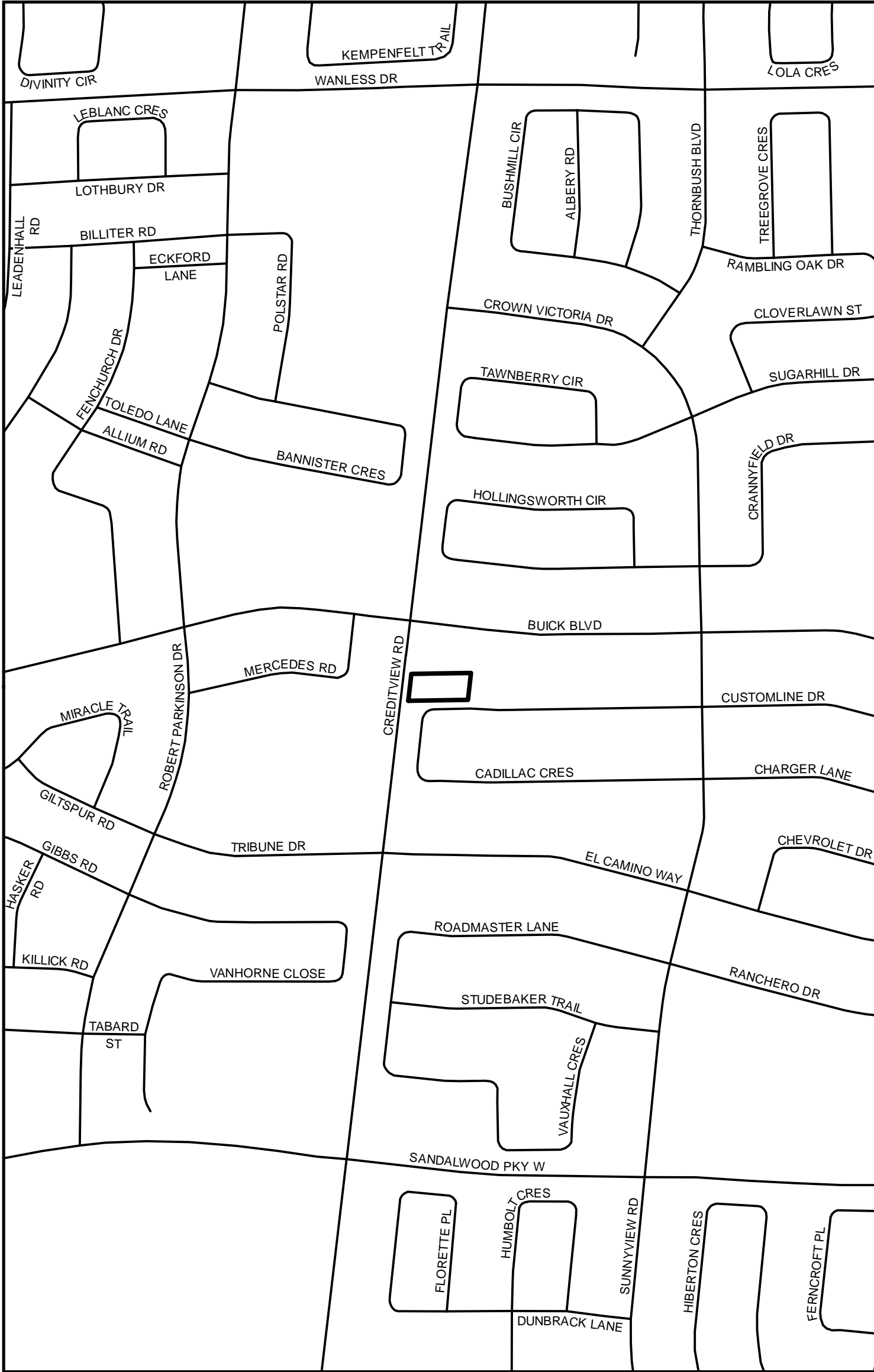
The effect of By-law -20 is to permit semi-detached residential uses on the property.

**LOCATION OF LANDS AFFECTED**

The lands affected by By-law -20 are located at '10783' Creditview Road referred to as Part Lot 14, Concession 3, W.H.S, Geographic Township of Chinguacousy, in the City of Brampton.

**Any further inquiries or questions should be directed to Andrew Ramsammy, Planning, Building and Economic Department, 905-874-3473.**





SUBJECT LANDS



PLANNING AND DEVELOPMENT SERVICES

File: C03W14.008\_ZKM

Date: 2020/10/27

Drawn by: ckovac



## KEY MAP

BY-LAW \_\_\_\_\_

## DETAILED PLANNING ANALYSIS

City File Number: C03W14.008

### Overview

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, and the City's Official Plan provide directions that support land use planning in a logical, well designed manner that supports sustainable long term economic viability. An analysis of the application was completed against these documents, which determined that the proposal meets the intent of the policy framework.

### Planning Act

#### Section 2: Matters of Provincial Interest

This application is consistent with matters of provincial interest as identified in the *Planning Act* in terms of:

- *Section 2(j): the adequate provision of a full range of housing, including affordable housing; and*
- *Section 2(p): the appropriate location of growth and development.*

#### *Section 2(j): the adequate provision of a full range of housing, including affordable housing*

The subject application proposes the creation of four (4) semi-detached lots totaling eight (8) residential units. The subject application is consistent with the objectives of Section 2(j) in that the proposed units add to the residential inventory of the neighbourhood and the range of housing types, which currently consists of detached, semi-detached and townhouse lots.

#### *Section 2(p): the appropriate location of growth and development*

The location is deemed to be appropriate for residential growth and development as proposed. It will make efficient use of the existing land and align with the character of the surrounding neighbourhood.

The subject lands are currently designated as "Convenience Retail" in the Fletchers Meadow Secondary Plan Area (Area 44). A Market Study prepared by Tate Economic Research Inc. ("the Market Study") was submitted to provide a market analysis for the subject property and the adjacent property contained within the same designation

(10799 Creditview Road) as it relates to the residential proposal. The size of both properties total approximately 0.89 hectares (2.19 Acres).

According to the Market Study, the lands designated Convenience Retail are relatively small for a commercial development and can only be built to a maximum of approximately 10,000 square feet. This is significantly less than the maximum size permitted by the City of Brampton Official Plan which allows a maximum of 40,000 square feet, and envisions a different scale of development for this designation than what can be accommodated on site. The proposed re-designation to residential use is a more appropriate form of development given the characteristics of the site and surrounding area.

#### Section 51(24): Criteria for Draft Plan of Subdivision Approval

The application is consistent with the criteria for Draft Plan of Subdivision Approval as outlined in section 51(24) of the Planning Act in terms of:

- a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) The suitability of the land for the purposes for which is to be subdivided;
- f) The dimensions and shapes of the proposed lots;

#### *Section 51(24)(a): the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2*

The application is consistent with matters of provincial interest. The application aligns with *Section 2(j): the adequate provision of a full range of housing, including affordable housing; and Section 2(p): the appropriate location of growth and development* as described above.

#### *Section 51(24)(b): whether the proposed subdivision is premature or in the public interest*

The Draft Plan of Subdivision application is considered to be in the public interest. The application will create additional housing opportunities for households of different sizes, ages and income.

#### *Section 51(24)(c): whether the plan conforms to the official plan and adjacent plans of subdivision, if any*

The application conforms to both the Regional and Municipal Official Plan. Within the Regional Official Plan, the subject land is within the “Urban System” area. The

application conforms to Urban System policies outlined in Section 5.3 of the Region of Peel Official Plan. Within the City of Brampton Official Plan, the subject land are designated as “Residential”. The application conforms to the Residential objectives and policies outlined in Section 4.2 of the City of Brampton Official Plan. A more detailed analysis highlighting the specific policies of both the Region of Peel and City of Brampton Official Plan are provided in their respected section below.

The Draft Plan of Subdivision conforms to the characteristics of the adjacent plans of subdivision. The adjacent plan of subdivision is characterized by existing semi-detached dwellings. The Draft Plan of Subdivision offers additional semi-detached units which will provide consistency and be well integrated with the adjacent subdivision.

*Section 51(24)(d): the suitability of the land for the purposes for which is to be subdivided*

The Draft Plan of Subdivision application lands is suitable to be subdivided for residential uses. The subject application offers semi-detached housing units, similar to the adjacent housing types neighbouring the property along Cadillac Crescent.

*Section 51(24)(f): the dimensions and shapes of the proposed lots*

The dimension and shapes of the lots being created as part of the application offer safe access and convenience for present and future inhabitants of the municipality. The created lots will be accessed from Cadillac Crescent offering safe access from an existing residential street.

## **Provincial Policy Statement**

Part IV of the Provincial Policy Statement (PPS) presents the Vision for Ontario’s Land Use Planning System. This vision statement outlines that the long term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. In order to achieve this vision, the document sets out a range of policies related to different aspects of land use planning. Through a detailed review, it has been determined that, overall, the proposal is consistent with the Provincial Policy Statement.

### **Section 1.4: Housing**

This application is consistent with Housing policies as identified in the *Provincial Policy Statement* in terms of:

- *Section 1.4.3(b): Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

*b) Permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.*

*Policy 1.4.3(b): Permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.*

*“Policy 1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”*

The proposed re-designation to a residential use conforms to housing policy 1.4.3(b) of the PPS. The residential use will add to the existing housing supply of the neighbourhood primarily made up of detached, semi-detached and townhouse dwellings. The intended semi-detached residential dwellings will be well integrated with the surrounding neighbourhood and offer a more appropriate use of the subject lands.

Based on the above analysis, the subject proposal is in compliance with the objectives of the Provincial Policy Statement.

## **2020 Growth Plan for the Greater Golden Horseshoe**

The subject lands are within the “Designated Greenfield Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe (GGH). The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal is consistent with the policies and objectives of the Growth Plan.

Policy 1.2.1 identifies the “*Guiding Principles*” of the GGH, including for how land is developed and how resources are managed and protected. These include, but are not limited to:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*

The Guiding Principles of the GGH provide support for the achievement of complete communities that aim to meet people’s needs for daily living and support a range and mix of housing options to serve all household sizes, incomes and ages.



Policy 2.2.7.1 states that “new development in designated greenfield areas will be planned, designated, zoned and designed in a manner that support the achievement of complete communities”. The subject application contributes positively to the goal of creating complete communities by adding to the supply of housing of a neighbourhood that already provides a range and mix of housing options. The proposed development of eight semi-detached units will create additional housing opportunities for households of different sizes, ages and income.

Based on the above analysis, the subject proposal is in compliance with the policies of the Growth Plan for the Greater Golden Horseshoe.

## **Regional Official Plan**

The subject application is within the “Urban System” area as established in the Regional Official Plan (ROP). The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. Section 5.3.2.6 states that it is the policy of Regional Council to direct the area municipalities to include policies in their Official Plans that support the Urban System objectives and policies, and to support pedestrian friendly and transit supportive urban development, while taking into account the characteristics of existing communities and services.

The General Objectives for the Urban System are outlined in Section 5.3 of the ROP. Policy 5.3.1.3 aims to establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. Policy 5.3.1.4 directs municipalities to achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

The proposed re-designation of the subject lands to a residential use will contribute to achieving the objectives listed above. The addition of semi-detached residential dwellings to the existing neighbourhood will increase the supply of this housing type in an existing community that contain living, working and recreational opportunities. The proposed housing development will match the characteristics of the existing neighbourhood while offering future residents access to nearby services and amenities. These services and amenities include parks, place of worship, transit, retail and schools.

A Market Study prepared by Tate Economic Research Inc. (“the Market Study”) was submitted to provide a market analysis for the subject property and the adjacent property contained within the same designation (10799 Creditview Road) as it relates to the residential proposal. The size of both properties total approximately 0.89 hectares (2.19 Acres). According to the Market Study, the lands designated Convenience Retail are relatively small for a commercial development and can only be built to a maximum of approximately 10,000 square feet. This is much smaller than what is permitted by the City of Brampton Official Plan which allows a maximum size of 40,000 square feet, and

envisioning a different scale of development for this designation than what can be accommodated on site. The proposed re-designation to residential use is a more appropriate form of development given the characteristics of the site and surrounding area.

The proposal conforms to the Policies of the Region of Peel Official Plan.

Through the review of the application, the Region of Peel has identified that there are no objectives/restrictions with regard to water and sanitary servicing capacity and that servicing of properties will be completed through the Subdivision process.

## **Official Plan**

The subject lands are designated as “Residential” in Schedule A – General Land Use Designations of the City of Brampton Official Plan. The land is also designated “Convenience Retail” within Schedule A2 – Retail Structure of this plan. An amendment to the Official Plan is required to remove the property designation of ‘Convenience Retail’ on Schedule A2 - Retail Structure.

The purpose of the Convenience Retail designation is outlined in section 4.3.5 of the Official Plan. This section identifies that Convenience Retail sites are usually located in residential areas in order to serve the shopping needs of the community. Section 4.3.5.5 defines the use as one or more retail or service establishments planned and developed as a unit not exceeding 3,700 square metres (40,000 square feet). The subject application proposing to amend this use to remove this Convenience Retail designation to permit residential use. Section 4.3.2.6 (c) of this plan states that applications for the re-designation of obsolete or under-utilized retail sites for residential uses may require appropriate market impact and planned function studies to be submitted to the City to demonstrate that the existing commercial designation is no longer viable.

In support of the proposed re-designation from “Convenience Retail” to Residential, a Market Study was prepared by Tate Economic Research Inc. and submitted with the application. This study analyzed the subject property and the adjacent, property not subject to the application (10799 Creditview Road), which together comprise the entire “Convenience Retail” block. The size of both properties total approximately 0.89 hectares (2.19 Acres). According to this report, the “Convenience Retail” designated lands are relatively small and can only be built to a maximum of approximately 10,000 square feet. This is significantly less than the maximum size permitted by the Official Plan, as shown above which allows a maximum of 40,000 square feet. A retail development at this location would be relatively small. The site would be underutilized for retail purposes and the proposed re-designation to residential use would be a more appropriate form of development, given the size and characteristics of the lands.

Section 4.2 of the Official Plan outlines objectives of residential policies to this plan. Within this section, it states a variety in housing types is essential for meeting the needs of a diverse population and ensuring growth in economic activities. Importance is placed

on providing a variety of housing types to meet the needs of the population. Specific objectives outlined in section 4.2 include:

- a) *Establish policies that provide opportunities for the development of a broad mix of housing in terms of dwelling types, densities, tenure and cost to meet the need of Brampton's diverse community including persons with disabilities;*
- b) *Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes.*
- c) *Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods.*

The proposed development aligns with the objectives listed above from the City of Brampton Official Plan. The proposal accommodates residential growth while blending with the characteristics of the existing neighbourhood. The proposed development will make more efficient use of the land and contribute to the existing housing stock of the neighbourhood.

General policies of Residential designated lands are outlined in section 4.2.1 of the Official Plan. Section 4.2.1.1 states that the Residential designation permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. The proposed creation of semi-detached houses is included in this permitted designation which supports a range of housing types.

Policy section 4.2.1.2 states that policies of this plan prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. The New Housing Mix and Density Categories chart identify within this section identifies Medium density as 50 units/net hectare with housing type permissions of single detached, semi-detached and townhouse housing types. The subject application meets the intent of the policies of the Official Plan. The development proposal offers a density of 48 units per net hectare, whereas the maximum identified in this plan permits 50 units per net hectare. Additionally, the proposal offers the permitted housing type of semi-detached homes. The proposed development meets the intent of the Official Plan policies surrounding residential development.

## **Secondary Plan**

The subject lands are designated as "Convenience Retail" in the Fletchers Meadow Secondary Plan (Area 44). An amendment to the Secondary Plan is required to permit the proposed residential use and increase in density. It is suggested that a Special Site Area be created for the subject lands that would facilitate the proposed development. Specifically, the amendment proposes to permit a land use designation change from Convenience Retail to Low/Medium Density Residential, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre). The requested

increase in density is proposed to accommodate the proposal of eight (8) semi-detached residential units on the subject site.

The proposed amendment is appropriate as it will make more efficient use of the existing land. As highlighted in the Market Study completed by Tate Economic Research Inc. the parcel would be considered small for Convenience Retail use and would leave the site underutilized. There is greater potential for the parcel to be integrated within the existing secondary plan as well as the existing and future communities through residential development.

The proposal is consistent with the objectives of the Low/Medium Density Residential Policies as outlined in Section 3.1 of the Fletchers Meadow Secondary Plan. Section 3.1.14 states that any proposal for Medium Density Residential development (such as the subject proposal) will have regard for achievement of acceptable transition and physical integration with lower density forms of development, and separation and buffering from major roads, other noise sources or adjacent commercial uses. As shown on the concept plan associated with this application, a 4.5 metre noise buffer has been provided on the west side of the parcel which faces Creditview Road.

Policy 3.1.15 states that residential lots shall be oriented toward and have primary access to the minor collector and local road system, to the greatest extent practicable. The lots proposed in the subject application will have primary access from the local road system, being Cadillac Crescent. The proposed development meets the intent of the policies of the Fletchers Meadow Secondary Plan.

## **Zoning**

The subject lands are zoned “Agricultural” by Zoning By-law 270-2004, as amended. A Zoning By-law Amendment is required to permit the proposed residential land use. The Zoning By-law amendment proposes a change from the existing Agricultural zone to a Site Specific Residential Semi-Detached zone (R2A-3543). Specific provisions of this proposed zoning designation are listed below:

- (1) Minimum Lot Area: 405 square metres and 202.5 square metres per dwelling unit;
- (2) Minimum Lot Width: 13.4 metres and 6.7 meters per dwelling unit;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 20% of the minimum required lot area.
- (6) Minimum Interior Side Yard Width: 1.2 metres.

As shown above, the site specific zoning is primarily for lot configuration in terms of minimum setbacks and minimum lot size. These site specific standards will allow the development of a residential built form consistent with those units already existing on the street.

## **Urban Design**

An Urban Design Brief completed by NAK Design Strategies, dated December 18, 2018 was submitted with the subject application. The proposed development conforms to the Development Design Guidelines Part 7 – Architectural Control Guidelines for Ground Related Residential Development and City of Brampton Transit-Supportive Townhouse Design Guidelines.

Minor comments were provided to update figures and plans within the report. A revised Urban Design Brief dated November 29, 2020 was received. The revised UDB has addressed the comments provided and will move forward for approval.

## **Market Study**

The applicant submitted a Market Study prepared by Tate Economic Research Inc. dated October 3, 2019. The Market Study was submitted to provide a market analysis for the subject property and the adjacent property contained within the same designation (10799 Creditview Road) as it relates to the residential proposal. The size of both properties total approximately 0.89 hectares (2.19 Acres). In support of the application, the report states that due to the small size of land, the re-designation for residential purposes will not significantly impact retail space supply for the area. Additionally, the report identifies that the site is in close proximity to existing retail centres which serve the needs of the surrounding neighbourhood.

The study states that the lands are relatively small and can only be built to a maximum of approximately 10,000 square feet (929 square metres). As per the Official Plan, Convenience Retail sites can be built to a maximum of 40,000 square feet (3716 square metres). Compared to the maximum permission, the approximate size that can be built is relatively small. This site can accommodate a Convenience Retail use approximately 25% of the size permitted by the Official Plan. With that being said, the re-designation of the land designated 'Convenience Retail' to a 'Residential' use will not have a significant impact on the need for retail space.

Existing retail centres are located within 800 metres of the subject property. The re-designation of the subject property will not impact the walkability to retail centres. One of these existing retail centres is located at Creditview Road and Sandalwood Parkway. The size of this nearby retail centre is approximately 28000 ft<sup>2</sup> (2601 m<sup>2</sup>).

Tate Economic Research Inc. concludes that the re-designation of the property for residential uses would not impact the retail commercial service levels of residents in the surrounding neighbourhood. Staff concur with the conclusion that the proposed Official

Plan Amendment re-designating the subject property for residential uses would not create a gap in commercial service levels.

### **Sustainability Score and Summary**

A sustainability performance metrics and sustainability summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieves a score of 33 points which meets bronze thresholds of sustainability defined by the City.

**PUBLIC MEETING**  
City File Number: C03W14.008  
July 6, 2020

**Members Present via Electronic Participation**

Regional Councillor M. Medeiros – Wards 3 and 4 **(Chair)**  
Regional Councillor P. Fortini – Wards 7 and 8 **(Vice-Chair)**  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor R. Santos – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor G. Dhillon – Wards 9 and 10  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8  
City Councillor H. Singh – Wards 9 and 10

**Staff Present**

D. Barrick, Chief Administrative Officer

**Planning, Building and Economic Development:**

R. Forward, Commissioner  
A. Parsons, Director, Development Services  
R. Conard, Director of Building, and Chief Building Official  
B. Bjerke, Director, Policy Planning  
E. Corazzola, Manager, Zoning and Sign By-law Services  
C. Crozier, Manager, Development Planning  
D. Vanderberg, Manager, Development Services  
M. Gervais, Policy Planner  
N. Mahmood, Policy Planner  
M. Michniak, Development Planner  
S. Dykstra, Development Planner  
N. Jagtiani, Development Planner  
S. Swinfield, Development Planner

**Corporate Services Department**

A. Wilson-Peebles, Legal Counsel

**City Clerk's Office:**

P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

**Members of the Public:**

None

**Results of the Public Meeting:**

A special meeting of the Planning and Development Services Committee was held virtually, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the *Planning Act* and City Council procedures. As indicated in the minutes of the meeting there were no members of the public in attendance.

No members of the public attended to speak to the application. One correspondence letter was received from Shaji Varghese, Brampton resident, dated July 2, 2020. Concerns raised by the resident are presented and addressed in the table below.

Table 1 – Response to matters Raised by the Public

<b>Matters raised by the public</b>	<b>Staff Response</b>
Proposed residential units will lead to increased traffic and congestion,	Traffic Planning has provided clearance which indicates traffic generation from this project is not a concern for this area.
Strain on existing infrastructure and amenities	There are no concerns with regard to existing infrastructure and amenities. The existing amenities are considered sufficient to accommodate the additional residential units.
Increase in traffic will result in more pollution.	Due to the location of the site, the future residents will have an opportunity to rely on the existing public transportation network. Existing transit routes in close proximity to the subject lands, along Creditview Road and Sandalwood Parkway.



**CORRESPONDENCE RECEIVED**  
City Application Number: C03W14.008

Hello Shellby Swinfield,

RE; Draft Plan for the development of 8 semi-detached dwelling units Subdivision 2639509  
Ontario Ltd- CANDEVCON LTD. 10783 CREDITVIEW ROAD city File # C03W14.008 WARD 6

As a concerned citizen of Brampton I am completely opposed to amending the Zoning for the building of semi dwelling detached lots.

Here are some reasons why.

- 1) There are already many residential and commercial units near the vicinity of the proposed area. This will lead to even further traffic and congestion. A single family can easily have two cars not to mention guest parking. All this will lead to extreme crowding. This is will put extra strain on existing infrastructure and amenities. This will also affect the safety of residents of the area.
- 2) More traffic will mean more pollution. It is already a concrete jungle around the proposed area. If it was not for the Guardian Angels Parish at 10630 Creditview Rd, Brampton, ON L7A 0T4 in the vicinity, I believe that would have been take up by developers and dwellings built on that land too. Due to global warming, it is already hotter every year. More dwellings and population will cause a lack of fresh air leading to health concerns for the young families that live in the neighbourhood.
- 3) Generating revenue through property taxes by squeezing in more dwelling/commercial units in a city which is already overcrowded and congested should neither be the sole criteria nor the main agenda rather it should be for the well being of its citizens and to maintain the serenity of the city. The city should look to other means to increase revenue for the city.

The pace and development of the residential / commercial units in and around the tight space confirms the general impression that our city is dominated and influenced by land sharks and mafias. Instead of packing and boxing in a small area with more and more multiple units, please leave that piece of land to bring in much needed wind flow and greenery.

In the place of more new dwellings I propose that you put a park or neighbourhood hub that promotes health and well being of the citizens of the area. It can also be used for a community vegetable garden.

Regards,

Shaji Varghese

**DRAFT CONDITIONS OF DRAFT APPROVAL**

City Application Number: C03W14.008

**SCHEDULE "A"**  
**CONDITIONS OF DRAFT APPROVAL**

**DRAFT APPROVAL**

**DATE:** xxxxxxx, 2021

**APPLICANT:** Candevcon Limited

**SUBJECT:** Draft Plan of Subdivision  
Candevcon Limited – 2639509 Ontario Limited  
City of Brampton  
File: 21T-19008B  
City File: C03W14.008  
Planner: Andrew Ramsammy

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In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Candevcon Limited. dated October 19, 2018.

**Subdivision Agreement**

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.



- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.
- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

## **Fees**

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

## **Zoning**

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

## **Easement and Land Dedication within the Plan**

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

## **External Easements and Land Dedications**

7. Prior to registration, the owner shall gratuitously convey all necessary external



easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.

8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.
9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

## **Parkland Dedication**

10. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

## **Studies**

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

## **Staging**

12. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.
13. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the



registration of this plan in phases.

## **Drawings**

14. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

## **Servicing**

15. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

**EXTERNAL CONDITIONS****Cost-share Agreement**

16. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

**School Boards**

17. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Boards for this Plan.

**Dufferin-Peel Catholic District School Board**

18. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.

"Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

"That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

**Peel District School Board**

19. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:

a) "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools."



- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

**Enbridge Gas Distribution**

Prior to the registration of the subdivision, the owner shall:

20. Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
21. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.

**Rogers Telecommunications**

Prior to registration of the subdivision, the owner shall:

22. At its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the owner will cause these documents to be registered on title.
23. With consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

**Bell Canada**

Prior to the registration of the subdivision, the owner shall:

24. Agree in the subdivision agreement, in words satisfactory to Bell Canada, that in the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements

**Alectra Utilites**

Prior to the registration of the subdivision, the owner shall:

25. The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.

26. The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
27. The owner/developer shall be responsible for the cost of the relocation of existing plant to accommodate the new road(s).
28. Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
29. The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions.

### **Hydro/Telecommunications**

30. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

### **Region of Peel**

31. The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.

### **Region of Peel Conditions of Draft Approval**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19008B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

### **General Comments**

The following general comments are provided to assist the developer in the preparation of the related drawings.

### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 250mm sanitary sewer on Caillac Crescent.

### **Water Facilities**

- The lands are located in Water Pressure Zone 6.

- Existing infrastructure consists of a 200mm watermain on Cadillac Crescent and a 750mm watermain on the west side of Creditview Road. Connection to the 750mm watermain is not permitted.

#### Functional Servicing Report

- The Region has reviewed the FSR (dated October 2018) prepared by Candevcon. A Hydrant Flow Test was not included. A revised FSR inclusive of a Hydrant Flow Test is required for Regional review and approval.

#### Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

#### Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

#### Waste Management Requirements

- The Region of Peel will provide curbside waste collection provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

### **Conditions of Draft Approval**

The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:

#### Development Charges

- Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
  - Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:
- a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
  - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

pursuant to the Region's Development Charges By-law, as amended from time to time.

### Water Meter Fees

3. In respect of the water meter fees:
- a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
  - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
  - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

### Drawings – Servicing and “As Constructed”

4. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
5. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

A clause shall be included in the Subdivision Agreement in respect of same.

### General Conditions

6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with

the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

7. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:

- a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.

8. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

9. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

10. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

11. In respect of servicing existing properties within the zone of influence if existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision:

- a. Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to

the dwelling unit.

b. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:

- a) Bacteriological Analysis - Total coliform and E-coli counts
- b) Chemical Analysis - Nitrate Test
- c) Water level measurement below existing grade

c. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

d. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

12. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that, municipal water and sanitary sewer works including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that that the municipal water and sanitary sewer works including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

A clause shall be included in the Subdivision Agreement in respect of same.

13. The owner is responsible for the removal of existing services that will not be utilized. Removal of said services shall be carried out in accordance with the Region's standards as amended from time to time and at the sole expense of the Applicant.

14. Servicing for the proposed development must comply with the City's Requirements for the Ontario Building Code and most current Region of Peel Design, Standard Specification and Procedures

15. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.

16. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.

17. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

A clause shall be included in the Subdivision Agreement in respect of same.

#### **Administrative — Clearance of Conditions**

- 32. Prior to the signing of the final plan by the Commissioner, Planning and Development Services Department, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

#### **NOTE 1:**

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

#### **NOTE 2:**

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, Ontario  
L4W 1G7

The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario  
L5R 105



Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario  
L5R 1C6

Enbridge Gas Distribution Inc.  
500 Consumers Road  
North York, Ontario  
M2J 1P8

Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

Bell Canada  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1

Rogers Cable Communications Inc.  
3573 Wolfedale Road  
Mississauga, Ontario  
L5C 3T6

Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, Ontario  
L4K5R6

**NOTE 3:**

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

**NOTE 5:**

It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.





**Consolidated Comment Report**

**Date:** March 27, 2020

**File:** C03W14.008

**Applicant/Owner:** Erik Mirtsou / 2639509 Ontario Ltd.

**Location:** 10783 Creditview Road

**Proposal:** To permit for redevelopment of the existing property into eight (8) semi-detached dwelling units fronting onto Cadillac Crescent.

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. If you have any questions or concerns, please contact the planner assigned to your file: Shelby Swinfield, 905-874-3455 or shelly.swinfield@brampton.ca.

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**Building Review:** Anthony Magnone - anthony.magnone@brampton.ca

**Final Comments:**

**Building Removal**

- Prior to registration, the applicant shall remove any existing buildings on the site.

**Exposed Basements**

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

**Fire Break Lots**

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

**Foundations**

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

**Noise Abatement**

- Prior to registration, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton (and Region of Peel as required).
- Prior to registration and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of

which shall be provided to the City's Chief Building Official.

- Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

- Prior to registration, the applicant shall forward the proposed plan of subdivision to be registered in digital format (AutoCAD) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

**Development Engineering Review:** Olti Mertiri - olti.mertiri@brampton.ca

**Final Comments:**

Development Engineering comments are included in the attached document "21T-19008B- 10783 Creditview Road"

**Development Review:** Shelby Swinfield - shelly.swinfield@brampton.ca

**Final Comments:**

1. Prior to resubmission of the application, please provide a copy of the Cover Letter to the Assigned Development Planner via email for review.
2. Prior to resubmission of the application, contact the Assigned Development Planner to schedule a Submission Appointment.
3. The owner shall provide financial contribution, insurance and a letter of credit, as applicable to this site. The applicant shall contact the Finance Department at admin.development@brampton.ca to determine appropriate formats and acceptable issuing institutions.
4. Revisions are needed to the Official Plan Amendment as per comments provided by Policy Planning. The submitted Zoning By-law Amendment shall be revised into the format in the attached example.
5. A concept plan is required showing, including but not limited to, the proposed siting for each dwelling, the location of proposed accesses and driveways, any proposed landscaping, any proposed noise attenuation walls, and the surrounding land uses.

**Environmental Engineering Review:** Michael Heralall - michael.heralall@brampton.ca

**Final Comments:**

As per engineering memo.

**Heritage Review:** Harsh Padhya - harsh.padhya@brampton.ca

**Final Comments:**

No Comments

**Landscape Review:** Werner Kuemmling - werner.kuemmling@brampton.ca

**Final Comments:**

1. On concept plan, please show: building footprint, all proposed and exiting landscape elements.
2. Please provide wood private fencing along north boundary of the site.

**Parks Review:** Christopher Heike - christopher.heike@brampton.ca

**Final Comments:**

Please see our Comments & Conditions Memo attached.

**Planning Environment Review:** Pam Cooper - pam.cooper@brampton.ca

**Final Comments:**

Environmental Planning has no comment because the site does not contain or abut a natural heritage feature.

**Policy Review:** Shahinaz Eshesh - shahinaz.eshesh@brampton.ca

**Final Comments:**

Please see attached Policy Planning comments dated February 6, 2020.

Staff find that the proposed development is consistent with the PPS, the Growth Plan, and Region of Peel Official Plan and is generally in conformity to the Official Plan, provided that the draft Official Plan Amendment is revised.

Policy Planning staff will not support the proposed amendment to change the maximum density permission for 'Low/Medium Density Residential' that would apply across the entire Fletcher's Meadow Secondary Plan Area.

Staff suggest that a Special Site Area be created for the subject lands that would facilitate the proposed development. A new section "Section 3.5 Special Site Areas" shall be created and the following new Sub-Section be inserted:

**"Section 3.5.1 Special Site Area 1**

The lands designated as Special Site Area 1 and located at the southeast side of Buick Boulevard and Creditview Road are to be developed in accordance with the 'Low/Medium Density Residential' designation, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre)."

**Traffic Control Review:** Smeeta Adiga - smeeta.adiga@brampton.ca

**Final Comments:**

**Prior To Draft Plan Approval**

No Comments

**General Comments**

1. Provide updated engineering drawings which depict the site access locations, the municipal lane configuration and all pavement markings.

2. A utility clearance of 1.5 meters from all residential driveways is required.

3. All residential driveways shall conform to the "Residential Driveway Guidelines", including:

a) Driveways are to meet minimum requirements as per the City's subdivision design manual guidelines:

3.5m width for singles, 6.0m width for doubles, 7.3m width for shared.

b) Driveway Separation: 0.6 metre landscape strip abutting the property line per dwelling, creating a minimum distance of 1.2m of landscaped space between driveways. (Except where driveways are coupled such as with semi-detached units.)

4. Parking supply is to be provided as per the City zoning requirements.

**Conditions:**

**Draft Plan Approval Requirements/Conditions**

1. The developer is responsible for removal of the existing driveway from Creditview Road. The boulevard, sidewalk, and curb shall be reinstated as per municipal standard;

2. The 0.3m reserves along the Cadillac Crescent frontage shall be lifted (Block"572", 43M-35234).

**Urban Design Review:** Andy Huang - andy.huang@brampton.ca

**Final Comments:**

1. The development shall conform to Development Design Guidelines Part 7 - Architectural Control Guidelines for Ground Related Residential Development (ACGGRD) and City of Brampton Transit-Supportive Townhouse Design Guidelines (TSTDG)
2. Urban Design Brief to be updated/revised to the satisfactory of City Staff for approval.
3. The development subjects to Architectural Control Compliance processes.
4. Additional comments are attached.

**Zoning Review:** Elizabeth Corazzola - elizabeth.corazzola@brampton.ca

**Final Comments:**

The Applicant and Development Planning staff shall ensure that the draft Zoning By-law Amendment includes all requirements and restrictions necessary to facilitate the proposed development, if supportable.

**To:** Shelby Swinfield, Development Planner

**From:** Shahinaz Eshesh, Assistant Policy Planner

**Date:** February 6, 2020

**File:** C03W14.008

**Subject:** ***Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision***  
Permit the development of eight semi-detached dwellings  
**CANDEVCON LTD. – 2639509 ONTARIO LTD.**  
10783 Creditview Road

**Circulation Date:** January 10, 2020

**Plan:** Draft Plan of Subdivision Part of the West Half of Lot 14, Concession 3, WHS

**Plan Dated:** October 19, 2018

**Comment Revision #:** First

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Policy Planning staff have reviewed the above noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that will facilitate the development of eight semi-detached dwellings.

***The Official Plan Amendment application proposes to:***

- Delete the property from the 'Convenience Retail' on Schedule A2 Retail Structure of the Official Plan.
- Redesignate the property from 'Convenience Retail' designation to 'Low/Medium Density Residential' designation on the Fletcher's Meadow Secondary Plan Area 44.
- Permit a maximum density of 48 units per net hectare (20 units per net acre).

***The Zoning By-law Amendment application proposes to:***

- Rezone the property from 'Agricultural' to 'Residential Semi Detached'.

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Policy Planning Division with respect to matters dealing with policy planning:

**A. PRIOR TO DRAFT PLAN APPROVAL**

No comments.

**Sustainability Score and Summary**

No comments.

**B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

No comments.

**C. GENERAL COMMENTS****Planning Justification Report**

The Applicant submitted a Planning Justification Report (PJR) prepared by Candevcon Ltd. dated November 8, 2018 in support of the proposal.

The PJR provides rationale for the proposed development that is summarized as follows:

- The proposed development is consistent with the Provincial Policy Statement (PPS) and aligns with the Growth Plan and the Region of Peel Official Plan to accommodate residential growth and intensification.
- The proposed development will make more efficient use of the existing land and reflect the character of the surrounding neighbourhood.
- Convenience retail uses are not feasible on the site due to the small size of the site. It is largely underutilized as a site designated for retail purposes and as greater potential and ability to integrate within the residential neighbourhood surrounding the site.
- The proposed development will conform to the policies of the 'Low/Medium Density Residential' designation of the Fletcher's Meadow Secondary Plan Area 44.

**Market Study**

The Applicant submitted a Commercial Needs Assessment prepared by Tate Economic Research Inc. dated October 3, 2019 that provides a market analysis for the property subject to the applications (10783 Creditview Road) and the adjacent property not subject to any applications (10799 Creditview Road) that are approximately 0.89 hectares in size. The report provides the following rationale to support the redesignation from commercial uses to residential uses:

- The subject lands are relatively small and can only be built to a maximum of approximately 10,000 sq ft. The Official Plan provides that Convenience Retail sites can be built to a maximum of 40,000 sq ft. As such, a retail development at this location would be relatively small. Furthermore, considering that warranted retail space demand generally represents a broad range of GFA, a reduction of 10,000 sq ft. may not significantly impact retail space need.

- The subject lands are within 800 metres of existing retail centres that overlap. The redesignation of the subject lands will generally not impact walkability to retail centres. One of these existing retail centres at Creditview and Sandalwood is significantly larger (28,000 sq ft.).
- The customer location survey confirms that convenience shopping is typically carried out as part of other trips rather than separate local shopping trips. Such as “shopping as part of other errands” experience is generally beyond a 10 minute walking distance and would involve auto use.
- A 12,000 sq ft. health care focused medical commercial development is proposed 200 metres south of the subject site. Should this development be actualized, it will introduce some retail commercial uses that accompany the proposed medical offices.

Tate Economic Research Inc. concludes that the redesignation of the properties for residential uses would not impact the retail commercial service levels of residents in the surrounding neighbourhood. Staff concur with the conclusion that the proposed redesignation to residential uses would not create a gap in commercial service levels.

### **Additional Amendments Recommended**

Policy planning staff recommend further modifications to the draft Official Plan Amendment:

1. Policy Planning staff will not support the proposed amendment to change the maximum density permission for ‘Low/Medium Density Residential’ that would apply across the entire Fletcher’s Meadow Secondary Plan Area.

Staff suggest that a Special Site Area be created for the subject lands that would facilitate the proposed development. A new section “*Section 3.5 Special Site Areas*” shall be created and the following new Sub-Section be inserted:

*“Section 3.5.1 Special Site Area 1*

*The lands designated as Special Site Area 1 and located at the southeast side of Buick Boulevard and Creditview Road are to be developed in accordance with the ‘Low/Medium Density Residential’ designation, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre).”*

### **Conclusion**

Staff find that the proposed development is consistent with the PPS, the Growth Plan, and Region of Peel Official Plan and is generally in conformity to the Official Plan, provided that the draft Official Plan Amendment is revised.



If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



---

Shahinaz Eshesh  
Assistant Policy Planner, Policy Planning  
Planning and Development Services  
Tel: (905) 874-3390  
[shahinaz.eshesh@brampton.ca](mailto:shahinaz.eshesh@brampton.ca)

c: Malik Majeed, Acting Manager of Policy Planning

**Date:** February 11, 2020

**File:** C03W14.008 & 21T-19008B

**To:** Shelby Swinfield

**From:** A. Huang, Urban Design

**Subject:** **URBAN DESIGN BRIEF COMMENTS – 1<sup>ST</sup> SUBMISSION**  
Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision  
(To permit for infill redevelopment of the existing property into future semi-detached dwellings (8))

**Consultant:** **CANDEVCON LIMITED**

**Applicant:** **2639509 ONTARIO LTD.**

**Location:** 10783 Crediview Road  
Circulation Date: January 22, 2020  
Ward: 6

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Urban Design Staff have consolidated the following comments provided by Open Space Development and Urban Design based on the review of the Urban Design Brief, dated December 18th, 2018, and received January 22, 2020 for the above referenced application.

Please be advised that a written response identifying how the following comments have been addressed must accompany the next submission or a review will not commence until it is received.

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### **Open Space Development Comments:**

Shao Wu, Landscape Architect, Open Space Development, has reviewed the Urban Design Brief, for the above mentioned application and has the following comments. Please contact Shao directly at (905-874-3881) with any further related inquiries.

1. On concept plan, please show: building footprint, all proposed and exiting landscape elements.
2. Please provide wood private fencing along north boundary of the site.

### **Urban Design Comments:**

1. On the front page, update approval stamp to show 'Manager, Urban Design' instead of 'Senior Manager, Urban Design'.
2. Please show building footprint on concept plans.
3. Please provide a Priority Lot Plan. The Priority Lot Plan should indicate the corner lot dwelling, community window dwelling, and upgrade side and/or rear building elevations.
4. Provide special design considerations for dwellings on priority lots. For examples, upgraded front elevation for community window dwelling, upgraded rear building elevations for dwellings visible from Creditview Road, and enhanced front and flanking elevations for dwelling on Lot 1.

Best Regards,

**Andy X. Y. Huang, M.Arch, B.Arch, MRAIC**

Urban Design | Planning and Development Services Department

City of Brampton | Tel: 905-874-2310

E-Mail: [Andy.Huang@Brampton.ca](mailto:Andy.Huang@Brampton.ca)

## COMMENTS AND CONDITIONS MEMO

Date: January 27, 2020  
File: **(C03W14.008 and 21T- 19008B)**  
To: Shelby Swinfield  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T-19008B  
2639509 Ontario Ltd.  
10783 Creditview Road**  
Circulation Date: January 10, 2020  
Plan: Draft Plan of Subdivision  
Plan Dated: October 19, 2018

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

- The following studies shall be approved in support of servicing for this development.
  1. **Functional Servicing Report (FSR)**
  2. **Feasibility Noise Report**
  3. **Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.**
- The applicant shall amend the plan to include the existing 0.3m reserve Block 572 on plan 43M-1550.
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

### **1. Environmental Engineering**

#### **1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

#### **1.2. Environmental**

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Credit Valley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

#### **1.3. Stormwater Management**

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

## **2. Road Reconstruction/Cash Contributions**

2.1. N/A

## **3. Financial Impact**

3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

## **4. Sidewalks**

4.1. N/A

## **5. Land Dedications and Easements**

5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

## **6. 0.3 Metre Reserves/Reserve Block(s)**

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

## **7. Warning Clauses**

7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

7.1.2. Any walkways or retaining walls that may evolve on the plan,

7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

## **8. Soil**

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **C. GENERAL COMMENTS**

***The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.***

### **1. Subdivision Agreement**

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

### **2. Site Grading/Erosion and Sediment Control By-law**

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

### **3. Storm Drainage**

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

**4. Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

**5. Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

**6. Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

**7. Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

**8. Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.



Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

#### **9. Removal of Existing Buildings**

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

#### **10. City Road Maintenance/Construction Access**

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

#### **11. Road Design**

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

#### **12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands**

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

### **13. Acoustical**

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

### **14. Community Postal Boxes**

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

### **15. Preservicing**

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division  
Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Accela  
Frank Mazzotta (Manager, Development Engineering)

**COMMENTS & CONDITIONS MEMO**

**Date:** January 16, 2020

**File:** C03W14.008 & 21T-19008B

**To:** S. Swinfield, Development Services

**From:** C. Heike, Park Planning & Development

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**  
**Application to Amend the Official Plan, Zoning By-Law and**  
**Proposed Draft Plan of Subdivision**  
(To permit for infill redevelopment of the existing property into future  
semi-detached dwellings (8).)  
Conditions from the Park Planning & Development Section

**Consultant:** **CANDEVCON LTD.**

**Owner:** **2639509 ONTARIO INC.**

**Location:** 10783 Creditview Road  
Circulation Date: January 14, 2020  
Ward: 6

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In response to the circulation for the above noted Official Plan and Zoning By-Law Amendment and Proposed Draft Plan of Subdivision application dated January 14, 2020, the following represents a summation of conditions from the **Park Planning and Development Section** in the Environment & Development Engineering Division – Public Works Department.

Please note that due to the individual nature of commenting on the new Accela/Unity software, the **Open Space Development unit** of the **Park Planning and Development Section** may have additional comments which they will be providing directly into Accela and separately from this memo.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

***The following must be addressed prior to the release of the application for draft plan approval.***

*Tableland Vegetation:*

1. The [Tree Evaluation Report](#), shall be finalized and approved, to the satisfaction of the Director, Environment & Development Engineering.

*N.B. The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.*

## **B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

***The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the Environment and Development Engineering Division.***

### **a) Prior to 1<sup>st</sup> Engineering Submission:**

*Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Director, Environment & Development Engineering.

### **b) Prior to Registration:**

***The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.***

*Community Information Maps:*

3. The Owner shall prepare a detailed Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

*Fencing:*

4. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Director, Environment & Development Engineering.

*Maintenance Fees:*

5. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.

*Parkland Dedication:*

6. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Owner is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to the review and ratification by the City's Realty Services Section.

*Plan Requirements for all Public Lands:*

7. Prior to plan registration, the Owner shall provide detailed working drawings for all identified landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

*Streetscape Plans:*

8. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief (as amended and as applicable).

*Summary Requirements:*

9. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

*Tableland Tree Compensation:*

10. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

*Warning Clauses – Street Trees*

11. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

*“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.*

**c) Post Registration:**

***The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:***

*Development of all Public Lands:*

12. The Owner is responsible for the development of all dedicated open space (e.g. landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Director, Environment & Development Engineering.

*Streetscape Implementation:*

13. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

*As-Built Drawings:*

14. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

**d.) Prior to Assumption:**

15. NIL

**C. GENERAL COMMENTS**

***The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).***

16. NIL

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

Christopher Heike B.Sc., M.P.I., MCIP, RPP  
 Park Planner, Park Planning & Development Section  
 Environment & Development Engineering Division  
 Public Works & Engineering Department  
 City of Brampton  
 Tel: (905) 874-2422 Fax: (905) 874-3819  
[christopher.heike@brampton.ca](mailto:christopher.heike@brampton.ca)

cc. (via email only):  
 S. Bodrug, R. da Cunha, W. Kuemmling, S. Wu

*(Note: A digital copy has also been uploaded to PlanTRAK.)*

**RESULTS OF APPLICATION CIRCULATION**

City Application Number: C03W14.008



January 28, 2020

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Shelby Swinfield

Re: Request for Comments  
Candevcon Ltd - 2639509 Ontario Ltd  
10783 Creditview Road  
City Files: C03W14.008 & 21T-19008B  
Alectra EP File: D2-149

Dear Shelby,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).

B) The owner/developer shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' Conditions of Service, as they must adhere to all the conditions.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET  
Supervisor, Distribution Design – Subdivisions

April 13, 2020

Shelb Swinfield  
Development Planner  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Shelby,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment  
2639509 Ontario Ltd.  
10783 Creditview Road  
City of Brampton  
File No.: 21T-19008B, C03W14-008

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**

February 11<sup>th</sup>, 2020

5650 Hurontario Street  
Mississauga, ON, Canada L5R 1C6  
t 905.890.1010 1.800.668.1146  
f 905.890.6747  
www.peelschools.org

Shelby Swinfield  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Swinfield:

**RE: Application to Amend the Official Plan and Zoning Bylaw  
21T-19008B / C03W14.008  
2639509 Ontario Ltd. – Candevcon Ltd.  
10783 Creditview Road  
South of Buick Boulevard, east of Creditview Road  
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (8 residential semi-detached units) based on its School Accommodation Criteria and has the following comments:

The anticipated student yield from this plan is as follows:

4	K-5
2	6-8
2	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Brisdale P.S.	895	1,005	0
McCrimmon M.S.	791	877	0
Fletcher's Meadow S.S.	1,844	1,488	12

The Board requires the inclusion of the following conditions in the Development Agreement as well as the Engineering Agreement:

1. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:

**Trustees**

Brad MacDonald, Chair  
David Green, Vice-Chair  
Carrie Andrews  
Susan Benjamin  
Stan Cameron  
Robert Crocker

Nokha Dakroub  
Will Davies  
Sue Lawton  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Director of Education and Secretary**

Peter Joshua

**Associate Director, Instructional and Equity Support Services**

Poleen Grewal

**Associate Director, Operational Support Services**

Jaspal Gill

**Associate Director, School Support Services**

Mark Haarmann

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Nicole N. Hanson, MES (Pl.)  
Planning Officer - Development  
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board  
K. Koops, Dufferin-Peel Catholic District School Board (email only)

21T-19008B comment.doc

## Ramsammy, Andrew

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**From:** Koops, Krystina  
**Sent:** 2020/01/24 10:51 AM  
**To:** Swinfield, Shelby  
**Cc:** Hanson, Nicole; Fay, Lucy  
**Subject:** [EXTERNAL]Comments 21T-19008B (C03W14.008)

**RE: Notice of Application and Request for Comments**  
**Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision**  
**10783 Creditview Road**  
**East side of Creditview Rd, north of Sandalwood Pkwy**  
**21T-19008B (C03W14.008)**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposed the development of 8 detached units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Aidan	496	435	5
Secondary School	St. Edmund Campion	1786	1542	16

**The Board requests that the following conditions be incorporated in the conditions of draft approval:**

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Regards,

---

**Krystina Koops, MCIP, RPP**

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: [krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)

Website: [www.dpcdsb.org](http://www.dpcdsb.org) | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

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**Confidentiality Notice**

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December 10th, 2020

City of Brampton  
Planning and Development Services  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Attn: Andrew Ramsammy

Re: Comment Letter

File Number: C03W14.008 and 21T-19008B

Dear Andrew,

We have reviewed the circulation regarding the above noted application. We have no objections to the application at this time. However, we request the following sentence to be included in the subdivision agreement:

“In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”

We hereby advise the developer to contact Bell Canada during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Developer to confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, in accordance with the *Bell Canada Act*, the Developer may be required to pay for the extension of the existing telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then Bell Canada may decide not to provide service to this development.

Yours truly,

Ryan Courville  
Access Network Provisioning Manager  
Municipal Relations  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Hi Shelby

Rogers has no objections.

*Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision ( collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.*

*Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.*

Thank you

**Debbie Purves**  
**System Planner**

Outside Plant Engineering  
3573 Wolfedale Rd  
Mississauga, ON L5C 3T6

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)  
416-305-0466





Hi Andrew,

Thanks for the information.

Upon review, it appears that we have accounted for these additional units in our plan for the street. As such, Canada Post does not wish to impose any conditions on the developer for the above-noted project.

If there are any questions or concerns, please let me know.

Regards,

*Christopher Fearon*

Canada Post Corp  
Delivery Services Officer - GTA

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**Date:** 2020-12-16

**Subject:** C08E17.01 & 21T-19009B

**Secondary Title: RECOMMENDATION REPORT**

Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision

*(To develop 17 detached units along with 2 open space compensation blocks, a valleyland buffer block, a vegetation enhancement block and a Natural Heritage System block)*

**Candevcon Limited - 2185715 Ontario Inc.**

11570 McVean Drive

South of Mayfield Drive between Goreway Drive and McVean Drive  
Ward 10

**Contact:** Tejinder Sidhu, Development Planner, Planning, Building and Economic Development, (905) 874-2386, [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca); and, Cynthia Owusu-Gyimah, Acting Manager, Planning, Building and Economic Development, (905) 874-2064, [Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)

**Report Number:** Planning, Building and Economic Development-2020-334

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, **Candevcon Limited – 2185715 Ontario Inc.**, 11570 McVean Drive, Ward 10 (C08E17.012 and 21T-19009B) dated December 16<sup>th</sup>, 2020 to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. **THAT** the Zoning By-law Amendment application and proposed Draft Plan of Subdivision submitted by Candevcon Limited on behalf of 2185715 Ontario Inc., Files: C08E17.012 & 21T-19009B, as revised, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Brampton's Official Plan, for the reasons set out in this Recommendation Report; and
3. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 14 attached to this report be adopted; and

4. **THAT** no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the Planning Act.

**Overview:**

- This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision application to develop the lands with seventeen (17) detached dwellings.
- The application proposes to create seventeen (17) single detached residential lots, four (4) part lots, a public street, two (2) open space compensation blocks, a valleyland buffer block, a vegetation enhancement block and a natural heritage system block.
- The subject lands are designated “Estate Residential” and “Open Space” in the City’s Official Plan. An amendment to the Official Plan is not required.
- The subject property is designated as “Executive Residential”, “Natural Heritage Systems” and “Restoration/Enhancement Area” in the Vales of Humber Secondary Plan (Area 50). An amendment to the Secondary Plan is not required.
- The property is zoned “Rural Estate Holding (REH)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development of detached homes.
- A Statutory Public Meeting for this application was held on June 8, 2020. No members of the public were in attendance at the Statutory Public Meeting. Written submissions from one member of the public were received. Results of the Statutory Public Meeting are included as Appendix 11 – Results of the Public Meeting.
- The Zoning By-law and Draft Plan of Subdivision application is consistent with the Provincial Policy Statement, and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan.
- The proposal is consistent with the “2019-2022 Term of Priorities: A Compass for Our Community” and supports the “City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people.

**Background:**

The applications for a Zoning By-law Amendment and a Draft Plan of Subdivision were received on January 24, 2019. The applications have been reviewed for completeness and deemed to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided on February 21, 2019. A Statutory Public Meeting for this application was held on June 8, 2020.

The initial proposal was only for a portion of the lands as shown on Appendix 1. It is noted that the applicant revised the boundaries of lands subject to the application following the public meeting (see Appendix 1A). The boundaries of the land was expanded to include additional lands for the protection of adjacent natural heritage features. This revision was anticipated following discussions with staff, and as such was indicated in the Public Meeting notices sent out for this application.

In staff's opinion, the revision made to the draft plan boundaries is considered minor and does not require additional public notice.

**Current Situation:****Proposal (Refer to Appendix 1 for Draft Plan of Subdivision):**

An application to amend the Zoning By-law and a Draft Plan of Subdivision has been filed in support of the proposed development. Details of the proposal are as follows:

- Seventeen (17) single detached residential dwelling lots, consisting of;
  - 8 lots with frontages of approximately 15.2 metres (50 feet); and,
  - 9 lots with frontages of approximately 19.8 metres (65 feet);
- Four (4) part lots for future development that will be facilitated through the part lot control application process;
- A new public street (Gold Bottom Crescent);
- Two (2) open space (Compensation) blocks;
- One (1) open space (Vegetation Enhancement) block; and
- One (1) open space (Valleyland Buffer) block.

**Application to Amend the Zoning By-law:**

The subject property is zoned 'Residential Rural Estate Holding (REH)' by By-law 270-2004, as amended. Uses permitted in this zone include: residential (a single detached dwelling, a group home type I, an auxiliary group home) and non-residential (purposes accessory to the other permitted purposes). This zoning designation does not permit the proposed development.

The proposed Zoning By-law amendment rezones the property to two site specific Residential Single Detached (R1E) zones, an Open Space (OS) zone, and a Floodplain (F) zone. This will permit the lot widths, building height and other performance standards of the proposed detached houses. The proposed amendment will also protect

the Natural Heritage System block and Floodplain on the site. Other development standards are also included in the proposed by-law as shown in Appendix 14 – Draft Zoning By-law Amendment.

#### Property Description and Surrounding Land Uses (Refer to Appendix 6)

The lands have the following characteristics:

- a total site area of approximately 2.28 hectares (5.63 acres);
- municipally located at 11570 McVean Drive, at the west side of McVean Drive and approximately 430 metres south of Mayfield Road (Appendix 2); and
- currently vacant.

The surrounding land uses are described as follows:

North:	Vacant lands, which are planned for executive residential uses, the extension of Boyce Crescent and valleylands.
South:	Existing single detached dwellings.
East:	A valley system of the Humber River Watershed.
West:	Gordon Randle Drive, beyond are executive residential dwellings.

#### Summary of Recommendations:

This report recommends that Council enact the Zoning By-law attached to this report as Appendix 14 and approve the Draft Plan of Subdivision subject to the conditions set out in Appendix 15.

#### Planning Analysis Summary:

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, Region of Peel's Official Plan and the City of Brampton Official Plan. Appendix 10 provides a detailed analysis of the application's conformity with the applicable policy framework.

#### *Planning Act:*

This development proposal has regard for matters of provincial interest as set out in Section 2 and Section 51(24) of the Planning Act.

The rezoning and draft plan of subdivision application protects ecological systems (including natural areas, features and functions) by providing a Valleyland Buffer between the proposed residential development and Natural Heritage System on the site. The applications also represent an appropriate location of growth and development as the proposed low density use is sensitive to the adjacent Natural Heritage System and consistent with the permitted uses in the Secondary Plan.

Staff is satisfied that the applications are in compliance with the matters of provincial interests as set out in the Planning Act.

*Provincial Policy Statement (PPS) (2020):*

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The proposal is consistent with the Provincial Policy Statement as it applies to the sustenance of healthy, liveable and safe communities in a settlement area and the protection of natural features located on the site. A 10.0 metre Valleyland Buffer is provided between the residential development and adjacent Natural Heritage System Block, which helps to protect and preserve the feature including its biodiversity.

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):*

The Growth Plan for the Greater Golden Horseshoe provides a framework regarding growth and development that supports economic prosperity, protects the environment, and helps communities to achieve a high quality of life. The proposed residential development conforms with the Growth Plan for the Greater Golden Horseshoe and protects the Natural Heritage System Block adjacent to the residential development by providing an appropriate buffer to reduce impacts and rezoning them to Open Space and Floodplain Zones.

*Region of Peel Official Plan (Office Consolidation, December 2018):*

The Region of Peel Official Plan provides a long-term policy framework that protects the environment, manages resources, and forecasts growth. The subject site is located within the “Urban System” in the Region of Peel Official Plan. The proposal conforms to the Regional Official Plan by directing redevelopment to within the urban boundary to help optimize the supply of available land, supporting the achievement of healthy communities and protecting adjacent open space features on the site.

*City of Brampton Official Plan (September 2020, Office Consolidation):*

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the general intent of the plan regarding the type of development (residential use) and has regard to the adjacent Natural Heritage System located on the site. Staff are satisfied that the objectives of the Official Plan have been met.

The subject lands are designated as “Estate Residential” and “Open Space” on Schedule A – General Land Use Designations of the Official Plan. The site is also

identified as Area 4A Vales of Humber Secondary Plan on Schedule A1 – Upscale Executive Housing Special Policy Areas. “Upscale Executive Housing” is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities. Schedule C, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation Mapping of the Official Plan, identifies a Valleyland/Watercourse Corridor on a portion of the subject lands.

*Vales of Humber Secondary Plan (Area 50) (2012) and The Vales of Humber Block Plan (BP 50-1 and 50-2 (2013)*

The subject land is designated as “Executive Residential”, “Restoration/Enhancement Area” and Natural Heritage System” in Vales of Humber Secondary Plan (Area 50) and in the Vales of Humber Block Plan (BP50). The proposed application is consistent with the permissions for these designations and conforms to the Secondary Plan as well as The Vales of Humber Block Plan.

#### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in June 2020, exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 13 – Results of Application Circulation to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City.

A Statutory Public Meeting for this application was held on June 8, 2020. No members of the public were in attendance at the Statutory Public Meeting. Written correspondence from one member of the public was received. Please refer to Appendix 11 – Results of the Public Meeting for details of the Statutory Public Meeting and Appendix 12 – Correspondence Received for details of comments received.

#### **Corporate Implications:**

##### Financial Implications:

There are no financial implications identified at this time. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

##### Other Implications:

There are no other corporate implications associated with this application.

**Term of Council Priorities:**

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities by efficiently using land and resources in a greenfield area to provide a residential development as well as protecting adjacent natural heritage system on the site.

**Living the Mosaic – 2040 Vision:**

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods. The proposed site is located in a designated greenfield area and will assist in building complete communities by protecting natural environments with balanced, responsible planning. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’

**Conclusion:**

Staff is satisfied that the proposed Zoning By-law amendment and Plan of Subdivision application represents good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment (Appendix 14) and the approval of implementing Draft Plan of Subdivision as the following criteria has been satisfied

- The proposed Zoning By-law Amendment provides site-specific zoning to implement the different uses contemplated for this site. Previous technical issues noted in the Information Report / Public Meeting have been addressed including the revision of subdivision boundaries to protect and improve adjacent natural heritage features including providing a buffer.
- The proposed residential development is consistent with the “Estate Residential” and “Open Space” designations identified in the City’s Official Plan. The proposal is also consistent with the “Executive Residential”, “Natural Heritage Systems” and “Restoration/Enhancement Area” designations identified in the Vales of Humber Secondary Plan.



In summary, the application is appropriate for the orderly development of the lands and represents good planning.

Authored by:

Reviewed by:

---

Tejinder Sidhu MCIP, RPP  
Development Planner  
Planning, Building & Economic  
Development Department

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building & Economic Development  
Department

Approved by:

Submitted by:

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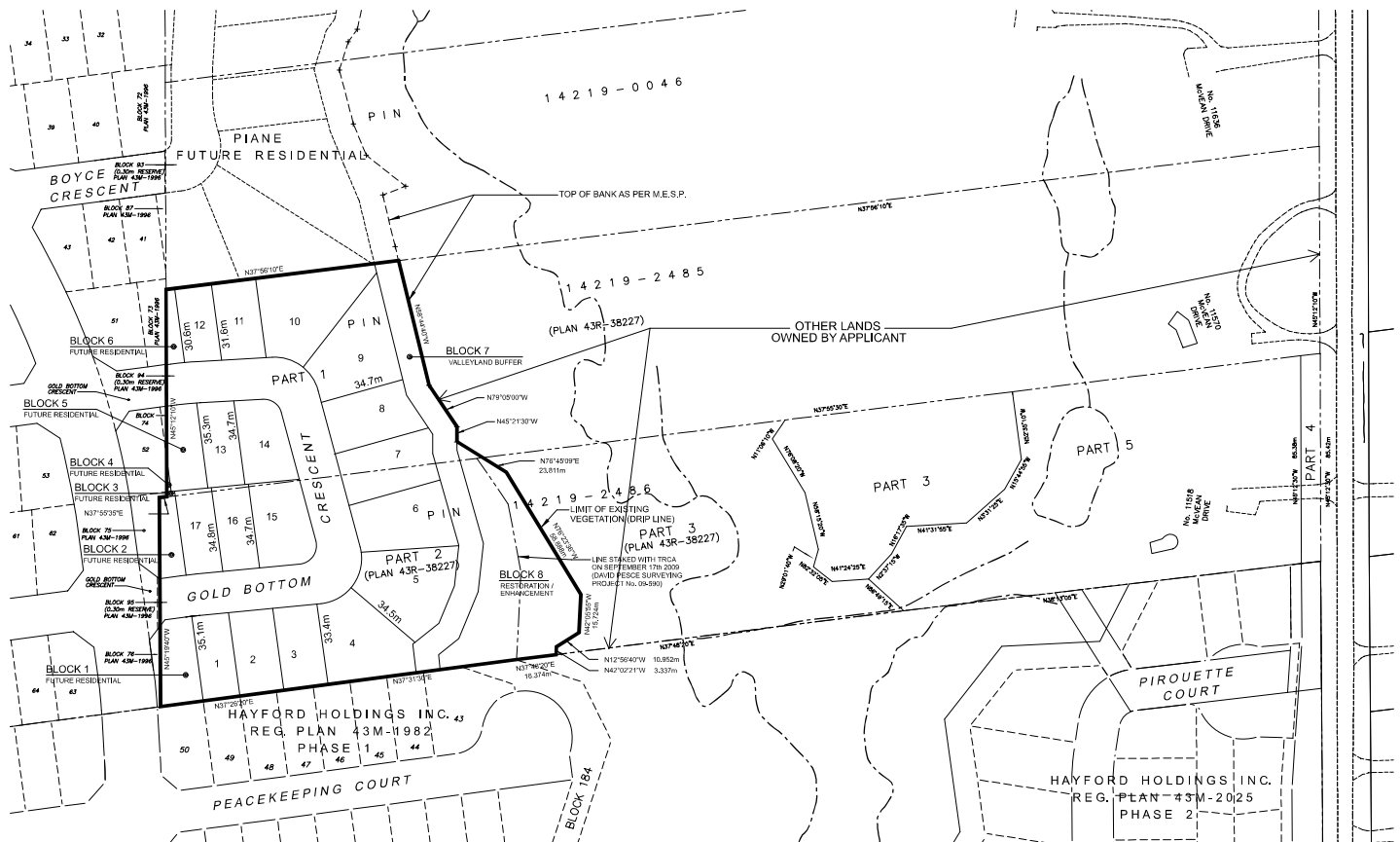
Richard Forward, MBA, M. Sc., P. Eng.  
Commissioner  
Planning, Building & Economic  
Development Department

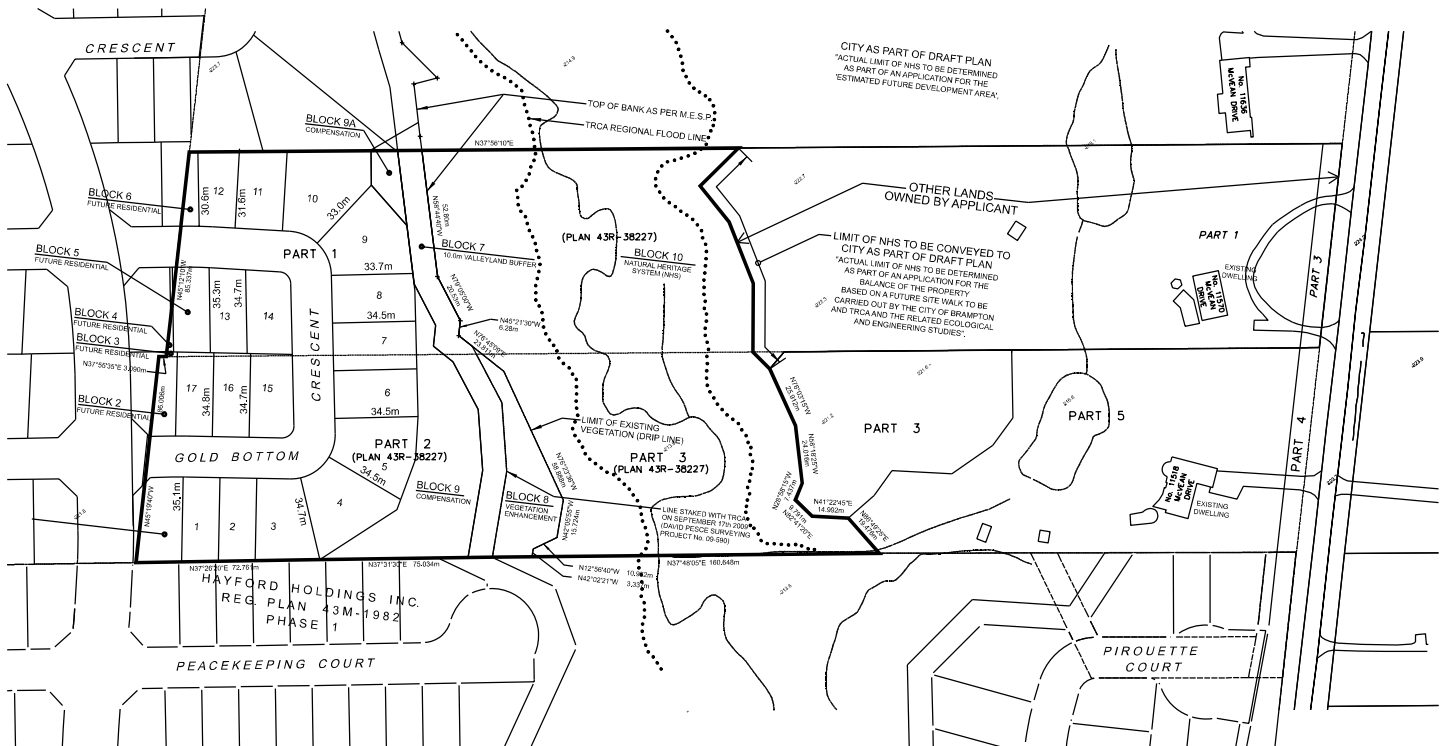
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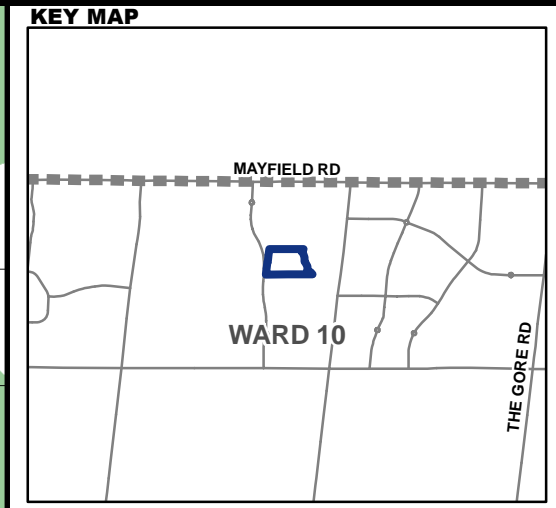
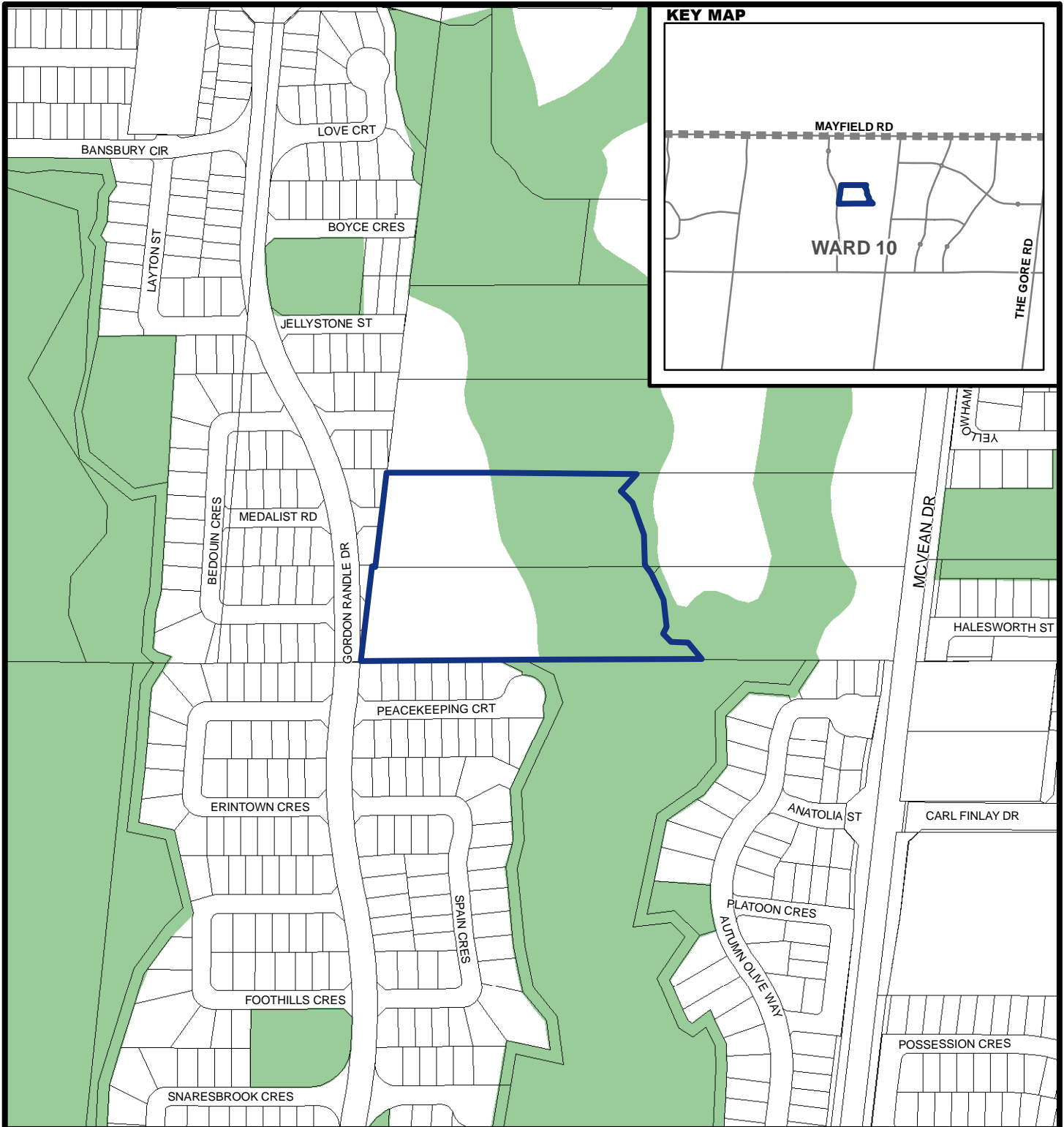
David Barrick  
Chief Administrative Officer

### **Attachments:**

Appendix 1: Draft Plan of Subdivision (Original)  
Appendix 1A: Draft Plan of Subdivision (Revised)  
Appendix 2: Location Map  
Appendix 3: Official Plan Designations  
Appendix 4: Secondary Plan Designations  
Appendix 5: Zoning Designations  
Appendix 6: Aerial & Existing Land Use  
Appendix 7: Heritage Resources  
Appendix 8: Propane Facilities  
Appendix 9: Block Plan Designations  
Appendix 10: Detailed Planning Analysis  
Appendix 11: Results of the Public Meeting  
Appendix 12: Correspondence Received  
Appendix 13: Results of Application Circulation  
Appendix 14: Zoning By-law Amendment  
Appendix 15: Conditions of Draft Approval

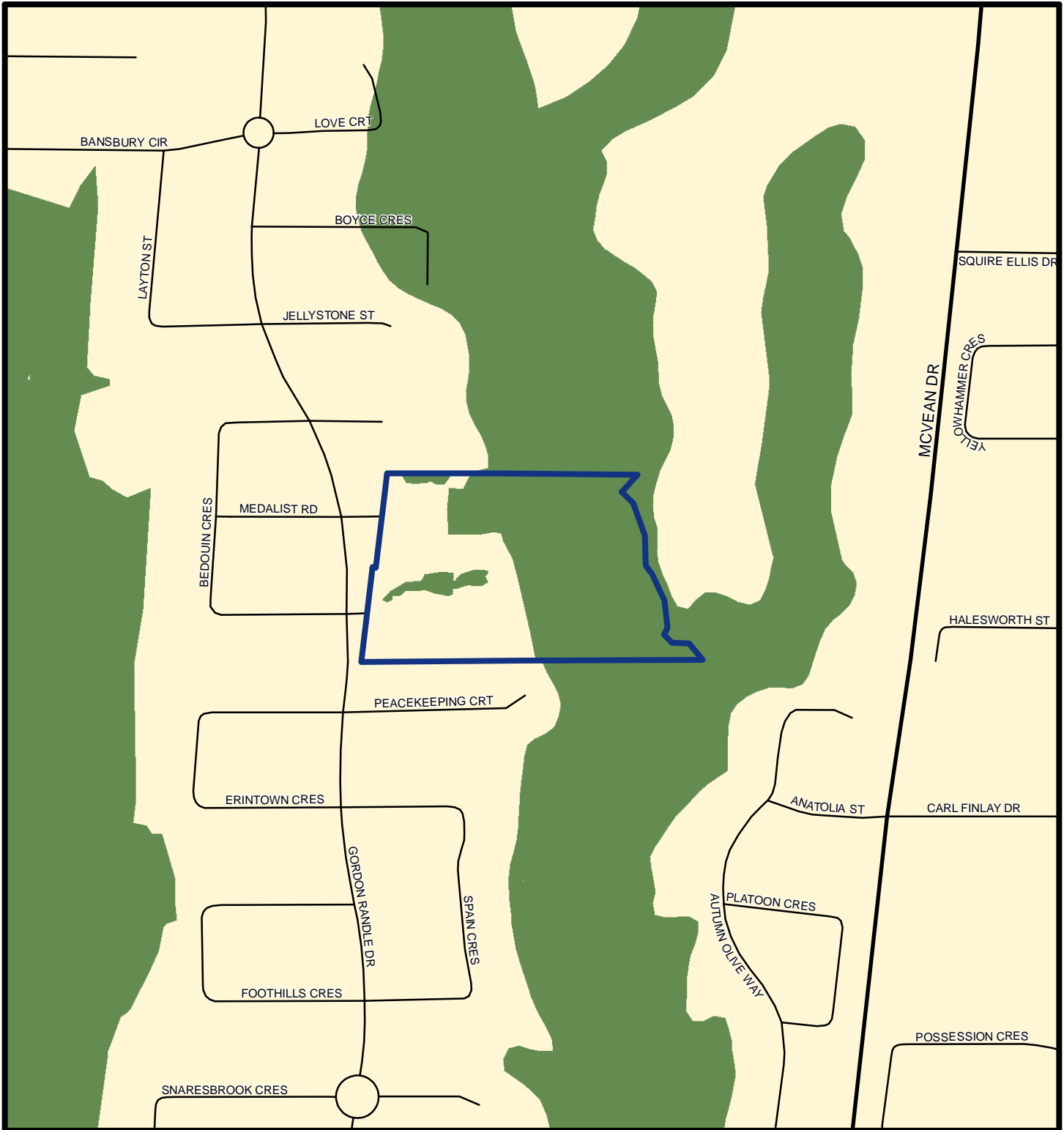






- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE

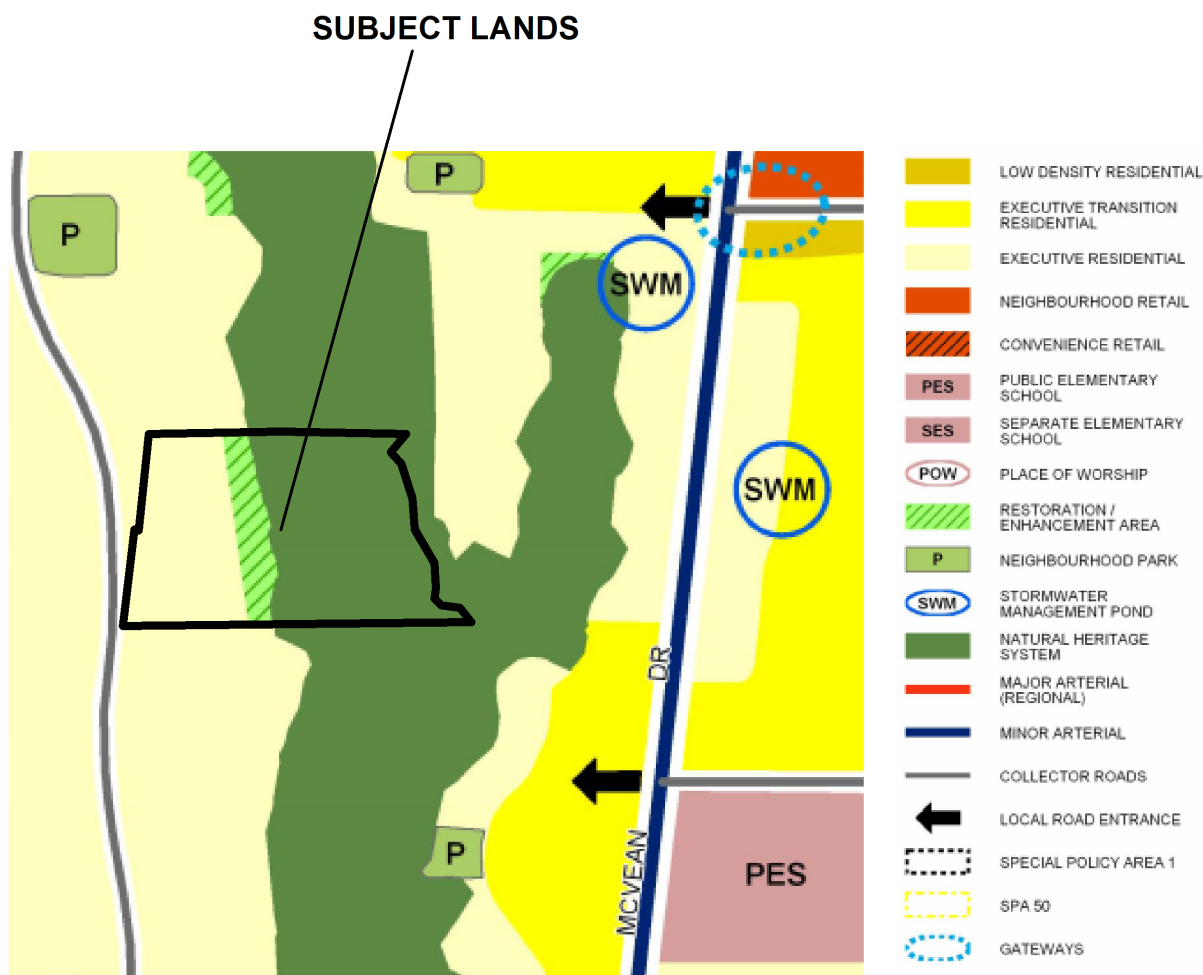




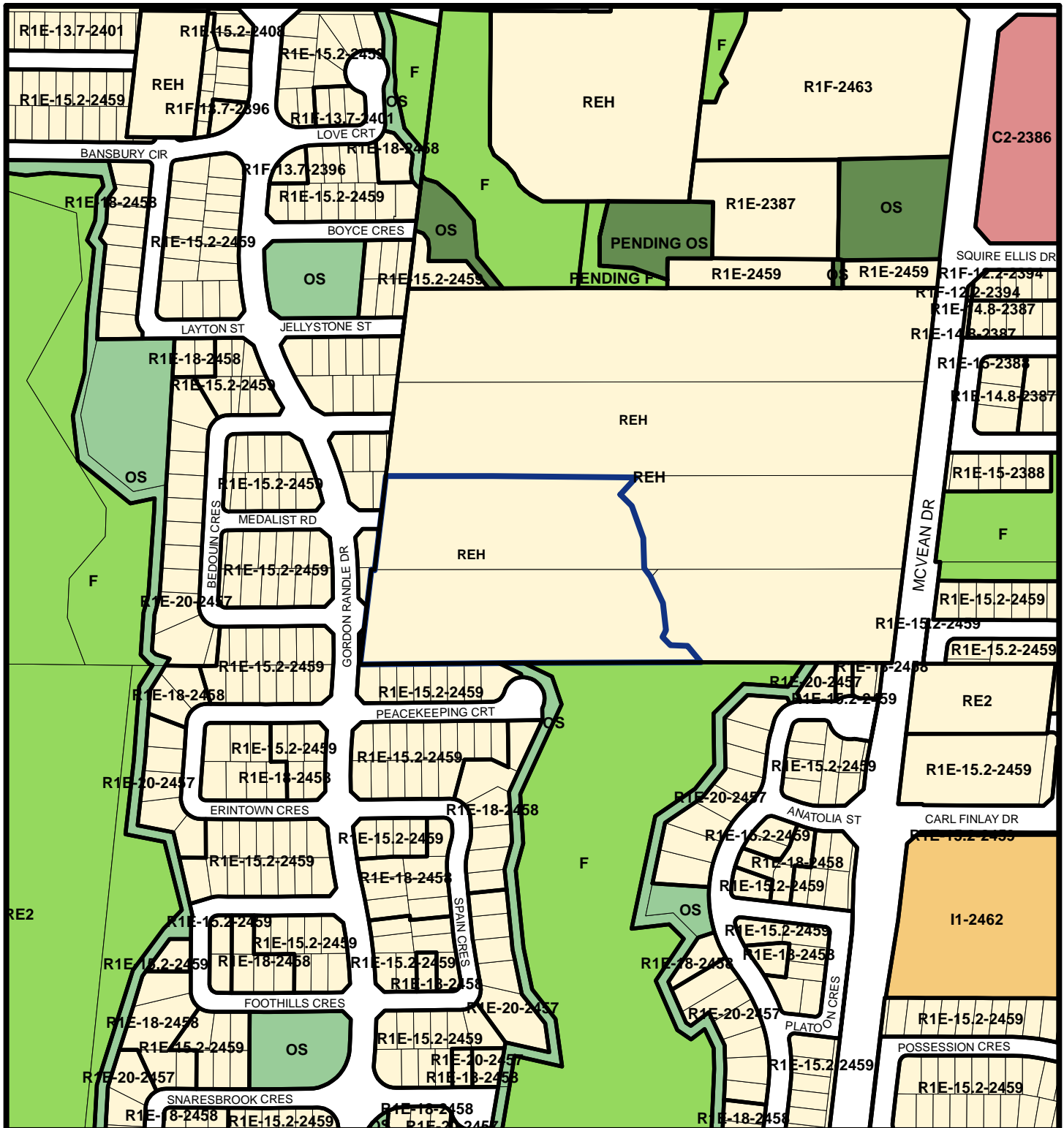
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN









- SUBJECT LAND
- OPENSOURCE
- RESIDENTIAL
- ESTATE RESIDENTIAL





EXTRACT FROM SCHEDULE SP50(A) OF THE DOCUMENT KNOWN AS THE VALES OF HUMBER SECONDARY PLAN



-  ZONING MULTIPLE EXPORT   
  RESIDENTIAL   
  OPEN SPACE  
 ZONING DISSOLVE EXPORT   
  COMMERCIAL   
  FLOODPLAIN  
 SUBJECT LAND   
  INSTITUTIONAL



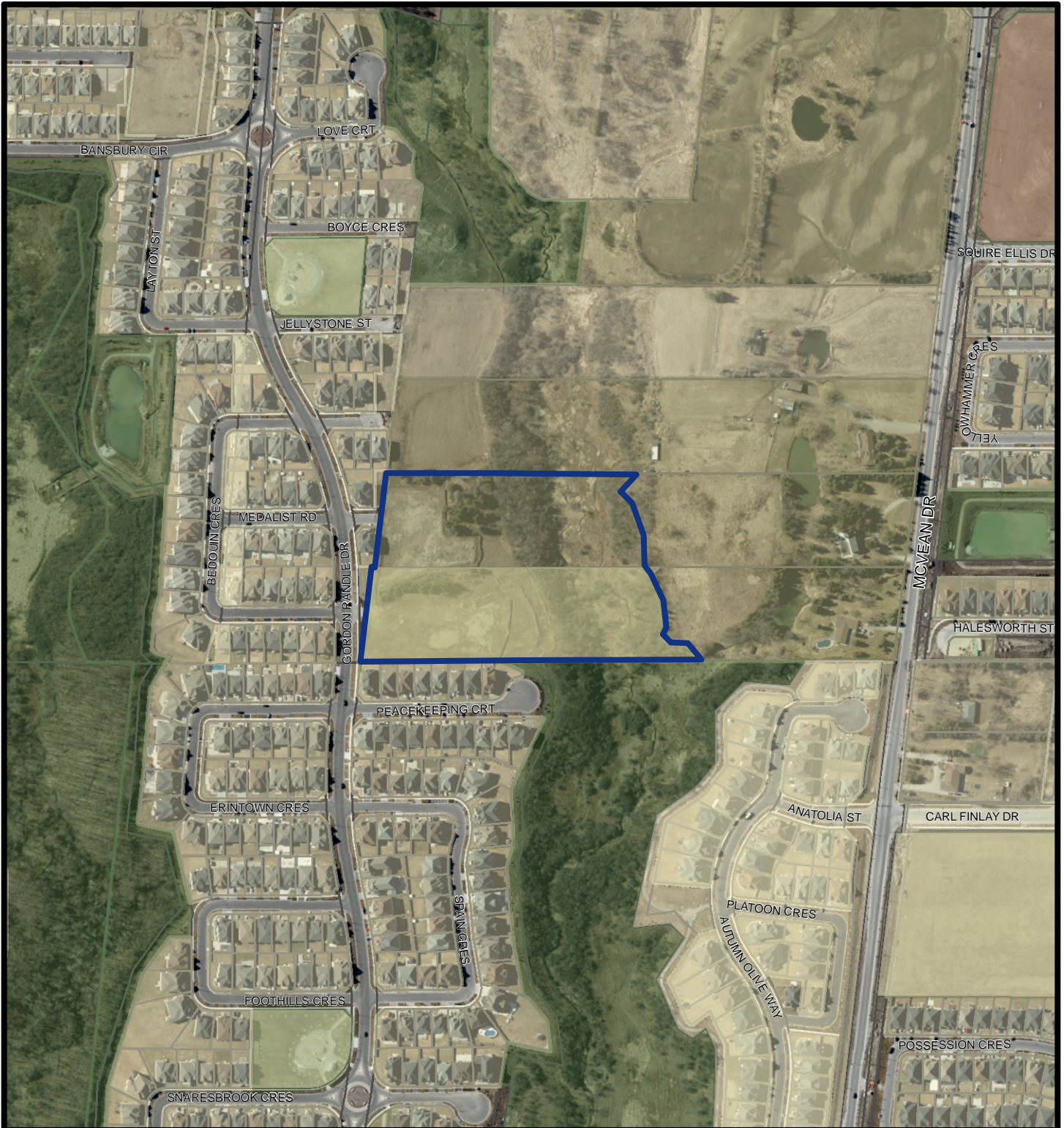
**APPENDIX 5  
ZONING DESIGNATIONS  
CANDEVCON LIMITED  
2185715 ONTARIO INC.**

A scale bar with markings for 0, 50, and 100 metres. The bar is divided into two equal segments, each representing 50 metres.

Author: ckovac  
Date: 2020/11/02










Page 261 of 599  
CITY FILE: C08E17.012





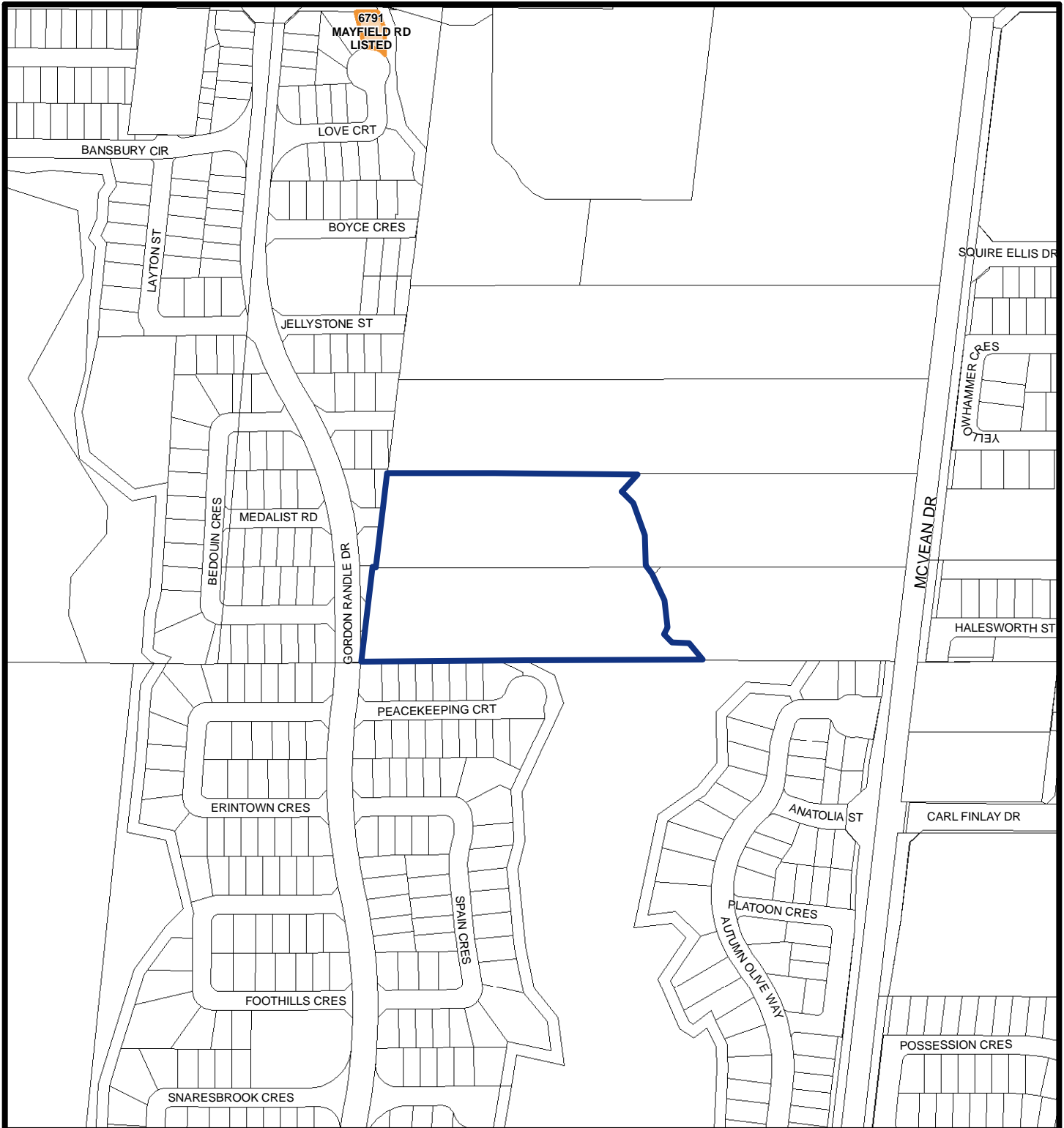
AERIAL PHOTO DATE: SPRING 2020




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	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				

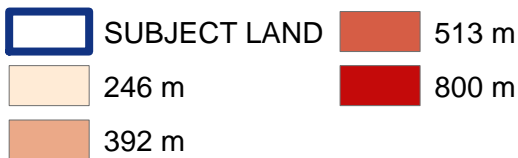
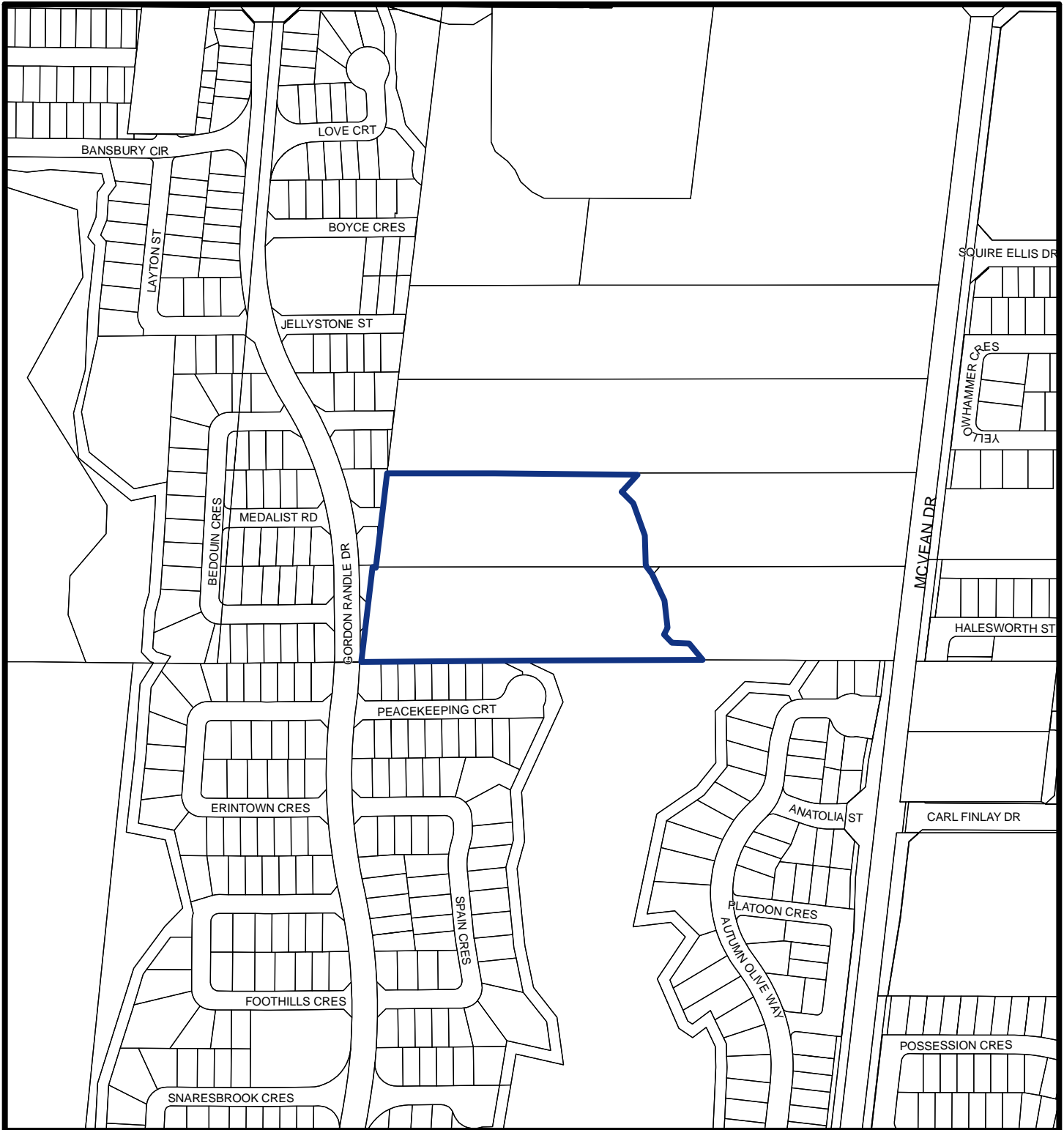




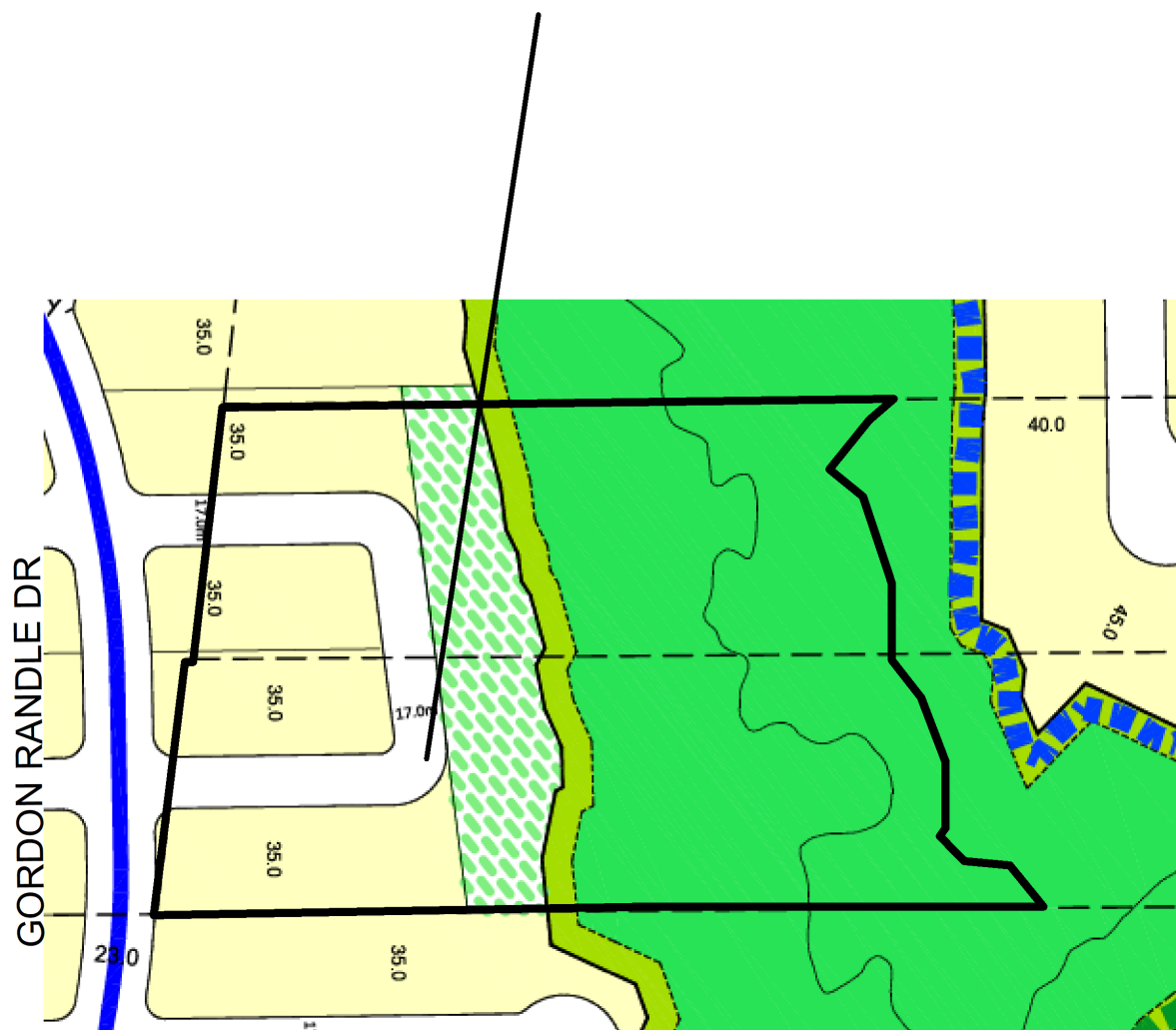


- |  |              |   |                                 |
|--|--------------|---|---------------------------------|
|  | SUBJECT LAND |  | HERITAGE PROPERTIES OUTSIDE 50M |
|  | CITY LIMIT   |  | HERITAGE PROPERTIES WITHIN 50M  |





## SUBJECT LANDS



EXTRACT FROM BLOCK PLAN 50-1 KNOWN AS THE VALES OF HUMBER BLOCK PLAN



**DETAILED PLANNING ANALYSIS  
CITY FILE NUMBER: C08E17.012 & 21T-19009B**

The proposal has been reviewed and evaluated against the Planning Act, the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposal has also been reviewed and evaluated against the Region of Peel Official Plan, the City of Brampton's Official Plan, Vales of Humber Secondary Plan, Vales of Humber Block Plan and Zoning By-law 270-2004.

**Planning Act**

The development proposal has regard for the following matters of provincial interest as set out in Section 2 of the Planning Act:

*Section 2(a) – The protection of ecological systems, including natural areas, features and functions;*

The rezoning and draft plan of subdivision application protects ecological systems (including natural areas, features and functions) by providing a Valleyland Buffer between the proposed residential development and Natural Heritage System on the site.

*Section 2(j) – the adequate provision of a full range of housing;*

The proposal increases the supply of upscale executive housing in the City to attract business executives to live and work in Brampton. The proposal includes single detached dwellings with a minimum lot width of 15 metres that is consistent with the adjacent lots.

*Section 2(p) - The appropriate location of growth and development.*

The applications also represent an appropriate location of growth and development as the proposed low density use is sensitive to the adjacent Natural Heritage System and consistent with the permitted uses in the Secondary Plan.

The Draft Plan of Subdivision application has regard for the following matters as set out in Section 51(24) of the Planning Act:

*Section 51 (24) - In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

*(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed detached houses will contribute to a mix of residential types in addition to providing open space on the site that is compatible with other residential uses located near the site. The zoning by-law amendment and proposed plan of subdivision application does not conflict with matters of provincial interest.

*(b) whether the proposed subdivision is premature or in the public interest;*

The proposed subdivision application is in the public interest because it will provide housing within the City.

*(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The subject lands are designated “Residential” and “Open Space” in the Official Plan. The lands are also located in Area 4A, Vales of Humber Secondary Plan on Schedule A1, Upscale Executive Housing Special Policy Areas in the City of Brampton’s Official Plan. The proposed application generally conforms to the intent of these designations and applicable policies. An Official Plan Amendment is not required.

The application also conforms to adjacent plans of subdivisions as the proposed homes are compatible with houses located in the existing residential neighbourhood. The proposed lot pattern and lot sizes are also similar to other existing residential subdivisions located near the site.

*(d) the suitability of the land for the purposes for which it is to be subdivided;*

The proposed application is suitable for the purposes for which it is to be subdivided as stormwater management, water and sanitary servicing has been assessed and determined through the preparation of a Functional Servicing Report.

The existing watermain and sanitary sewer will be extended along Gold Bottom Crescent and storm drainage will be coordinated through an existing storm sewer located near the site.

*(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

Access to the proposed residential development will be provided from Gold Bottom Crescent. Traffic Services Staff have confirmed that the applicable design requirements have been demonstrated and provided draft plan approval.

*(f) the dimensions and shapes of the proposed lots;*

The lot dimensions and shapes contemplated in the proposed application are appropriate and similar to surrounding residential subdivisions.

*(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

A draft Zoning By-law Amendment (Appendix 14) has been submitted that identifies restrictions on the land proposed to be subdivided and structures proposed to be erected on it.

Appropriate restrictions will also be included as a condition of the subdivision application.

*(h) conservation of natural resources and flood control;*

There is a Natural Heritage System (Block 10) on the subject lands that makes up a portion of the site. A 10 metre Valleyland Buffer has been provided between the proposed residential development and the Natural Heritage System to reduce impacts.

*(i) the adequacy of utilities and municipal services;*

A Functional Servicing Report has been prepared in support of the Zoning By-law Amendment and proposed plan of subdivision application that identified available servicing for the site. Staff are satisfied with the findings of this report.

*(j) the adequacy of school sites;*

The proposed application was circulated with the Dufferin Peel Catholic District School Board and Peel District School Board. No concerns were noted with the adequacy of school sites.

*(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and*

The Natural Heritage System on the subject lands will be conveyed to the City.

Staff is satisfied that the application for approval of a draft plan of subdivision is in compliance with the matters of provincial interests as set out in the Planning Act.

### **Provincial Policy Statement**

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Planning Act. The Zoning By-law Amendment application and Plan of Subdivision are consistent with the Provincial Policy Statement. Conformance with the policy is discussed below:

*Section 1.1.1 Healthy, livable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; and*
- h) promoting development and land use patterns that conserve biodiversity.*

The proposed development represents an efficient use of the vacant site. The proposal is comprised of seventeen detached homes, four future residential lots as well as Valleyland and Natural Heritage System that will be conveyed to the City.

The proposed detached houses will contribute to a mix of residential types in addition to providing open space on the site that will be conveyed to the City.

The proposed residential development also meets long term needs and avoids development patterns that may cause environmental concerns by adding a 10.0 metre Valleyland Buffer between the development and the Natural Heritage System.

The Valleyland Buffer also helps to facilitate the protection and preservation of the Natural Heritage System including its biodiversity.

*Section 1.1.3.1 Settlement areas shall be the focus of growth and development.*

This property is located within a settlement area that is identified in provincial and municipal planning documents.

*Section 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion*

The proposed development efficiently uses land and resources to provide residential uses as well as protection of the Natural Heritage System that is also located on the site.

*2.1.1 Natural features and areas shall be protected for the long term.*

*2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

The proposed development protects natural features and areas by providing a Valleyland Buffer (Block 7) as well as Compensation (Block 9 and 9A) between the development and the Natural Heritage System.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications are consistent with the policies of the Provincial Policy Statement.

### **Growth Plan for the Greater Golden Horseshoe (2019)**

The Growth Plan for the Greater Golden Horseshoe provides policy to plan for the accommodation and direction of growth in a manner that fosters the development of complete communities. The proposed application conforms to the applicable policies of the Growth Plan for the Greater Golden Horseshoe as follows:

*2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*

*a) supports the achievement of complete communities;*

The subject lands are a Designated Greenfield Area and located outside the Built Boundary (Schedule 1 - City Concept of the City of Brampton Official Plan). The site is also identified as an Executive Housing Special Policy Area and located within the Vales of Humber Secondary Plan.

The Vales of Humber Secondary Plan provides policies regarding land use patterns, transportation network, a Natural Heritage System and other items that promote sustainable development and complete communities. The proposal conforms to the Official Plan policies for the subject lands.

*2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper-and single-tier municipality is as follows:*

a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve



within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

The proposed development will assist in meeting this target set by the Region of Peel.

*4.2.2.1 A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017*

*4.2.2.3 Within the Natural Heritage System for the Growth Plan:*

*a) new development or site alteration will demonstrate that:*

*i. there is no negative impacts on key natural heritage features or key hydrologic features or their functions*

*4.2.2.4 Provincial mapping of the Natural Heritage System for the Growth Plan does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, the policies in this Plan that refer to the Natural Heritage System for the Growth Plan will apply outside settlement areas to the natural heritage systems identified in official plans that were approved and in effect as of July 1, 2017.*

*4.2.2.6 Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:*

*a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and*

*b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

Natural Heritage Features on the site are protected through the City of Brampton Official Plan and the Vales of Humber Secondary Plan which provides policies regarding the protection of these features.

A 10.0 metre Valleyland Buffer is proposed on the site between the proposed development and the adjacent Natural Heritage System. This will assist in the reduction of impacts on the key natural heritage features.

## **Region of Peel Official Plan**

The Region of Peel Official Plan provides a strategic policy framework to ensure planning occurs in a manner that protects the environments, manages resources, and directs growth efficiently. The subject application is within the Urban System as

established in the Regional Official Plan. The proposal is in conformity with the Regional Official Plan, including but not limited to the following policies:

*2.5.2.1 Promote a wide range of environmental enhancement and restoration opportunities.*

*2.5.2.6 Support and encourage all efforts, including those of the area municipalities and conservation authorities, in restoring and enhancing components of the Greenlands Systems.*

The proposal will maintain and enhance the existing natural heritage features on the site through the provision of a buffer and enhancement and restoration areas as shown on draft plan.

*5.3.1.1 To conserve the environmental and resource attributes of the region.*

*5.3.1.2 To achieve sustainable development within the Urban System.*

The proposed application is located within the “Urban Systems” designation in the Region of Peel Official Plan. The application is consistent with sections 5.3.1.1 and 5.3.1.2 by proposing a residential development that is buffered from the adjacent Key Natural Heritage System feature also located on the site.

*5.5.4.1.1 To optimize the use of designated greenfield area.*

The subject lands are identified as a Designated Greenfield Area on Schedule D4 of the Region of Peel Official Plan. The proposal optimizes the use of designated greenfield area to provide seventeen detached lots as well as protecting the adjacent Natural Heritage System on the site.

*5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.*

The proposed residential development will create seventeen detached houses that will contribute to the range and mix of housing types, densities, sizes and tenure in the Region of Peel.

### **City of Brampton Official Plan**

The property is designated “Residential” and “Open Space” in the City of Brampton Official Plan. Lands within the “Residential” designation may be used for predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. A variety of complementary uses are also permitted. Lands within the “Open Space” designation are part of the City’s open space

system and consist of both natural and cultural heritage as well as recreational open space features.

The subject lands are located in Area 4A, Vales of Humber Secondary Plan on Schedule A1, Upscale Executive Housing Special Policy Areas in the City of Brampton's Official Plan. "Upscale Executive Housing" is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities.

The proposal generally conforms to the "Residential" and "Open Space" designation of the Official Plan and an amendment is not required.

The Official Plan policies that are applicable to this application are provided below:

*2.1.b. Conserve and protect the City's natural heritage system and quality of life through sustainable development practices, sound natural hazard management, and a systems-based ecosystem approach to land-use planning and development.*

*2.4.3c) Conserve and protect the long term ecological function and biodiversity of the natural heritage system.*

A portion of the subject lands is a Natural Heritage System. The portion of the site that includes natural heritage features will be conveyed to the City. A 10 metre Valleyland Buffer has been provided between the proposed residential development and the Natural Heritage System to reduce impacts.

Private uses will not be permitted on the Natural Heritage System adjacent to the proposed site and there will be no access from the proposed development to these lands.

*3.2.2.2 Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.*

The subject lands are identified as a Designated Greenfield Area (Schedule 1 – City Concept) and located outside the Built Boundary. The proposed development contributes to the fulfillment of this target by proposing a low-density development that will reduce impacts to the adjacent Natural Heritage System on the site.

*4.2 (b) Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes;*

*4.2.1.1 The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single*

*detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.*

The proposed single detached homes are consistent with the dwelling types permitted in the Residential designation. The proposed homes are compatible with houses located in adjacent existing residential neighbourhood.

The proposed lot pattern and lot sizes are similar to that of the existing residential developments nearby.

*4.2.1.15 (ii) Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;*

*4.2.1.15 (vii) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.*

An adequate buffer has been identified by the TRCA and City Staff that will be conserved from development including private uses.

*4.2.2.1 The Upscale Executive Housing Special Policy Areas designated on Schedule "A1" are areas considered to include appropriate characteristics to accommodate successful upscale executive housing areas in accordance with the related principles and standards specified in this section.*

*4.2.2.2 The following detailed principles and standards shall, as much as practicable, be incorporated into the secondary plan level and tertiary plan level designs of upscale executive housing areas:*

*(i) These communities will be planned abutting or close to natural heritage and man-made features such as valleys, woodlots, golf courses and areas of rolling or unique topography. The communities shall be designed to contribute to the features, functions and linkages of the open space system, and both the design and the open space system shall combine to define the special character of the community;*

*(iii) The minimum lot frontage for single detached homes in these communities is 15 metres (50 feet) and minimum residential floor areas may be established, where appropriate;*

The proposal is consistent with the development standards envisioned for Upscale Executive Housing area. The proposed seventeen detached dwellings have frontages of 15.2 metres and 19.8 metres which meet the minimum lot frontage requirement stated in Section 4.2.2.2.

### **Vales of Humber Secondary Plan (Area 50)**

The subject land is designated “Executive Residential”, “Restoration/Enhancement Area” and “Natural Heritage System” in the Vales of Humber Secondary Plan (Area 50) and the Vales of Humber Block Plan (BP50). The proposed development adheres to the policies of the Vales of Humber Secondary Plan.

*4.2.1 Identify, establish and protect a sustainable natural heritage system that incorporates integrates and connects natural features and functions to create a healthy, ecologically diverse Natural Heritage System.*

*4.2.2 Establish Restoration Areas as part of the Natural Heritage System as compensation/mitigation for the loss of natural features that would have been part of the Natural Heritage System.*

*4.2.3 Restore, enhance, manage and monitor the diversity and connectivity of natural features and their long-term ecological functions to ensure a healthy Natural Heritage System, as part of creating complete and compact community in accordance with the policies of the Provincial Growth Plan.*

*4.2.5 Ensure new development will be efficient, environmentally responsible, diverse and well balanced, to support the natural environment.*

A Natural Heritage System has been identified, established and protected on the subject lands through the provision of a 10 metre Valleyland Buffer that separates the residential development from this feature.

*4.2.10 Create land use patterns that complement and integrate enduring built-form elements, enhance and integrate the Area’s natural heritage system, and contribute to achieving superior, upscale executive neighbourhoods.*

The proposed development will help to complete the neighbourhood fabric by continuing a similar lotting pattern as the residential developments located to the south and east of the site. This application also enhances and integrates the Natural Heritage System on the subject lands by providing a Valleyland Buffer to reduce impacts from the proposed residential development. Pursuant to the Conditions identified by Parks Planning Staff, the Natural Heritage System block will include multi-use trails and associated active transportation infrastructure.

*5.1.1.8 Residential lots adjacent to the Natural Heritage System shown on Schedule SP50(a) shall be shaped, oriented, and developed in a manner that is compatible with and complementary to the Natural Heritage System.*

Staff in coordination with the TRCA are satisfied that the proposed residential development will be done in a responsible manner that protects the adjacent Natural Heritage System also located on the site.

*5.1.2.1 Lands within the “Executive Residential” designation shall be developed with a variety of wide frontage (50-80 foot) single detached lots. In addition, the secondary plan has been designed to accommodate anchor lots, defined as measuring 21 metres (70 feet) or greater in frontage, in appropriate locations. The criteria for the location and distribution of anchor lots will be set out in the approved Community Design Guidelines.*

The Zoning By-law Amendment and Plan of Subdivision application contemplate the development of seventeen detached units on lots, which range in width from 15.2 metres (50 feet) and 19.8 metres (65 feet). This is consistent with the policy regarding minimum frontage of single detached lots.

*5.1.2.3 In areas designated “Executive Residential” on Schedule SP50 (a), the following policies will apply:*

*i) a maximum density of 14.5 units per net residential hectare (6 units per net acre) for the lands designated “Executive Residential”;*

*ii) a minimum lot width of 15.2 metres (50 feet); and*

*iii) the secondary plan will generally be designed for a minimum lot depth of 35 metres (115 feet), however, the City will permit lot depths less than 35 metres (115 feet) where there are lotting constraints.*

The proposal conforms with the maximum density target identified in Section 5.1.2.3 (i).

Consistent with Section 5.1.2.3 (ii) and 5.1.2.3 (iii), the detached lots proposed for this application meet the minimum lot width of 15.2 metres and generally have lot depths of 35 metres.

*5.3.2.1 The “Natural Heritage System” designation shown on Schedule SP50(a) is comprised of Valleylands, Watercourse Corridors, Wetlands, and Woodlands and associated buffers, setbacks and linkages, and Restoration Areas that collectively contribute to the ecological integrity of the West Humber River watershed, as identified in the MESP. The NHS, including buffers, setbacks and linkages, shall be conveyed to the City in a condition satisfactory to the municipality.*

As outlined further in Appendix 15 (Conditions of Draft Approval), the Natural Heritage System will be conveyed to the municipality.

*5.4.1.1 It is the intent of this secondary plan to establish an open space network which is inter-connected and forms a fundamental element of the Vales of Humber community. It is intended that the green space corridors, comprising elements of the parks and open space system will form part of the community structure.*

Parks Planning staff have requested that the applicant, prior to registration of the draft plan of subdivision, submit an Urban Design Brief that includes a Linkage, Connections and Circulation Plan (Appendix 15, Park Planning & Development Condition 6). A Linkage, Connections and Circulation Plan is requested to identify all active transportation components proposed including multi-use trails within the proposed Natural Heritage System block. The Brief will also assess the feasibility of the conceptual alignment of the multi-use path shown within the 'Vale of Humber' Block Plan 50.

### **Block Plan – The Vales of Humber**

The lands are located within the Vales of the Humber Block Plan. A Block Plan provides further details to a Secondary Plan. Within the Block Plan, the lands are identified as being "Executive Residential", "Natural Heritage System", "Buffer", and "Restoration Area".

The proposed development includes the land uses as identified within the Block Plan.

The land uses within the Block Plan provide additional design criteria that will be evaluated through the detailed design. The applicant is required to adhere to the architectural and landscape details within the approved Community Design Guidelines.

### **City of Brampton Zoning By-law 270-2004, as Amended**

The property is currently zoned "Residential – Rural Estate Holding (REH)" by By-law 270-2004, as amended. Residential – Rural Estate Holdings (REH) permits single detached dwellings and requires a minimum lot width of 45 metres.

The proposed Zoning By-law Amendment (Appendix 14) includes two site-specific residential zones. Residential Single Detached (R1E-15.2-3533), Residential Single Detached (R1E-19.8-3534) as well as Open Space (OS) and Floodplain (F) to implement the built form objectives of the contemplated development while protecting applicable lands for flood and erosion control

The site-specific zoning sets standards for the proposed development including lot widths of 15.2 metres (R1E-15.2-3533) and 19.8 metres (R1E-19.8-3534), a maximum height of 13 metres as well as other development standards relating to permitted

projections of select type of windows, porches, balconies, decks and landings associated with a balcony or deck,

The Zoning By-law Amendment also includes provisions permitting eaves and cornices to encroach into the minimum building or structure setback to a daylighting triangle/rounding and providing a calculation to determine the lot width of a corner lot.

### **Technical Requirements**

#### **Planning Justification Report**

The Planning Justification Report prepared by Candevcon Limited dated November 30, 2018 and revised on September 9, 2020, was submitted to the City in support of the application. The document provides the rationale for the development, and outlines how the proposal aligns with provincial and municipal policy.

The report concludes that the application complies with the Provincial Policy Statement, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, the Vales of Humber Secondary Plan and Vales of Humber Block Plan (BP50). Staff has reviewed the report and is satisfied with the justification provided by the applicant.

#### **Noise Report**

A Noise Report was prepared by Candevcon Limited and dated November 30, 2018.

The Noise Control Feasibility Study was prepared to investigate the potential noise impacts on the proposed residential subdivision and to provide recommendations on noise control measures.

The report recommends measures including a 2 metre acoustic fence and forced air heating with provision for central air conditioning for Blocks 1, 2 and 4 to mitigate traffic noise from Gordon Randle Drive. Warning clauses were also recommended for inclusion in the Purchase and Sales Agreements. Lots 1 to 17 as well as Blocks 5 and 6 did not require any noise mitigation measures. Engineering staff has reviewed the report and are satisfied with the recommendation.

#### **Functional Servicing Report**

A Functional Servicing Report was prepared by Candevcon Limited and dated November 30, 2018 and updated December 20, 2019 to provide preliminary servicing and stormwater management facility designs

The reports concludes that to provide water and sanitary servicing for the proposed development, the existing watermain and sanitary sewer will be extended along the Gold Bottom Crescent.



Storm drainage will be facilitated through existing storm sewers on Gold Bottom Crescent to a stormwater management pond that was previously built as part of another Plan of Subdivision located south of the site at Gordon Randle Drive and Countryside Drive. Rear yard swales will also be connected to rear lot catch basins to enable drainage from the lots as well so that the rear of the lots drain directly into the adjacent valleyland.

Public Works and Engineering Staff have reviewed the reports and found it satisfactory to support the proposed development.

### **Stage 1 and 2 Archaeological Assessment**

A Stage 1 & 2 Archaeological Assessment was prepared by The Archaeologists Inc. on July 20, 2017.

A Stage 1 background study was done to gather information on the site's history, previous archaeological fieldwork and existing conditions to evaluate the property's archaeological potential.

A Stage 2 property assessment was done to document all archaeological resources and assess if any archaeological resources needed further evaluation. Stage 2 property assessment did not result in any archaeological resources being identified. As such, no further archaeological assessment is required.

Heritage Staff have reviewed the archaeology assessment as well as the Ministry of Tourism, Culture and Sport letter and provided their clearance on February 25, 2019.

### **Scoped Environmental Impact Study**

A Scoped Environmental Impact Study was prepared by the Palmer Environmental Consulting Company on November 12, 2019.

The proposed development calls for the removal of three tree groupings belonging to the Coniferous Plantation (CUP3) vegetation community. The removal of these tree groupings will be mitigated through the provision of planting an equivalent area along boundary of the Natural Heritage System and associated 10 meter buffer. This approach aligns with the recommendations of the Vales of Humber Phase 2 Master Environmental Servicing Plan (MESP). Additional enhancement planting will be undertaken within the valley. These mitigation measures will provide for the long-term ecological enhancement of the Natural Heritage System. The report found that with the implementation of the mitigation measures and agency consultation, the proposed development will have no negative impacts to the natural environment.

Environmental Planning Staff have reviewed the Environmental Impact Study and are satisfied with this report.

## **Geotechnical Investigation**

A Geotechnical Investigation was prepared by WSP in September 2017 in support of the application. This document describes the soil conditions and design recommendations for the proposed residential subdivision.

### **Phase 1 ESA and Phase 2 ESA**

A Phase 1 and 2 Environmental Assessments were prepared by WSP on February 2018. The findings concluded that the site is suited for residential development.

The findings of the Phase 1 Environmental Site Assessment were that there are current and historical potential contaminating activities (PCA) which could affect the environmental condition of the site and a Phase Two ESA is required.

The Phase 2 Environmental Site Assessment confirmed that all soils and groundwater investigated had met the applicable standards and no further investigation is needed. The report also recommended that as Record of Site Condition may be filed and that all monitoring wells should be decommissioned in accordance with the applicable regulations when no longer required.

Both Environmental Site Assessments in addition to the Feasibility Noise Report and Functional Servicing Report were to be addressed prior to draft plan approval. Engineering Staff have reviewed these documents and provided draft plan approval for the application (Appendix 15).

### **Sustainability Score and Summary**

The applicant has completed a Sustainability Assessment and Summary for the measures the sustainability of the proposed development. The proposal achieves an overall sustainability score of 29 points that satisfies the City's Bronze threshold. A score of 29 points is the minimum score required for a Plan of Subdivision application. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of this development during the detail design stage.

**Results of Public Meeting (June 8, 2020)**  
**C08E17.012 & 21T-19009B**

**Members Present via Electronic Participation:**

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor R. Santos – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor G. Dhillon – Wards 9 and 10  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8  
City Councillor H. Singh – Wards 9 and 10

**Members Absent:** nil

**Staff Present:**

D. Barrick, Chief Administrative Officer  
**Planning and Economic Development:**  
R. Forward, Commissioner  
A. Parsons, Director, Development Services  
R. Conrad, Director of Building, and Chief Building Official  
Yin Xiao, Development Planner  
Kelly Henderson, Development Planner  
Rob Nykyforchyn, Development Planner  
Cynthia Owusu-Gyimah, Development Planner  
Dan Watchorn, Development Planner  
**City Clerk's Office:**  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

**Note:** In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., and adjourned at 8:32 p.m.

There were no members of the public who had pre-registered delegations for this meeting.

The following issues were raised by the Public through correspondence received for this application:

#### Missing Information about the Proposal

##### *Issue:*

A resident noted that there is information missing from the file, and it is important to know in the preparation of their response for the June 8 Planning & Development Committee meeting. They asked why the lot depth was mentioned but not the lot width.

##### *Response:*

Staff provided a link to the City of Brampton Planning website that provides further details about the proposed development.

#### Process for Zoning By-law or Official Plan Amendment Applications

##### *Issue*

In an additional correspondence from the same resident, further questions were asked including what the initial/original plan was. They also asked what the city process for amendment applications is and shared the following points for what they believe is the process:

1. If it is legitimate and make sense.
2. All the required information has been provided or something is missing
3. What type of area was it?
4. Initial sale/marketing advertisement provided to existing home owners

##### *Response:*

Staff explained what is proposed to be built by the developer (ie. Detached homes) and why a zoning amendment is required to permit the envisioned development.

The city process for a zoning by-law amendment application includes providing a formal notice of complete application, circulating it with departments for comments as well as preparing information report to discuss technical considerations. This stage would evaluate the proposed application against items noted by the resident including the type of area and if it is suitable. Staff then report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation once the application has been circulated and evaluated further.

#### Scheduling

*Issue:*

The resident requested that the meeting be cancelled until more details are provided on the proposed amendment application.

*Response:*

The scheduling of meetings are done in coordination with the City Clerk's Office and if any changes are requested, City Clerk Staff are to be contacted at the email and phone number noted on the Public Notice.

**Correspondence Received  
C08E17.012 & 21T-19009B**

## Sidhu, Tejinder

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**From:** R Saini < >  
**Sent:** 2020/05/28 10:34 AM  
**To:** Owusu-Gyimah, Cynthia  
**Subject:** Re: [EXTERNAL]Fw: Incomplete information City File #: C01E17.012 & 21T-19009B, 11570 McVean Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks Cynthia for your reply i have checked <https://www.brampton.ca/en/online-services/search/Results.aspx?k=C01E17.012%20%26%2021T-19009B>

Below information is missing from the file, this is very important information in preparing our response for the meeting

Why width of the lot is not mentioned? only depth is mentioned

Thanks  
Rajeev

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**From:** Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>  
**Sent:** Thursday, May 28, 2020 10:03 AM  
**To:** R Saini < >  
**Subject:** RE: [EXTERNAL]Fw: Incomplete information City File #: C01E17.012 & 21T-19009B, 11570 McVean Drive

Hi Rajeev,

The subject lands are designated to be developed with single detached houses in the City's Official Plan. The amendment the applicant is proposing is to change the zoning of the site to bring it in line with the City's Official Plan to allow for the single detached houses.

If you want to know more about the application, you can go to the City of Brampton Planning website and click on the Current Development applications by following this link:

<https://www.brampton.ca/EN/Business/planning-development/Pages/Welcome.aspx>

Related to the scheduling of the meeting, unfortunately that is not something under my control. If you have concerns regarding the scheduling of the meeting, please contact the City Clerk's office, the contact information is on the notice.

Regards,

**Cynthia Owusu-Gyimah, MCIP, RPP**  
Planner III, Development  
Planning and Development Services



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**From:** R Saini <>  
**Sent:** 2020/05/27 5:04 PM  
**To:** Owusu-Gyimah, Cynthia <[Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)>  
**Subject:** [EXTERNAL]Fw: Incomplete information City File #: C01E17.012 & 21T-19009B, 11570 McVean Drive

Re-sending as previous email bounced

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**From:** R Saini  
**Sent:** Wednesday, May 27, 2020 4:59 PM  
**To:** [Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca) <[Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)>; [harkirat.singh@brampton.ca](mailto:harkirat.singh@brampton.ca) <[harkirat.singh@brampton.ca](mailto:harkirat.singh@brampton.ca)>; [gurpreet.dhillon@brampton.ca](mailto:gurpreet.dhillon@brampton.ca) <[gurpreet.dhillon@brampton.ca](mailto:gurpreet.dhillon@brampton.ca)>  
**Subject:** Incomplete information City File #: C01E17.012 & 21T-19009B, 11570 McVean Drive

Hi Cynthia

I received the letter from city regarding the amendment there seems to be some information missing or hidden by Builder or city.

1. What was the initial plan and what is the proposed/amended plan?
2. Why width of the lot of mentioned? Is it intentionally hidden by builder?

Please cancel the meeting until more details are provided on this amendment.

I am not sure about the city process but what I believe is that city first reviews the amendment provided builder and then evaluates as per points below

1. If it is legitimate and make sense.
2. All the required information has been provided or something is missing
3. What type of area was it?
4. Initial sale/marketing advertisement provided to existing home owners

Thanks

Rajeev Saini



**RESULTS OF APPLICATION CIRCULATION  
C08E17.012 & 21T-19009B**

January 2, 2020

City of Brampton  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Attn: Neil Chadda

Re: Notice of Application and Request for Comments  
Candevcon Limited – 2185715 Ontario Inc  
11570 McVean Dr  
City File Number: C08E17.012  
Alectra EP File: N1-32

Dear Neil,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).

B) The owner/developer shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' Conditions of Service, as they must adhere to all the conditions.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET  
Supervisor, Distribution Design – Subdivisions

**From:** circulations@wsp.com  
**Sent:** 2019/08/14 10:04 AM  
**To:** Chadda, Neil  
**Subject:** ZBLA and Draft Plan of Subdivision (C08E17.012) - 11570 McVean Dr.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

2019-08-14

**Neil Chadda**

**Brampton**

, ,

Attention: Neil Chadda

Re: ZBLA and Draft Plan of Subdivision (C08E17.012) - 11570 McVean Dr.; Your File No. C08E17.012

Our File No. 85298

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time. We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In her absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville  
Access Network Provisioning Manager  
Municipal Relations  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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**Chadda, Neil**

**From:** YAGE, Tigist <tigist.yage@canadapost.postescanada.ca>  
**Sent:** 2019/09/18 11:32 AM  
**To:** Chadda, Neil  
**Cc:** FEARON, Christopher  
**Subject:** Canada Post Comments - C08E17.012 - CANDEVCON LIMITED - 2185715  
ONTARIO INC. - 11570 McVean Drive  
C08E17.012 - CPC COMMENTS - CMB.docx

**Attachments:**

Good Morning Neil,

Please find attached Canada Post comments letter for the above referenced plan.

Best Regards,

*Tigist Yage for Chris Fearon*

Delivery Planning Officer – GTA West  
Canada Post Corporation  
200-5210 Bradco Blvd  
Mississauga ON L4W 1G7  
416-606-8372



December 3, 2020

City of Brampton  
Planning & Development Services Dept.

To: Neil Chadda

Re: **Application No: C08E17.012**  
CANDEVCON LIMITED – 2185715 ONTARIO INC.  
11570 McVean Drive

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **City of Brampton**.

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

***Canada Post further requests the owner/developer be notified of the following:***

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

The Location of the Local Post Office is 171 Van Kirk Dr, Brampton, ON  
Phone number - 905-846-4814 X2007

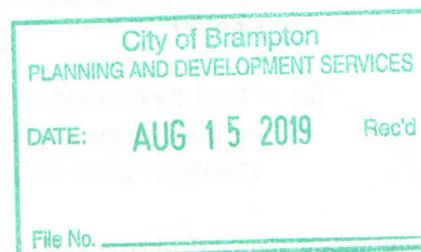
Sincerely,

*Christopher Fearon*

Delivery Services Officer  
Delivery Planning, GTA  
Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, ON L4W 1G7  
Ph: (416) 433-6271  
Fax: (905) 206-0627

August 8, 2019

Neil Chadda  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2



Dear Mr. Chadda:

**Re: Notice of Application and Request for Comments**  
**Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision**  
**Candevcon Limited – 2185715 Ontario Inc.**  
**File: 21T-19009B (C08E17.012)**  
**West of McVean Dr, between Countryside Dr and Mayfield Rd**  
**City of Brampton – Ward 10**

The Dufferin-Peel Catholic District School Board has reviewed the above noted revised application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 17 detached units and 4 part lots which are anticipated to yield:

- 3 Junior Kindergarten to Grade 8 Students; and
- 2 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Patrick	272	383	0
Secondary School	Cardinal Ambrozic	1340	1245	7

**The Board requests that the following condition be incorporated in the conditions of draft approval:**

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or



bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Krystina Koops, MCIP, RPP  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24407  
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

## Chadda, Neil

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2019/07/30 12:53 PM  
**To:** Chadda, Neil  
**Subject:** C08E17-012 - 11570 McVean Dr  
**Attachments:** C08E17-012 - 11570 McVean Dr.pdf

Please find attached Enbridge Gas Inc.'s comments.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**

TEL: 416-495-5386  
500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com

**Safety. Integrity. Respect.**

July 30, 2019

Neal Chadda  
Development Planner  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Neal,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
2185715 Ontario Inc.  
11570 McVean Drive  
City of Brampton  
File No.: C08E17-012

Enbridge Gas Inc. does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Coordinator  
Long Range Distribution Planning  
**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**





LAND USE	BLOCK / LOT	AREA (ha)
SINGLE DETACHED	LOTS 1-17	1.37 ha.
FUTURE RESIDENTIAL	BLOCKS 1-4	0.09 ha.
VALLEYLAND BUFFER	BLOCK 7	0.18 ha.
RESTORATION/ENHANCEMENT	BLOCK 6	0.26 ha.
ROADS	GOLD BOTTOM CRESCENT	0.35 ha.
<b>TOTAL</b>		<b>2.28 ha.</b>

LOT SCHEDULE			
DESCRIPTION	TYPE	MINIMUM FRONTAGE	TOTAL NO. OF LOTS
SINGLE DETACHED	X1	15.24m (50')	31 (101.7)
SINGLE DETACHED	X2	19.80m (65')	8
<b>TOTAL</b>			<b>17</b>

**ADDITIONAL INFORMATION**

AS REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT (R.S.O. 1990 C.A. 13)

A) AS SHOWN ON DRAFT PLAN.  
 B) AS SHOWN ON KEY PLAN.  
 C) AS SHOWN ON KEY PLAN.  
 D) AS SHOWN ON KEY PLAN.  
 E) AS SHOWN ON DRAFT PLAN.  
 F) AS SHOWN ON DRAFT PLAN.  
 G) AS SHOWN ON DRAFT PLAN.  
 H) MUNICIPAL SERVICES TO BE PROVIDED.  
 I) AS SHOWN ON DRAFT PLAN.  
 J) AS SHOWN ON DRAFT PLAN.  
 K) MUNICIPAL SERVICES TO BE PROVIDED.  
 L) NONE.

**OWNERS AUTHORIZATION:**

THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZES CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: NOV. 13th 2018

SIGNATURE: [Signature]

**SURVEYOR'S CERTIFICATE:**

I, THE SURVEYOR, HAVE EXAMINED THE LAND TO BE SUBDIVIDED AND THE RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN.

DATE: NOV. 13th 2018

SIGNATURE: [Signature]

**DRAFT PLAN OF SUBDIVISION**

EAST HALF OF LOT 17, CONC. 8 N.D.

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

FILE NO. 21T.

**CANDEVCON LIMITED**

CONSULTING ENGINEERS AND PLANNERS

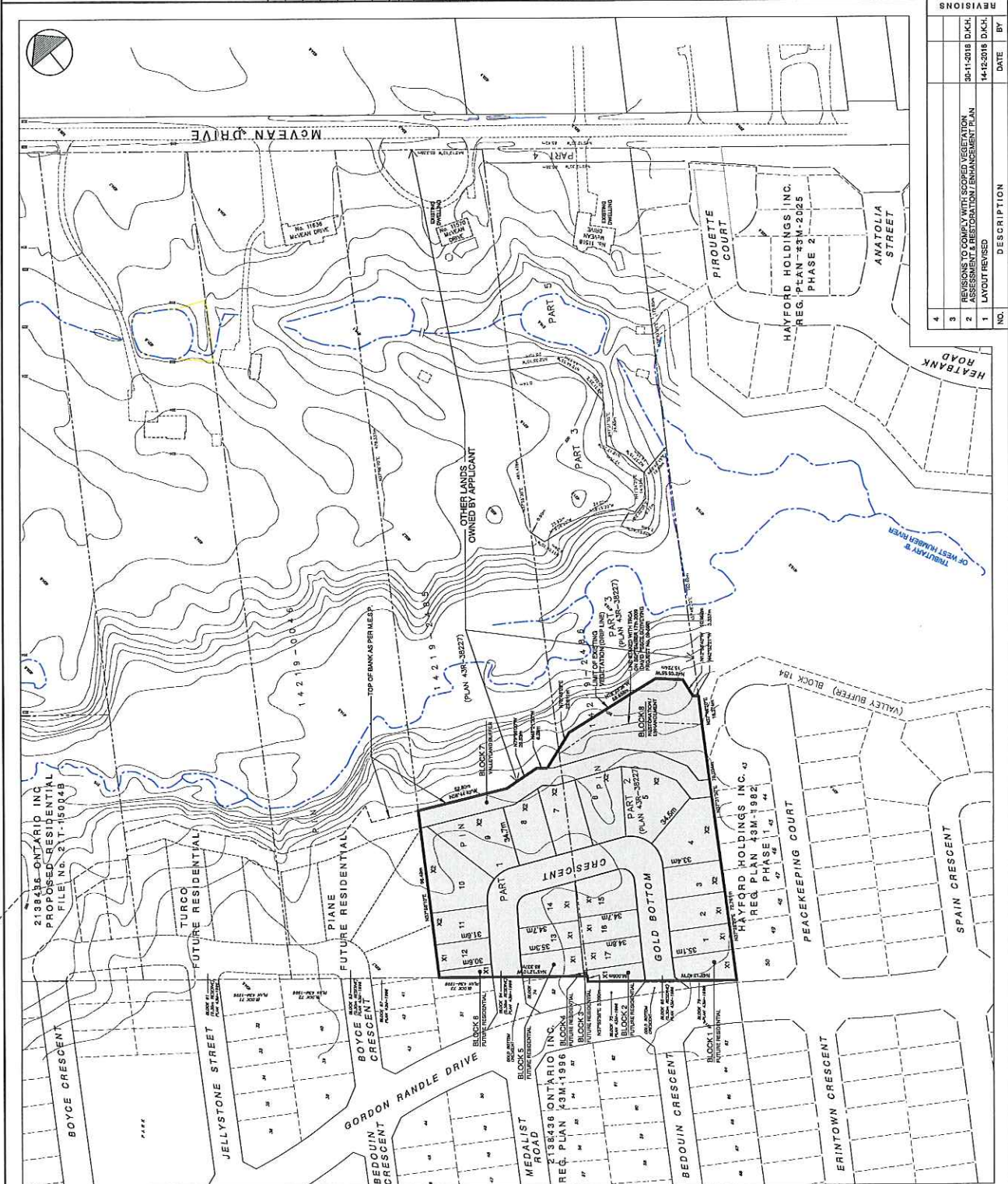
TEL: (905) 794-0600 FAX: (905) 794-0611

SCALE 1"=100' 0m 15 30 45

DATE: OCT. 18th 2018

DWG. No. PL-1 Δ

PROJECT No. W15143



NO.	DESCRIPTION	DATE	BY
1	LAYOUT REVISED	14-12-2018	DCH
2	ASSESSMENT & RESTORATION/ENHANCEMENT PLAN	30-11-2018	DCH
3	REVISIONS TO COMPLY WITH SCOPED VEGETATION	30-11-2018	DCH
4			



From: Iwona.Lipowski@HydroOne.com  
Sent: 2019/07/29 11:18 AM  
To: Chadda, Neil  
Subject: Brampton, C08E17.012

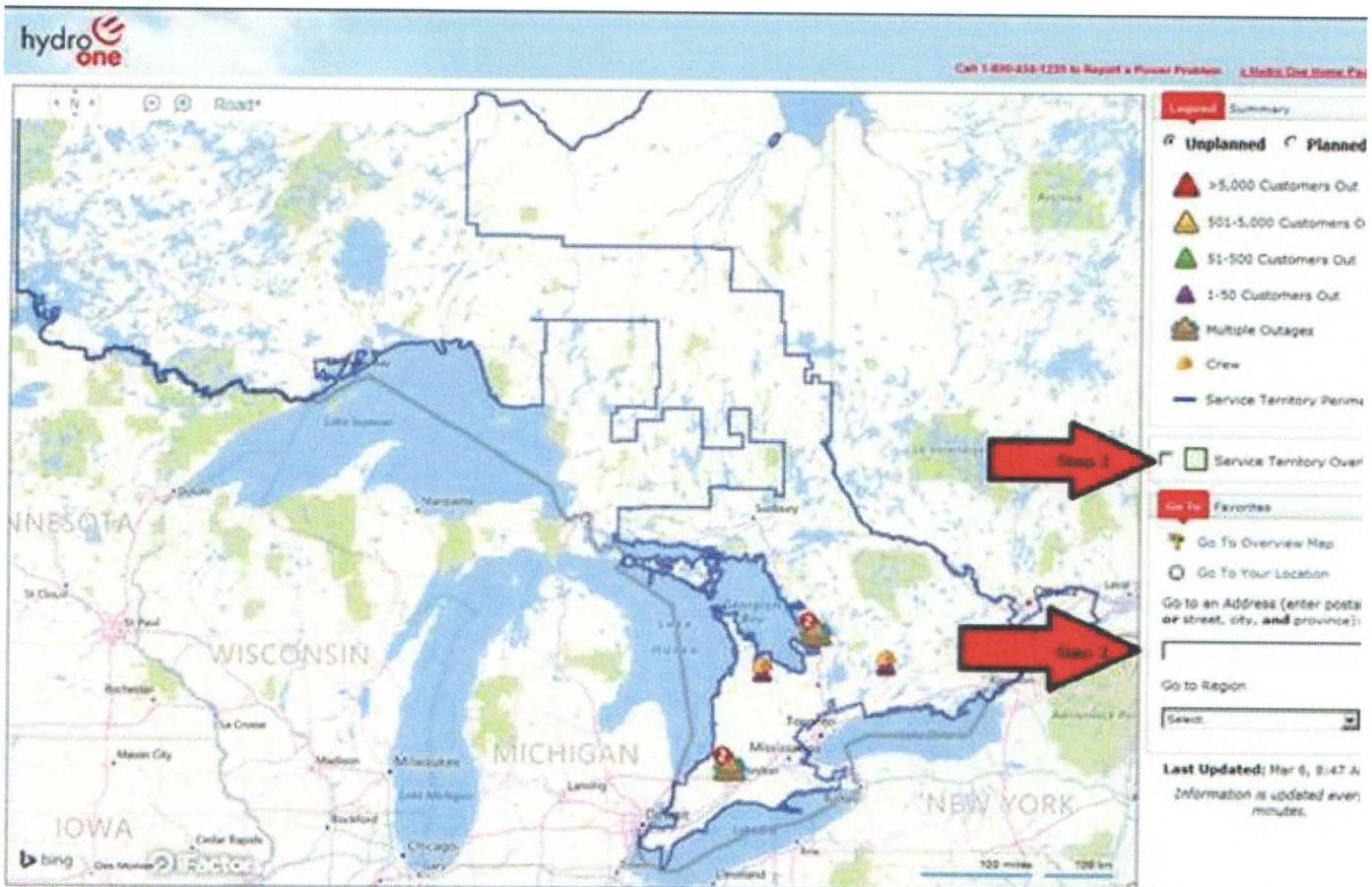
Hello,

We are in receipt of your Plan of Subdivision application, C08E17.012 dated July 23<sup>rd</sup>, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Iwona Lipowski**

Special Services Support Clerk, Real Estate Department  
185 Clegg Road  
Markham, ON L6G 1B7  
[Iwona.Lipowski@HydroOne.com](mailto:Iwona.Lipowski@HydroOne.com)

On behalf of,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department  
Hydro One Networks Inc.  
Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

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**Mr. Neil Chadda**  
**Development Planner**  
**City of Brampton**  
**2 Wellington Street West**  
**Brampton, ON L6Y 4R2**

**RE: Application to Amend the Zoning By-Law and Proposed Draft Plan of  
Subdivision – 21T-19009B  
Candevcon Limited -2185715 Ontario Inc.  
11570 McVean Drive  
City of Brampton (Ward 10)**

The anticipated student yield from this plan is as follows:

12	K-8
5	9-12

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Treeline P.S	755	923	0
Humberview S.S.	1,329	1,437	4

1. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:

Will Davies  
David Green  
Brad MacDonald  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Associate Director, School Support Services**  
**Mark Haarmann**



- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Nicole N. Hanson, MES (Pl.)  
Planning Officer  
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board  
K. Koops, Dufferin-Peel Catholic District School Board (email only)

21T-19009B comment revised August 2019.doc



## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

peelregion.ca

March 27th 2019

Neil Chadda  
Planning and Building Division  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**RE: Draft Plan of Subdivision  
2185715 Ontario Inc.  
Part of Lot 10, Concession 8 ND  
City of Brampton, Ward 10  
City File: 21T-19009B  
Region File: 21T-19-009B**

Dear Mr. Chadda,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comment and Draft Plan Conditions can be found below.

We have reviewed the Planning Justification Report prepared by Candevcon Limited on November 30<sup>th</sup> 2018 and have no concerns with the analysis and conclusions therein. The appropriate Provincial and Regional policies for urban development have been identified.

### **REGION OF PEEL CONDITIONS OF DRAFT APPROVAL**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19009B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

### **GENERAL COMMENTS**

***The following general comments are provided to assist the developer in the preparation of the related drawings.***

Please be advised that the Region of Peel's Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected *prior* to the execution of the subdivision agreement.

#### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 250mm sewer on Gold Bottom Crescent (north leg) and a 250mm sewer on Gold Bottom Crescent (south leg).
- External easements and construction may be required.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

### Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consist of a 150mm watermain on Gold Bottom Crescent (north leg), a 300mm watermain on Gordon Randle Drive and a 150mm watermain on Gold Bottom Crescent (south leg).
- External easements and construction may be required.

### Regional Roads

- Regional Roads are not adversely affected.

### Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

### Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

### Functional Servicing Report

- The Region has reviewed the FSR submitted in support of the above noted application. Please see our comments below.
- We note that Municipal Wastewater Facilities consist of a 250mm diameter sanitary sewer on Gold Bottom Crescent (North leg) and a 250mm sanitary sewer on Gold bottom Crescent (South Leg).
- We note that the proposed development is located within the Pressure Zone 5. Municipal Water facilities consist of a 150mm watermain on Gold bottom Crescent (North leg), a 300 mm watermain on Gordon Randle Drive and a 150mm watermain on Gold Bottom Crescent (South leg).
- The Report is acceptable to the Region of Peel.

### Waste Management

- The proposed development will receive curbside collection for the single detached units. Please ensure the plan meets the curbside collection requirements set out in Section 2.0 and 3.0 of the Waste Design Standards Manual, such as the turning radii, the road width and the appropriate set out area.

### CONDITIONS OF DRAFT APPROVAL

**The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.**

#### Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:
    - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
    - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);
- pursuant to the Region's Development Charges By-law, as amended from time to time.

### Water Meter Fees

3. In respect of the water meter fees:
  - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
  - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
  - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

### Drawings – Servicing and “As Constructed”

4. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
5. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”. A clause shall be included in the Subdivision Agreement in respect of same.

### General Conditions

6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

shall construct and design these services in accordance with the latest Region standards and requirements.

7. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
8. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
9. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
10. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
11. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
12.
  - a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

**Public Works**

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
  - a) Bacteriological Analysis - Total coliform and E-coli counts
  - b) Chemical Analysis - Nitrate Test
  - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

- 13. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
- 14. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and
  - c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.A clause shall be included in the Subdivision Agreement in respect of same.

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4307, or by email at: [sarah.powell@peelregion.ca](mailto:sarah.powell@peelregion.ca)

Yours truly,



Sarah Powell  
Planner  
Development Services, Region of Peel

Chadda, Neil

**From:** Hilvar Castellanos - EXT <Hilvar.Castellanos@rci.rogers.com>  
**Sent:** 2019/07/25 2:26 PM  
**To:** Chadda, Neil  
**Subject:** RE: C08E17.012 Notice of Application and Request for Comments (July 23, 2019)

11570 McLean Dr

Good afternoon Neil,

Please see Rogers' comments below regarding this **"Notice of Application" – City file C08E17.012.**

**Rogers' comments:**

***"Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision ( collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.***

***Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation."***

Please do not hesitate to contact me if you require further information

I was assigned to work on this project, please add me to the mailing list and could you please keep me in the loop.

Regards,

**Hilvar Castellanos**

**System Planner**  
Outside Plant Engineering  
Rogers Communications Canada Inc  
**T: 647 426 6516**  
3573 Wolfedale Rd  
Mississauga, ON L5C 3T6  
[hilvar.castellanos@rci.rogers.com](mailto:hilvar.castellanos@rci.rogers.com)



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**From:** Trdoslavic, Shawntelle [<mailto:Shawntelle.Trdoslavic@brampton.ca>]  
**Sent:** Tuesday, July 23, 2019 4:31 PM  
**To:** [circulations@mmm.ca](mailto:circulations@mmm.ca); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; Dennis De Rango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; GTAW New Area

November 24, 2020

CFN 61066

**BY EMAIL: [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca)**

Ms. Tejinder Sidhu, Development Planner  
Planning and Development Services  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Ms. Sidhu:

**Re: Draft Plan of Subdivision Application – 21T-19009B  
Zoning By-law Amendment Application – C08E17.012  
11570 McVean Drive  
Lot 17, Concession 8, N.D.  
City of Brampton  
Royal Pine Homes (Agent: Candevcon Limited)**

Further to our letter dated March 4, 2020, this letter will acknowledge receipt of the applicant's revised draft plan dated July 9, 2020. We understand the draft plan has been revised to include a significant portion of the Tributary "B" valley corridor natural heritage system (NHS) (Block 10).

As per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), staff provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the Provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA's Regulatory Authority under O. Reg. 166/06 (as amended), *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

### **Purpose of the Application**

It is our understanding that the purpose of the above noted applications is to permit a residential development consisting of seventeen (17) new residential dwelling lots, four (4) part lots, two (2) open space compensation blocks, a valley land buffer block, a vegetation enhancement block and a NHS block. We understand the property is zoned "Residential Estate Holding" (REH) and that the zone permits a single detached dwelling. However, the proposed lot size and lot width do not meet the zoning requirements for the "REH" zone. As such, a Zoning By-law Amendment (ZBLA) is required for the proposed development to rezone the property to site-specific Residential Single Detached (R1E0 zones, Open Space (OS) zone, and a Floodplain (F) zone.

### **O. Reg. 166/06**

The subject lands are bisected by converging tributaries of Tributary B, and a valley corridor of the Humber River Watershed. Also, an unevaluated wetland feature is identified in the valley corridor. As such, a significant portion of the site is regulated by TRCA under O. Reg. 166/06, and are subject to the policies of TRCA's LCP. A TRCA permit will be required prior to any works commencing within the Regulated Area of the Humber River Watershed. Based on our review, the proposed development will require a TRCA permit.

TRCA staff will discuss permit fees and requirements with the proponent at such time that the review and approvals have advanced and TRCA permits are required to facilitate the proposed development.

### **Recommendation**

Given the supplementary documents and constructive discussions to date, the key priority issues that were identified in our previous letters, have in-principle been adequately addressed for this stage of the planning process. As such, TRCA has **no objection** to the Draft Plan of Subdivision (draft plan dated July 9, 2020), and ZBLA as currently submitted and TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

Please note that when the applicant requests clearance of our conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled.

We thank you for the opportunity to review the Draft Plan of Subdivision and ZBLA applications and provide our comments as per our commenting, regulatory, delegated authority and technical advisory roles. Further, we trust these comments are of assistance.

Yours truly,



Adam Miller, BES, MCIP, RPP  
Senior Manager  
Development Planning & Permits  
Extension 5244  
/am

cc: Erik Mirtsou, Candevcon Limited: [erik@candevcon.com](mailto:erik@candevcon.com)  
Diarmuid Horgan, Candevcon Limited: [dhorgan@candevcon.com](mailto:dhorgan@candevcon.com)  
Marco Marcante, Royal Pine Homes: [marco@royalpinehomes.com](mailto:marco@royalpinehomes.com)  
Stav Kassaria, City of Brampton: [stavroula.kassaris@brampton.ca](mailto:stavroula.kassaris@brampton.ca)  
Cynthia Owusu-Cyimah, City of Brampton: [cynthia.owusugyimah@brampton.ca](mailto:cynthia.owusugyimah@brampton.ca)  
Althaf Farouque, Region of Peel: [althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)



## **APPENDIX I: TRCA Staff Conditions of Draft Plan Approval**

### **TRCA Conditions of Draft Plan Approval**

#### **Red-line Revisions**

1. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated July 9, 2020, prior to a request for clearance for registration of any phase of this plan, to:
  - a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
  - b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required studies.
  - c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

#### **Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a) A detailed engineering that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
    - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines.
    - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
  - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
  - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
  - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.
  - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
  - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards.
- b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
  - c) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.
  - d) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.
  - e) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration

media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.

- f) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that:
  - i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
  - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
  - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.
- h) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- i) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- j) That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for Block 7 (Valleyland Buffer), 8 (Vegetation Enhancement), and 9 (Compensation).

#### **Subdivision Agreement**

- 4. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
  - a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
  - b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
  - c) To design and implement on-site erosion and sediment control in accordance with current TRCA standards.
  - d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
  - e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
  - f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers.
  - g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.

- h) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- i) To provide for the warning clauses and information identified in TRCA's conditions.
- j) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- k) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- m) To gratuitously dedicate Block 7, 8, 9, and 10 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- n) That all community information maps and promotional sales materials for lots or blocks adjacent to Block 7, 8, 9, and 10 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

#### **Purchase and Sale Agreements**

- 5. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 7, 8, 9, and 10 (environmental protection blocks and their associated buffers), which identifies the following:
  - a) That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates are prohibited.

#### **Implementing Zoning By-law**

- 6. That the implementing zoning by-law recognize all-natural heritage features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ - 2021

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

- a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Rural Estate Holding (REH)	Residential Single Detached E – Section 3533 (R1E-15.2-3533);  Residential Single Detached E – Section 3534 (R1E-19.8.3534);  Open Space (OS); and  Floodplain (F)

(2) By adding thereto the following sections:

- “3533           The lands zoned R1E – 15.2 – 3533 on Schedule A to this by-law:
- 3533.1       Shall only be used for the purposes permitted within an R1E-x zone.
- 3533.2       Shall be subject to the following requirements and restrictions:
- a. A balcony or porch, with or without a cold cellar or foundation, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
  - b. A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;

- c. The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- d. Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- e. For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- f. The maximum building height shall not exceed 13 metres.”

“3534 The lands zoned R1E-19.8-3534 on Schedule A to this by-law:

3534.1 Shall only be used for the purposes permitted within an R1E-x zone.

3534.2 Shall be subject to the following requirements and restrictions:

- a. A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- b. A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- c. The minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- d. Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- e. For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- f. The maximum building height of shall not exceed 13 metres.”

ENACTED and PASSED this [enter date] day of [enter month], 2020.

Approved as to  
form.  
20 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

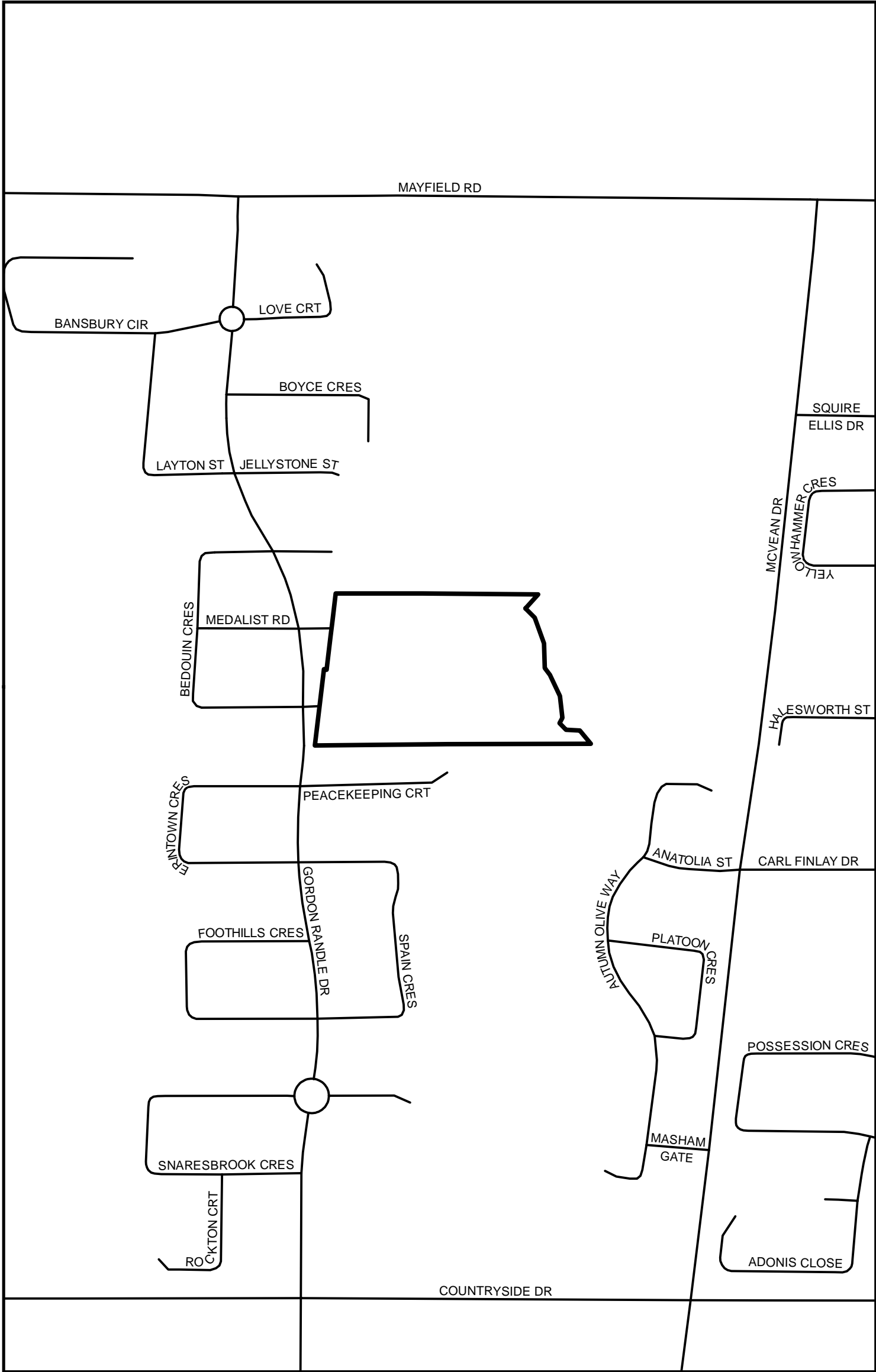
Approved as to  
content.  
20 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(file: C08E17.012)







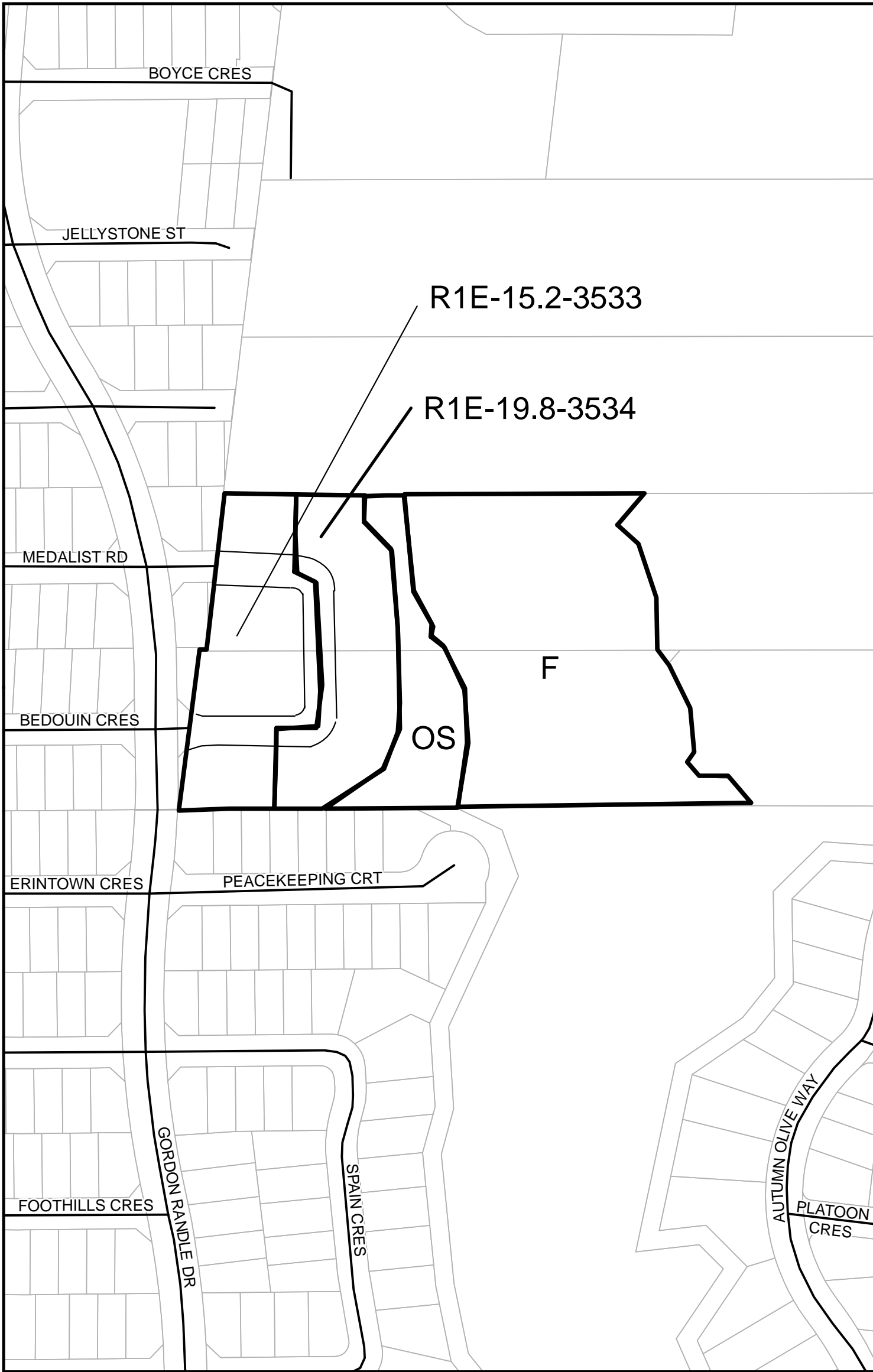
SUBJECT LANDS



**BRAMPTON**  
**Flower City**  
PLANNING AND DEVELOPMENT SERVICES



**KEY MAP**



**SCHEDULE "A"**  
**CONDITIONS OF DRAFT APPROVAL****DRAFT APPROVAL****DATE:** (Day After Last Day for Filing an Appeal if No Appeal has been Filed)**APPLICANT:** Erik Mirtsou, Candevcon Limited**SUBJECT:** Draft Plan of Subdivision  
2185715 Ontario Inc. – Candevcon Limited  
11570 McVean Drive  
City of Brampton  
City File: 21T- 19009B & C08E17.012  
Planner: Tejinder Sidhu

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In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Candevcon Limited dated September 7, 2020.

**Subdivision Agreement**

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.

- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit.
- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

### **Fees**

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

### **Zoning**

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

### **Easement and Land Dedication within the Plan**

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

### **External Easements and Land Dedications**



7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.
9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

## **Parkland Dedication**

10. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

## **Studies**

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

## **Staging**

12. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.
13. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan



including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

## **Drawings**

14. Prior to registration, the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

## **Servicing**

15. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

## **Cost-share Agreement**

16. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

## **School Boards**

17. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Boards for this Plan.

## **Dufferin-Peel Catholic District School Board**

18. The owner shall agree in the subdivision agreement to include the following warning clauses in all offers of purchase and sales of residential lots.
  - a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

**Peel District School Board**

19. The Peel District School Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any units in the plan, within a period of five years from the date of registration of the Subdivision Agreement.
- a) "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

**Canada Post**

Prior to registration of the subdivision, the owner shall:

20. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
21. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
22. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
23. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
24. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
25. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of



all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.

26. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
27. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

## **Enbridge Gas Distribution**

28. Prior to the registration of the subdivision, the owner shall:
  - a) Contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
  - b) Agree that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.
  - c) Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.
  - d) That the Owner shall ensure to grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

## **Rogers Telecommunication**

Prior to registration of the subdivision, the owner shall:

29. At its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the





developer/owner will cause these documents to be registered on title.

30. With consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.”

## **Bell Canada**

Prior to registration of the subdivision, the owner shall:

31. Confirm that sufficient wire-line communication/telecommunication infrastructure is available prior to commencing any work. In the event that such infrastructure is unavailable, the Owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.
32. Demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services), If the Owner elects not to pay for the above noted connection.

## **Alectra Utilities**

33. Prior to the registration of the subdivision, the owner shall:

- a) Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the roads and subdivision.
- b) Enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- c) Be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
- d) Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.
- e) Consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions.

## **Toronto and Region Conservation Authority**

### **Red-line Revisions**

34. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated July 9, 2020, prior to a request for clearance for registration of any phase of this plan, to:

- a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
- b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required studies.
- c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.

35. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

#### Prior to Works Commencing

36. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:

a) A detailed engineering that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:

i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.

ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing



ecological function of all features is to be maintained, consistent with TRCA's guidelines.

iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.

vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.

vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.

viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.

ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards.

b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent

to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.

c) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.

d) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.

e) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.

f) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that:

- i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
- ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
- iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
- iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.

g) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.



- h) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- i) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- j) That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for Block 7 (Valleyland Buffer), 8 (Vegetation Enhancement), and 9 (Compensation).

## Subdivision Agreement

37. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:

- a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
- b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
- c) To design and implement on-site erosion and sediment control in accordance with current TRCA standards.
- d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
- e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
- f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers.
- g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
- h) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- i) To provide for the warning clauses and information identified in TRCA's conditions.

- j) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- k) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- m) To gratuitously dedicate Block 7, 8, 9 and 10 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- n) That all community information maps and promotional sales materials for lots or blocks adjacent to Block 7, 8, 9, and 10 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

### Purchase and Sale Agreements

38. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 7, 8, 9, and 10 (environmental protection blocks and their associated buffers), which identifies the following:

- a) That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates are prohibited.

### Implementing Zoning By-law

39. That the implementing zoning by-law recognize all-natural heritage features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting

development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

### **Hydro/Telecommunications**

40. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

### **Region of Peel**

#### **Development Charges**

41. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:

- a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
- b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

42. Provision shall be made in the Subdivision Agreement with respect to:

- a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
- b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.

#### **Water Meter Fees**

43. In respect of the water meter fees:

- a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;



- b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
- c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

#### Drawing – Servicing and 'As Constructed'

- 44. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
- 45. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.

#### General Conditions

- 46. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
- 47. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
- 48. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
- 49. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
- 50. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision



Agreement in respect of same.

51. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.

52.

a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;

b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:

- a) Bacteriological Analysis - Total coliform and E-coli counts
- b) Chemical Analysis - Nitrate Test
- c) Water level measurement below existing grade

d. In the event that the test results are not within the Ontario Drinking Water



Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

53. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.

54. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

A clause shall be included in the Subdivision Agreement in respect of same.

### **Administrative – Clearance of Conditions**

55. Prior to the signing of the final plan by the Commissioner, Planning and Development Services Department, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**NOTE 1:**

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

**NOTE 2:**

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, Ontario  
L4W 1G7

The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario  
L5R 105

Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario  
L5R 1C6

Enbridge Gas Distribution Inc.  
500 Consumers Road  
North York, Ontario  
M2J 1P8

Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

Bell Canada  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1

Rogers Cable Communications Inc.  
3573 Wolfedale Road  
Mississauga, Ontario  
L5C 3T6

Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, Ontario  
L4K5R6

NOTE 3:

The costs of any relocations or revisions to Hydro One facilities, which are necessary to accommodate this subdivision, will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 4:

It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.

## Draft Plan of Subdivision Conditions of Draft Approval Comments and Conditions Memo Tracking Sheet

**Candevcon Limited - 2185715 Ontario Inc.**

**File: C08E17.012 & 21T-19009B**

**Planner: Tejinder Sidhu**

**Date of Draft Approval:**

Department/Divisions/Sections	Memo Date		
	(Initial Draft Approval)	(Revisions)	
		Memo Date	Effective Draft Approval Date
Public Works and Engineering – Environment and Development Engineering	July 9, 2019	November 9, 2020	
Public Works and Engineering –Park Planning	March 18, 2019	November 26, 2020	
Public Works and Engineering – Traffic Operations Section	May 05, 2020	September 14, 2020	
Planning & Development Services – Development Services	November 9, 2020		
Planning & Development Services – Policy Planning	March 11, 2019		
Planning & Development Services – Building Division	April 9, 2020		
Planning & Development Services – Environmental Planning	January 20, 2020		
Planning & Development Services –	March 13,		

Department/Divisions/Sections	Memo Date		
	(Initial Draft Approval)	(Revisions)	
		Memo Date	Effective Draft Approval Date
Urban Design Services	2019		
Region of Peel	July 17, 2017		
Toronto and Region Conservation Authority	March 4, 2020	November 24, 2020	

Note 1:

Any changes to the conditions (including minor amendments and revisions) to the conditions expressly identified in any Comment and Conditions Memo are subject to Section 51 (41) of the Planning Act and the amendment to the draft approval shall be deemed to have been made the day after the appeal period is over (the day after the 20-day appeal period), whether or not notice has been issued).

Accordingly, preparation of any agreement or supplementary agreement (as the case may be), will not occur until the appeal period has passed.

## COMMENTS AND CONDITIONS MEMO

Date: November 9, 2020

File: **C08E17.012 (21T- 19009B)**

From: Tejinder Sidhu

Subject: Requirements for Plan of Subdivision 21T-19009B  
(To permit 17 single detached dwelling lots, six part lots and a  
restoration/enhancement block with associated buffer blocks)  
**CANDEVCON LIMITED – 2185715 Ontario Inc.**  
11570 McVean Drive  
Ward: 10

Circulation Date: September 7, 2020

Plan: 21T-19009B

Plan Dated: September 7, 2020

Comment Revision #: 1

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The following represents a summation of comments and conditions from the **Development Services Division of the Planning and Development Services Department** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

#### ***Sales Office Homebuyers Information Map***

1. Prior to draft plan approval, the developer shall prepare a preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the following information and clauses as applicable:
  - a) The proposed land uses within the subdivision based on the latest draft plan.

- b) Where applicable, a statement indicating that church and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
- c) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
- d) The immediately surrounding existing and proposed land uses.
- e) The approximate location of noise attenuation walls and berms as well as other types of fencing within the subdivision.
- f) Where parks and open space, storm water management facilities and walkways are located.
- g) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
- h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- i) The locations of all Brampton Transit routes through the subdivision.
- j) The following standard notes, using capital letters where noted:

**i. "NOTICE AND ADVICE TO PURCHASERS:**

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

**PLEASE NOTE:**

THIS MAP IS BASED ON INFORMATION AVAILABLE ON MONTH/YEAR AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

- ii. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- iii. "Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning



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clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”

- iv. “The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- v. “The Natural Heritage System (valleylands) and buffer blocks in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874 – 2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- vi. “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.”
- vii. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- viii. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- ix. “There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email [transit@brampton.ca](mailto:transit@brampton.ca).”
- x. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
- xi. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community

aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."

- xii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.'
- xiii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
- xiv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- xv. "This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase."
- xvi. "Gates are not permitted in fences where lots abut a valleyland, park or buffer block."
- xvii. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- xviii. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xix. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL [PLANNING.DEVELOPMENT@BRAMPTON.CA](mailto:PLANNING.DEVELOPMENT@BRAMPTON.CA)."
- xx. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."

- xxi. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

***Growth Management/Staging and Sequencing***

N/A

***Digital Submissions of Plans***

2. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning and Development Services Department's digital submission requirements.
3. Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

**B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

***The following requirements are applicable as a condition of draft plan approval.***

***Final Homebuyers Information Map***

1. Prior to registration of the plan, the developer shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
  - a) all of the information required on the preliminary map;
  - b) the locations of all sidewalks and walkways;
  - c) the locations of all rear yard catch basins and utilities easements on private property where applicable;
  - d) the locations of all above ground utilities;
  - e) the locations of all bus stops (if known); and,
  - f) the final locations of all Canada Post community mail boxes;
2. The developer shall ensure that each builder selling homes within the subdivision:
  - a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
  - b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

***Land Notices: Statements and Clauses***

3. The applicant shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:

- a) A statement indicating that Blocks 1 to 6 will be developed in conjunction with the adjacent properties.
- b) A statement indicating that Lot 1 to 17 will be developed for single detached residential purposes.
- c) A statement indicating that notification signage is to be installed and maintained, at the rear of approximately every three (3) lots (facing the residential lot), advising future residents of the following:

“Purchasers are advised that a multi-purpose path will be constructed. For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”

- d) A statement indicating that in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Natural Heritage System (NHS) buffer (Block 7) and Compensation/restoration enhancement areas (Block 8) that:

“The subject blocks (7 and 8) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”

- e) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.
- f) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
- g) A statement indicating that the City of Brampton’s Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
- h) A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

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- i) A statement indicating that some of the units may have a noise attenuation fence and/or berm located within the side and/or rear yard.
  - j) The following specific statements must be included:
    - i. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
    - ii. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
    - iii. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”
    - iv. “The design of features on public lands may change. Features shown in the Urban Design Brief may be constructed as shown or altered, in the City’s discretion, without notification to purchasers. Builders’ sales brochures may depict these features differently from what is shown on the Urban Design Brief or the as-built drawings. The City has no control over builders’ sales brochures.”
  - k) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
    - i. “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
    - ii. “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”

- l) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
  - i. “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.”
  - ii. “The purchasers agree that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”
- m) The following clause to be included to the satisfaction of the Toronto and Region Conservation Authority for lots and blocks adjacent to Block 7, 8, 9, and 10 (environmental protection blocks and their associated buffers):
  - a. That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates are prohibited.
4. The applicant shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

***Land Notices: Signage***

5. The owner shall erect and maintain signs in the following locations and in the following manner:
  - a) Notification signage is to be installed and maintained, at the rear of approximately every three (3) lots (facing the residential lot), advising future residents of the following:
 

“Purchasers are advised that a multi-purpose path will be constructed. For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”

b) Notification signage to be installed that states the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

### ***Cost Sharing***

6. Prior to registration the owner shall sign the Landowners Cost Share Agreement and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### ***Telecommunications***

7. The owner shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the Telecommunications Act of a "distribution undertaking" as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.
8. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing

communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

### ***Sustainability Score and Summary***

9. The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 29 points, which satisfies the City's Bronze Threshold for sustainability assessment. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of the proposed development.

### **C. GENERAL COMMENTS**

***The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.***

- N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Tejinder Sidhu, MCIP, RPP  
Development Planner  
Planning and Development Services  
905-874-2386  
[Tejinder.sidhu@brampton.ca](mailto:Tejinder.sidhu@brampton.ca)



## COMMENTS AND CONDITIONS MEMO

Date: May 05, 2020  
File: **C08E17.012, 21T-** not provided  
To: Cynthia Owusu-Gyimah  
From: Scott McIntyre  
Subject: Requirements for Plan of Subdivision 21T- not provided  
17 Residential Units  
**Applicant CANDEVCON LIMITED**  
**Developer 2185715 ONTARIO INC.**  
Location - 11570 McVean Dr, Brampton, Ontario

Circulation Date: January 2020  
Plan: Dwg PL-1 – Draft Plan of Subdivision  
Plan Dated: Sept 30, 2019 revision  
Comment Revision #: **#01**

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### **A. PRIOR TO DRAFT PLAN APPROVAL**

Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual. To that end, prior to draft plan approval, the applicant will be required to demonstrate that Transportation Development Engineering requirements have been achieved. In this regard, the following is a list of some of the respective design requirements that will need to be demonstrated prior to draft approval being issued. Lot layout must accommodate all the following conditions.

1. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E. The drawing is to include the part blocks and lots within the Crescent, but not necessarily within the limits of this draft plan. **Approved Sept 14, 2020. SM.**
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. Driveways shall not encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a

driveway and the actual or projected point of intersection of two streets shall be 6.0 metres.” Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting. Intersection daylighting exceeds 6.0 metres in this instance.

2. Curb radii – curb radii and daylighting are to adhere to City standard drawing #245.
3. Road Elbows – Road Elbows must adhere with City standard drawing #215.

### **C. GENERAL COMMENTS**

1. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
2. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
3. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required;
4. Parking supply is to be as per the City zoning requirements.
5. 0.3m Reserves – Block 94 & 95 (43M-1996) are to be lifted prior to registration of the subdivision.
6. Prior to registration, the applicant shall lift the existing 0.3m reserves (Block '94 & 95' on registered plan 43m-1996), and dedicate all, or portions thereof, as municipal right-of-way.
7. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
8. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
9. Utility clearance of 1.5 metres from residential driveways is required.
10. Identify the community mailbox location that will be affiliated with this proposed development.

Regards,



**Scott McIntyre**

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

## COMMENTS AND CONDITIONS MEMO

**Date:** July 9, 2019

**Revised:** November 9, 2020

**File:** (C08E17.012 File and 21T- 19009B)

**To:** Tejinder Sidhu

**From:** Olti Mertiri

**Subject:** Requirements for Plan of Subdivision 21T-19009B

**Owner Name:** 2185715 Ontario Inc.

**Location:** 11570 McVean Drive

**Circulation Date:** July 9, 2019

**Plan Dated:** October 18, 2016, July 9, 2020

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval. .***

**~~1. Functional Servicing Report (FSR)~~** – Cleared by Environmental Engineering

**~~2. Feasibility Noise Report~~** – Cleared by Development Engineering

**~~3. Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~** – Added condition 8.

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

***The following comments / requirements are applicable as a condition of draft plan approval.***

### **1. Environmental Engineering**

#### **1.1. Acoustic**

1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.

1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.

1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.

1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

#### **1.2. Environmental**

1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Toronto Regional Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.2.2. Prior to the initiation of any grading or construction on the site, the owner shall install a snow fence adjacent to the existing residences abutting the plan.

#### **1.3. Stormwater Management**

1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

## **2. Road Reconstruction/Cash Contributions**

2.1. N/A

## **3. Financial Impact**

3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

## **4. Sidewalks**

4.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

## **5. Land Dedications and Easements**

5.1. Sufficient right of way for all roads associated with the plan and all easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

## **6. 0.3 Metre Reserves/Reserve Block(s)**

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

## **7. Warning Clauses**

7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

7.1.2. Any walkways or retaining walls that may evolve on the plan,

7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

## **8. Soil**

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **C. GENERAL COMMENTS**

*The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

### **1. Subdivision Agreement**

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

### **2. Site Grading/Erosion and Sediment Control By-law**

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

### **3. Storm Drainage**

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

#### **4. Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

#### **5. Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

#### **6. Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

#### **7. Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

#### **8. Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.



Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

#### **9. Removal of Existing Buildings**

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

#### **10. City Road Maintenance/Construction Access**

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

#### **11. Road Design**

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

#### **12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands**

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

### **13. Acoustical**

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

### **14. Community Postal Boxes**

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

### **15. Preservicing**

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division  
Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Plantrak  
Frank Mazzotta (Manager, Development Engineering)

**COMMENTS & CONDITIONS MEMO**

**Date:** November 26, 2020

**File:** C08E17.012

**To:** Tejinder Sidhu, Development Services

**From:** Jaskiran Kaur Bajwa, Park Planning & Development

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT  
Proposed Draft Plan of Subdivision**

**UPDATED** (To permit 17 single detached dwelling, 4 part lots, a restoration/enhancement block and buffer blocks).

Comments from the Park Planning, Park Planning & Development Section- to clear 'Prior to Draft Plan' conditions.

**Consultant:** CANDEVCON LTD.

**Owner:** 2185715 ONTARIO INC.

**Location:** Suite 200-3550 Langstaff Road, Woodbridge, ON.  
Circulation Date: January 22, 2020  
Ward: 10

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In response to the circulation of the above noted application for Subdivision dated January 22, 2020, the following represents a summation of comments from the Park Planning unit of the **Park Planning and Development Section** in the Environment & Development Engineering Division – Public Works Department.

Please note that as this application was circulated through Accela/Unity and due to the way this software collects and tracks comments, the **Open Space Development Unit** of the **Park Planning & Development Section** will be providing separate comments.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

*NIL*

**B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

***The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the Environment and Development Engineering Division.***

**a) Prior to 1<sup>st</sup> Engineering Submission:**

*Sustainability – Park and Open Space Requirements:*

1. The Sustainability Score and Summary shall be finalized and approved in conjunction with the Community Design Guideline, to the satisfaction of the Director, Environment & Development Engineering. The Summary shall *comply with the [latest requirements](#)* set out by the City for the development of such documents.

*Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal is along the buffer of the Natural Heritage System (NHS) lands (*valleyland*), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Director, Environment & Development Engineering.

*Notification Signage – Pathway Locations:*

3. The Owner is required to install and maintain notification signage, at the rear of approximately every three (3) lots (facing the residential lot, in accordance with City standards), advising future residents of the following:

*“Purchasers are advised that a multi-purpose path will be constructed.*

*For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.”*

*Notification Signage – Public Lands:*

4. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

**b) Prior to Registration:**

***The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.***

*Conveyance of Public Lands:*

5. The Natural Heritage System (NHS) lands (including associated buffers) shall be conveyed to the City in a form and condition satisfactory to the Director, Environment & Development Engineering.

*Plan Requirements:*

6. *An Urban Design Brief (UDB) shall be submitted and approved, to the satisfaction of the Commissioner, Planning and Development Services, in accordance with City standards. The UDB Shall include:*
  - a) *A Linkage, Connections and Circulation Plan for all active transportation components proposed as part of this plan including: multi-use trails within proposed NHS blocks.*
  - b) *Pursuant to the Linkage, Connections and Circulation Plan, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement, for the provision of identified active transportation infrastructure identified for the plan, as shown in Block Plan 50 'Vales of Humber'.*
  - c) *Please investigate the feasibility of the conceptual alignment of the multi-use pathway as shown within the 'Vales of Humber' Block Plan 50, and determine if it may be more suitably positioned on the western portion of the NHS valleyland.*

*All infrastructure shall comply with city standards and include design and full development.*

*Plan Requirements for all Public Lands:*

7. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

*Tableland Vegetation:*

8. The Tree Evaluation within the 'Scoped Environmental Impact Statement (prepared by Palmer, dated November 12, 2019, project no. 160453) shall be finalized and approved, to the satisfaction of the Director, Environment & Development Engineering.

N.B. The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

*Community Information Maps:*

9. The Owner shall prepare a detailed Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

*Fencing:*

10. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Director, Environment & Development Engineering.

*Maintenance Fees:*

11. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
12. The Owner shall agree to provide a cash-contribution in accordance with [Council Resolution 181-2014](#) towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

*Parkland Dedication:*

13. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Owner is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to the review and ratification by the City's Realty Services Section.

*Signage for NHS:*

14. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the Director, Environment & Development Engineering.

*Streetscape Plans:*

15. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Community Design Guidelines (as amended and as applicable).

*Summary Requirements:*

16. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of, valleylands, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

*Tableland Tree Compensation:*

17. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

*Warning Clauses – Parks, etc.*

18. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for Natural Heritage System (NHS) buffer - (Block 7) and Compensation/restoration enhancement areas (Block 8) that:

*“The subject blocks (7 and 8) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.*

*Warning Clauses – Street Trees*

19. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

*“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.*



**c) Post Registration:**

***The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:***

*Development of all Public Lands:*

20. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Director, Environment & Development Engineering.

*Streetscape Implementation:*

21. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

*Reimbursement for Creditable Work:*

22. Following completion of (NHS) development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

*Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twenty-four (24) months from the date of plan registration, unless an extension has been granted in writing by the City or unless a more rapid delivery of the (e.g. park/valleyland) block(s) is required to service existing residents.*

*As-Built Drawings:*

23. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

**d.) Prior to Assumption:***Hazard Removal:*

24. Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, or other location as determined by the City, shall be removed at the Owner's expense.

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

---

Jaskiran Kaur Bajwa  
 Park Planner, Park Planning & Development Section  
 Community Services Department  
 Tel: (905) 874-3479 Fax: (905) 874-3819  
[Jaskiran.bajwa@brampton.ca](mailto:Jaskiran.bajwa@brampton.ca)

cc. (via email only):  
 S. Bodrug, R. da Cunha, W. Kuemmling.

*(Note: A digital copy has also been uploaded to **Accela**.)*

Date: March 13, 2019  
To: Neil Chadda, Development Planner  
From: Nada Almasri, Urban Designer  
Subject: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision  
**CANDEVCON LIMITED – 2185715 ONTARIO INC.**  
11570 McVean Drive, Ward: 10  
Our File: C08E17.012 & 21T-19009B  
1<sup>st</sup> Urban Design Comments

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Neil,

Urban Design staff reviewed the application drawings dated February 20, 2016. The followings are our Urban Design comments:

1. The proposed Draft Plan of Subdivision shall comply with **Chapter VII Architectural Control Guidelines for Ground-Related Residential** of City's **Development Design Guidelines (Chapter 7 of DDG)**, which can be accessed via the following link:  
<https://www.brampton.ca/EN/Business/planning-development/Documents/CD/UD/UDS/Brampton%20ACGGRRD%20080717%20final.pdf>
2. The proposed Draft Plan of Subdivision shall comply with **Vales of the Humber Block Plan - BP 50**: <http://www.brampton.ca/EN/Business/planning-development/projects-studies/Documents/Approved%20BP%20-%20Vales%20of%20Humber.pdf>,  
as well as **Vales of the Humber Block Plan Areas 50-1 & 50-2 Community Design Guidelines**, which can be accessed via the following link:  
[https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/Documents/ValesofHumber\\_BP50-1\\_50-2\\_CDG.pdf](https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/Documents/ValesofHumber_BP50-1_50-2_CDG.pdf)
3. It is also subject to **Architectural Control Compliance Review Process** which aims to increase in general the quality of new residential development in the City.
4. Attached is the **Comments and Conditions Memo** from the Urban Design section for this application.

Thanks,

**Nada Almasri** | Urban Designer  
City of Brampton | T 905 874 2795  
E [nada.almasri@brampton.ca](mailto:nada.almasri@brampton.ca)

5. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
6. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

### **C. GENERAL COMMENTS**

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues:

- N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

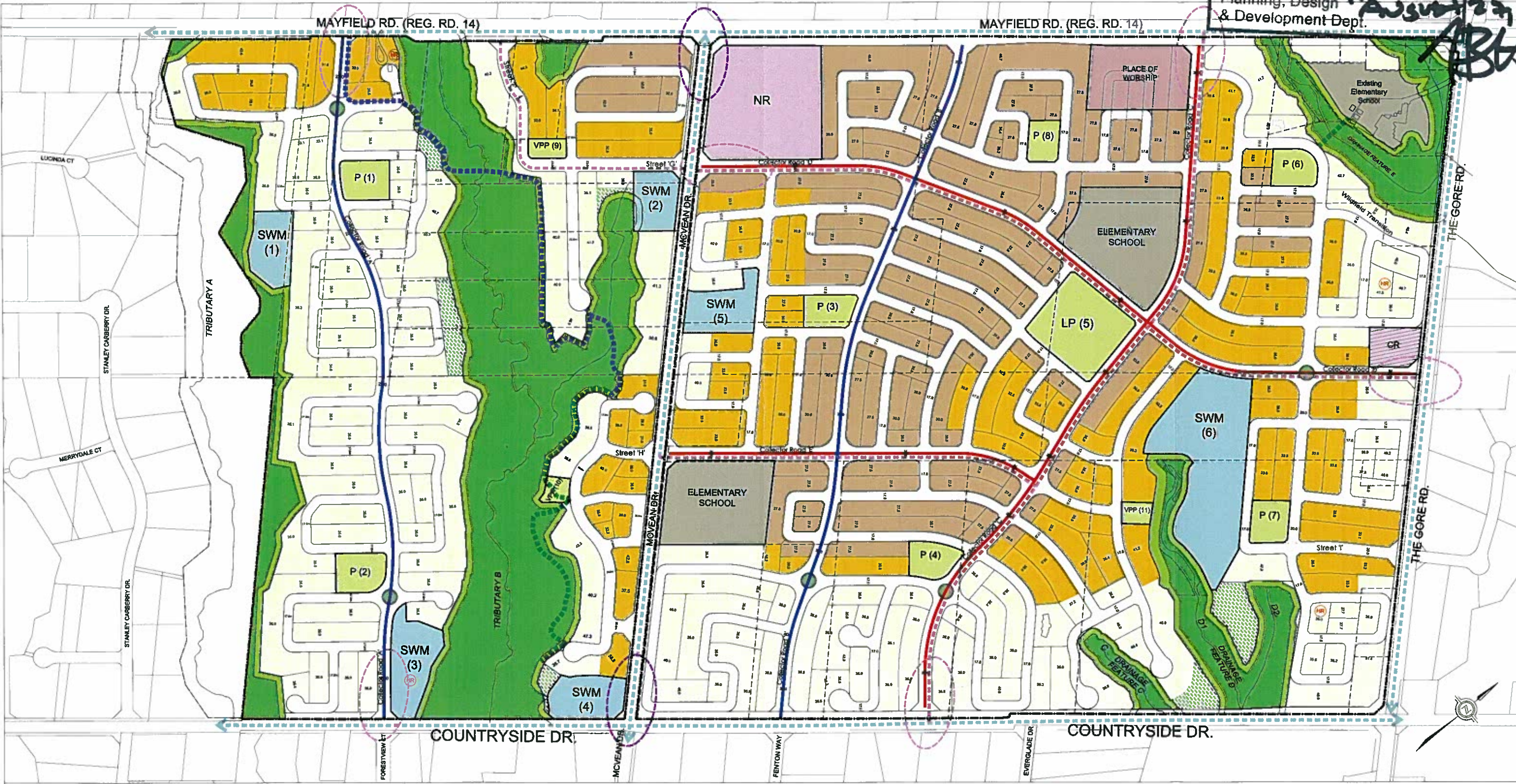
Thanks,

**Nada Almasri** | Urban Designer  
City of Brampton | T 905 874 2795  
E [nada.almasri@brampton.ca](mailto:nada.almasri@brampton.ca)



# Block Plan - VALES OF HUMBER -- BP50

John B. Corbett, MCIP, RPP  
Commissioner, *Approved*  
Planning, Design & Development Dept.  
*August 23, 2012*  
*ABH*



- |                                  |  |  |                       |
|----------------------------------|--|--|-----------------------|
| Low Density Residential          | Neighbourhood Retail   | Natural Heritage System                                      | Local Park            |
| Executive Transition Residential | Convenience Retail   | Buffer   | Parkette              |
| Executive Residential            | Place of Worship   | Restoration / Enhancement Area (Exact area to be determined) | Vest Pocket Park      |
| School                           | Stormwater Management (The Stormwater Management Ponds are preliminary and may be subject to adjustment) | Heritage Resource (Approximate Location)                     | Community Gateway     |
|                                  |  |  | Neighbourhood Gateway |
- Roundabout  
 Block Plan Boundary  
 24m - Collector Road  
 23m - Collector Road  
 Proposed Walkway (Final location to be confirmed)  
 Conceptual Walkway (Final location to be confirmed)  
 Multi-use Pathways in Arterial Road Boulevards  
 Sidewalk Paths

Revised: August 23, 2012  
Scale = 1: 3,000 (24x36)

Sorensen Gravelly Lowes Planning Associates Inc.  
 Gatzlos Planning + Development Consultants Inc.



Date: March 11, 2019

File: **C08E17.012 & 21T-19009B**

To: Neil Chadda, Development Planner

From: Shahinaz Eshesh, Assistant Policy Planner

Subject: **Conditions of Draft Approval**

Requirements for Plan of Subdivision **21T-19009B**

Draft Plan of Subdivision to permit the development of 17 single detached dwellings

**CANDEVCON LTD. – 2185715 ONTARIO INC.**

11570 McVean Drive

Circulation Date: February 20, 2019

Plan: Draft Plan of Subdivision 2185715 Ontario Inc.

Plan Dated: November 30, 2018

Comment Revision #: First

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Policy Planning Division with respect to matters dealing with policy planning, growth management and heritage planning:

#### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

1. Prior to Draft Plan Approval, the Owner shall agree to enter into the Vales of Humber Area 50-1 and 50-2 Cost Sharing Agreement.
2. Prior to Draft Plan Approval, the Owner shall provide a written and signed acknowledgement from the Trustee appointed pursuant to the agreement that the Owner has signed the Cost Sharing Agreement.

Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

#### **Sustainability Score and Summary**

No comments.

## **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

***The following comments / requirements are applicable as a condition of draft plan approval.***

1. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Vales of Humber Area 50-1 and 50-2 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.
2. Prior to registration, the Owner shall sign the Vales of Humber Area 50-1 and 50-2 Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement.
3. Should previously undocumented archeological resources be discovered, there may be a new archeological site and therefore subject to *Section 41 (1) of the Ontario Heritage Act*. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with *Section 48 (1) of the Ontario Heritage Act*, and also contact City of Brampton Heritage staff. The *Funeral, Burial and Cremation Services Act* requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of archaeological clearance provided in an email dated February 25, 2019. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

## **C. GENERAL COMMENTS**

***The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.***

The Planning Justification Report (PJR), prepared by Candevcon Ltd., dated November 30, 2018 has been reviewed. Staff are not satisfied with the submission of

the Planning Justification Report as it fails to provide a justification and analysis to the relevant policies. The PJR is also missing an author signature. A resubmission of the PJR is required.

The Vales of Humber Area 50-1 and 50-2 Growth Management Staging and Sequencing Strategy Implementation Conditions Clearance table attached herein shall be completed fully in conjunction with satisfying Draft Plan Approval Condition 1.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

---

Shahinaz Eshesh  
Assistant Policy Planner, Policy Planning  
Planning and Development Services  
Tel: (905) 874-3390  
[shahinaz.eshesh@brampton.ca](mailto:shahinaz.eshesh@brampton.ca)

c: Pam Cooper, Manager of Policy Planning  
Bashar Al-Hussaini, Senior Planner, Policy Planning  
Erin Smith, Assistant Heritage Planner

Attachments (2) 1. Growth Management Staging and Sequencing Strategy  
Implementation Conditions Clearance table  
2. Heritage Planning – Archaeological Clearance (email)



November 24, 2020

CFN 61066

**BY EMAIL: [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca)**

Ms. Tejinder Sidhu, Development Planner  
Planning and Development Services  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Ms. Sidhu:

**Re: Draft Plan of Subdivision Application – 21T-19009B  
Zoning By-law Amendment Application – C08E17.012  
11570 McVean Drive  
Lot 17, Concession 8, N.D.  
City of Brampton  
Royal Pine Homes (Agent: Candevcon Limited)**

Further to our letter dated March 4, 2020, this letter will acknowledge receipt of the applicant's revised draft plan dated July 9, 2020. We understand the draft plan has been revised to include a significant portion of the Tributary "B" valley corridor natural heritage system (NHS) (Block 10).

As per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), staff provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the Provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA's Regulatory Authority under O. Reg. 166/06 (as amended), *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

### **Purpose of the Application**

It is our understanding that the purpose of the above noted applications is to permit a residential development consisting of seventeen (17) new residential dwelling lots, four (4) part lots, two (2) open space compensation blocks, a valley land buffer block, a vegetation enhancement block and a NHS block. We understand the property is zoned "Residential Estate Holding" (REH) and that the zone permits a single detached dwelling. However, the proposed lot size and lot width do not meet the zoning requirements for the "REH" zone. As such, a Zoning By-law Amendment (ZBLA) is required for the proposed development to rezone the property to site-specific Residential Single Detached (R1E0 zones, Open Space (OS) zone, and a Floodplain (F) zone.

### **O. Reg. 166/06**

The subject lands are bisected by converging tributaries of Tributary B, and a valley corridor of the Humber River Watershed. Also, an unevaluated wetland feature is identified in the valley corridor. As such, a significant portion of the site is regulated by TRCA under O. Reg. 166/06, and are subject to the policies of TRCA's LCP. A TRCA permit will be required prior to any works commencing within the Regulated Area of the Humber River Watershed. Based on our review, the proposed development will require a TRCA permit.

TRCA staff will discuss permit fees and requirements with the proponent at such time that the review and approvals have advanced and TRCA permits are required to facilitate the proposed development.

### **Recommendation**

Given the supplementary documents and constructive discussions to date, the key priority issues that were identified in our previous letters, have in-principle been adequately addressed for this stage of the planning process. As such, TRCA has **no objection** to the Draft Plan of Subdivision (draft plan dated July 9, 2020), and ZBLA as currently submitted and TRCA staff are in position to provide Conditions of Draft Plan Approval that are attached as Appendix I.

Please note that when the applicant requests clearance of our conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled.

We thank you for the opportunity to review the Draft Plan of Subdivision and ZBLA applications and provide our comments as per our commenting, regulatory, delegated authority and technical advisory roles. Further, we trust these comments are of assistance.

Yours truly,



Adam Miller, BES, MCIP, RPP  
Senior Manager  
Development Planning & Permits  
Extension 5244  
/am

cc: Erik Mirtsou, Candevcon Limited: [erik@candevcon.com](mailto:erik@candevcon.com)  
Diarmuid Horgan, Candevcon Limited: [dhorgan@candevcon.com](mailto:dhorgan@candevcon.com)  
Marco Marcante, Royal Pine Homes: [marco@royalpinehomes.com](mailto:marco@royalpinehomes.com)  
Stav Kassaria, City of Brampton: [stavroula.kassaris@brampton.ca](mailto:stavroula.kassaris@brampton.ca)  
Cynthia Owusu-Cyimah, City of Brampton: [cynthia.owusugyimah@brampton.ca](mailto:cynthia.owusugyimah@brampton.ca)  
Althaf Farouque, Region of Peel: [althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)

## **APPENDIX I: TRCA Staff Conditions of Draft Plan Approval**

### **TRCA Conditions of Draft Plan Approval**

#### **Red-line Revisions**

1. The final Plan shall be in general conformity with the draft plan prepared by Candevcon Limited, dated July 9, 2020, prior to a request for clearance for registration of any phase of this plan, to:
  - a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
  - b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required studies.
  - c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

#### **Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a) A detailed engineering that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
    - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
    - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines.
    - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
  - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
  - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
  - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.
  - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
  - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards.
- b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
  - c) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.
  - d) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.
  - e) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration

media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.

- f) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that:
  - i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
  - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
  - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- g) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.
- h) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- i) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- j) That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for Block 7 (Valleyland Buffer), 8 (Vegetation Enhancement), and 9 (Compensation).

#### **Subdivision Agreement**

- 4. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
  - a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
  - b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
  - c) To design and implement on-site erosion and sediment control in accordance with current TRCA standards.
  - d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
  - e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
  - f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers.
  - g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.

- h) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.
- i) To provide for the warning clauses and information identified in TRCA's conditions.
- j) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- k) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- m) To gratuitously dedicate Block 7, 8, 9, and 10 to the City of Brampton or TRCA, in a condition that is satisfactory to the City of Brampton and TRCA.
- n) That all community information maps and promotional sales materials for lots or blocks adjacent to Block 7, 8, 9, and 10 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

#### **Purchase and Sale Agreements**

- 5. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 7, 8, 9, and 10 (environmental protection blocks and their associated buffers), which identifies the following:
  - a) That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates are prohibited.

#### **Implementing Zoning By-law**

- 6. That the implementing zoning by-law recognize all-natural heritage features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

## Public Works

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tel: 905-791-7800

peelregion.ca

March 27th 2019

Neil Chadda  
Planning and Building Division  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**RE: Draft Plan of Subdivision  
2185715 Ontario Inc.  
Part of Lot 10, Concession 8 ND  
City of Brampton, Ward 10  
City File: 21T-19009B  
Region File: 21T-19-009B**

Dear Mr. Chadda,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comment and Draft Plan Conditions can be found below.

We have reviewed the Planning Justification Report prepared by Candevcon Limited on November 30<sup>th</sup> 2018 and have no concerns with the analysis and conclusions therein. The appropriate Provincial and Regional policies for urban development have been identified.

### **REGION OF PEEL CONDITIONS OF DRAFT APPROVAL**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-19009B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

### **GENERAL COMMENTS**

***The following general comments are provided to assist the developer in the preparation of the related drawings.***

Please be advised that the Region of Peel's Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected *prior* to the execution of the subdivision agreement.

#### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 250mm sewer on Gold Bottom Crescent (north leg) and a 250mm sewer on Gold Bottom Crescent (south leg).
- External easements and construction may be required.

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### Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consist of a 150mm watermain on Gold Bottom Crescent (north leg), a 300mm watermain on Gordon Randle Drive and a 150mm watermain on Gold Bottom Crescent (south leg).
- External easements and construction may be required.

### Regional Roads

- Regional Roads are not adversely affected.

### Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

### Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

### Functional Servicing Report

- The Region has reviewed the FSR submitted in support of the above noted application. Please see our comments below.
- We note that Municipal Wastewater Facilities consist of a 250mm diameter sanitary sewer on Gold Bottom Crescent (North leg) and a 250mm sanitary sewer on Gold bottom Crescent (South Leg).
- We note that the proposed development is located within the Pressure Zone 5. Municipal Water facilities consist of a 150mm watermain on Gold bottom Crescent (North leg), a 300 mm watermain on Gordon Randle Drive and a 150mm watermain on Gold Bottom Crescent (South leg).
- The Report is acceptable to the Region of Peel.

### Waste Management

- The proposed development will receive curbside collection for the single detached units. Please ensure the plan meets the curbside collection requirements set out in Section 2.0 and 3.0 of the Waste Design Standards Manual, such as the turning radii, the road width and the appropriate set out area.

### CONDITIONS OF DRAFT APPROVAL

**The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.**

#### Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's



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Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:
    - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
    - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);
- pursuant to the Region's Development Charges By-law, as amended from time to time.

### Water Meter Fees

3. In respect of the water meter fees:
  - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
  - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
  - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

### Drawings – Servicing and “As Constructed”

4. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
5. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”. A clause shall be included in the Subdivision Agreement in respect of same.

### General Conditions

6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer

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shall construct and design these services in accordance with the latest Region standards and requirements.

7. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
8. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
9. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
10. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
11. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
12.
  - a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
  - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

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- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
  - a) Bacteriological Analysis - Total coliform and E-coli counts
  - b) Chemical Analysis - Nitrate Test
  - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

- 13. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
- 14. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and
  - c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.A clause shall be included in the Subdivision Agreement in respect of same.

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4307, or by email at: [sarah.powell@peelregion.ca](mailto:sarah.powell@peelregion.ca)

Yours truly,



Sarah Powell  
Planner  
Development Services, Region of Peel

**Date:** 2020-12-16

**File No:** C10E05.019 and 21T-14001B

**Subject:** **Recommendation Report**  
Application to Amend the Official Plan and Zoning By-Law, and  
Proposed Draft Plan of Subdivision  
(To permit the development of 69 townhouse units, and 26 live-  
work units)  
**Matthews Planning & Management Ltd. - Ouray**  
**Developments Incorporated**  
Northeast corner of Nexus Avenue and Fogal Road  
Part of Lot 5, Concession 10, Northern Division  
Ward: 8 [Enter your Subject Here](#)

**Contact:** Nasir Mahmood, Development Planner, Development Services  
Division, 905-874-2094  
Cynthia Owusu-Gyimah, Acting Manager, Development Services  
Division,  
905-874-2064

**Report Number:** Planning, Building and Economic Development-2021-029

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision, **Matthews Planning & Management Ltd. - Ouray Developments Incorporated**, Northeast corner of Nexus Avenue and Fogal Road, Part of Lot 5, Concession 10, Northern Division, Ward 8 (File: C10E05.019 & 21T-14001B) to the Planning and Development Committee Meeting of January 18, 2021 be received;
2. **THAT** the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by J.H. Stevens, Planning & Development Consultants submitted on behalf of Ouray Developments Incorporated, Ward: 8, Files C10E05.019 and 21T-14001B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region

of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;

3. **THAT** the amendments to the Official Plan including the Bram East Secondary Plan, generally in accordance with the by-law attached as Appendix 10 of this report be adopted;
4. **THAT** the amendments to the Zoning By-law, generally in accordance with the by-law attached as Appendix 11 of this report be adopted;
5. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

#### Overview:

- This application to amend the Official Plan and Zoning By-law, and a draft plan of subdivision, proposes the development of the subject lands with 69 townhouse dwellings, 26 live-work townhouse dwellings, a Natural Heritage System (NHS) block, a NHS buffer block, a storm servicing block, and a public street.
- This report recommends that this application to amend the Official Plan and the Zoning By-law, and the proposed draft plan of subdivision be approved.
- The property is currently designated 'Residential' in the Official Plan, and 'Mixed Commercial/Industrial' and 'Valleyland' in the Bram East Secondary Plan Area 41. The proposed Official Plan amendment (Appendix 10) seeks to amend the Bram East Secondary Plan Area 41 to re-designate the subject lands to "Residential – Medium Density" designation to facilitate townhouse and live-work townhouse dwellings.
- The proposal that involves townhouse residential (townhouses, and live-work townhouses) development, also involved the conversion of employment lands to non-employment (Residential) lands through the Municipal Comprehensive Review (MCR) process. The proposed conversion was approved by Council on May 30, 2016. Through a related Official Plan amendment (OP2006-128), conversion from 'Employment Areas' to 'Communities' designation on Schedule 1, from 'Business Corridor' to 'Residential' designation on Schedule A to the Official Plan, and deletion of Special Land Use Policy Area 13 was approved by Council on April 26, 2017. A group of landowners in the City appealed the Official Plan amendment OPA2006-128 to the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT). The appeal was withdrawn on July 03, 2020.

- The property is currently zoned ‘Industrial Four - Special Section - 1776 (M4-1776)’ which does not permit the proposed residential development. The proposed Zoning By-law amendment (Appendix 11) seeks to rezone the subject lands to ‘Residential Townhouse (R3E-x)’ and ‘Open Space (OS)’ zones to facilitate the proposed townhouse and live-work townhouse dwellings.
- The proposed Official Plan and Zoning By-law amendments represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the general intent of the City of Brampton Official Plan.
- A statutory Public Meeting for this application was held on May 5, 2014. Two members of the public attended the Statutory Public Meeting to speak to the application. Details of the Public Meeting are included in Appendix 8 of this report.
- The proposal is consistent with the “2018-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete sustainable communities to accommodate growth for people and jobs.

### **Background:**

This application was submitted on January 30, 2013 by J.H. Stevens, Planning & Development Consultants on behalf of Ouray Developments Incorporated. It was reviewed for completeness and found to be complete in accordance with the *Planning Act* as of April 04, 2014. A formal Notice of Complete Application dated April 04, 2014 was provided to the applicant.

The proposal that involves townhouse residential (townhouses, and live-work townhouses) development, also involved the conversion of employment lands to non-employment (Residential) lands through the Municipal Comprehensive Review (MCR) process. The proposed conversion was approved by Council on May 30, 2016. Through a related Official Plan amendment (OP2006-128), conversion from ‘Employment Areas’ to ‘Communities’ designation on Schedule 1, from ‘Business Corridor’ to ‘Residential’ designation on Schedule A to the Official Plan, and deletion of Special Land Use Policy Area 13, was approved by Council on April 26, 2017. A group of landowners in the City appealed the Official Plan amendment OP2006-128 to the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT). The appeal was withdrawn on July 03, 2020.

## **Current Situation:**

### Proposal

The application to amend the Official Plan and the Zoning By-law, and a proposed draft plan of subdivision propose to develop a 3.06 hectare (7.56 acre) site with townhouse dwellings and live-work townhouse dwellings. Details of the proposal are as follows (refer to Appendices 1 to 1C):

- 69 townhouse dwelling units fronting onto a new public street (i.e. Falby Road);
- 26 live-work townhouse units fronting onto Fogal Road;
- A Natural Heritage System (NHS) block;
- A Storm Servicing block;
- A 10 metre wide NHS buffer block;
- A 1.15 metre wide lay-by parking block along Fogal Road;
- A Public Street (Falby Road); and,
- An overall density of approximately 49 units per net residential hectare.

### Property Description and Surrounding Land Use

The property is currently vacant and has the following characteristics:

- ♦ is located on the north east corner of Nexus Avenue and Fogal Road;
- ♦ has a total site area of 3.06 hectares (7.56 acres); and,
- ♦ has a frontage of 225 metres along Fogal Road and 115 metres along Nexus Avenue.

The surrounding land uses are described as follows:

- |        |   |
|--------|---|
| North: | A storm water management pond, valley land, and a registered plan of subdivision 43M-2021 (townhouses, live-work townhouses)  |
| South: | Fogal Road, beyond which are vacant lands that are part of a registered plan of subdivision 43M-2092 for residential (singles, townhouses) and office/commercial uses |

East: Valley land

West: Nexus Avenue, beyond which is a commercial banquet hall and other commercial uses

### Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Zoning By-law amendment attached as per Appendices 10 and 11, respectively, and approve the proposed Draft Plan of Subdivision.

### Planning Analysis Summary

The proposed Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan.

The proposed draft plan of subdivision supports complete communities by providing a variety of housing options (including street townhouses, lane-based/dual-frontage townhouses, and live-work townhouses) complementary to the housing stock in the area, with easy access to commercial/retail, recreational, and employment opportunities. The proposed development would rely on the existing water and sanitary/storm services in the area, and would be pedestrian and transit friendly.

The subject lands are located along Fogal Road/Nexus Avenue and are situated in proximity to The Gore Road (a Primary Transit Corridor), Queen Street west (a BRT corridor), and within the The Gore Road/Queen Street East Major Transit Station Area. Future residents will have access to existing transit stops and higher order transit services. The proposed development will have no negative impacts on any of the environmental or natural heritage features or their functions.

The proposed Official Plan and Zoning By-law Amendments would conform to the Official Plan and maintain the general principles of the "Residential - Medium Density" designation by providing buildings that are less than four storey high. The scale and massing would not impact the surrounding area. The proposal of transit supportive townhouses takes advantage of the site's proximity to The Gore Road/Queen Street East Major Transit Station Area.

See Appendix 7 for a Detailed Planning Analysis.

### Matters of Provincial Interest

#### *Planning Act*

The proposed development has regard for the matters of Provincial interest as set out in Section 2, and Section 51(24) of the *Planning Act*. It specifically has regard for the



provincial interests as it proposes an orderly development of safe and healthy community that is compatible with the existing development in the area, adds to the City's stock of affordable housing, creates employment opportunities, is pedestrian/transit friendly, and protects the natural environment. It also has regard for the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality. The proposed subdivision, which is deemed to be in public interest for its valuable contribution to the City's housing stock, conforms to the City of Brampton Official Plan and the adjacent plans of subdivision. The subject lands are suitable for the purposes of the proposed subdivision, and the proposed roads along with the surrounding road network are considered to be adequate for the objectives of the subdivision. The dimensions and shapes of the proposed lots are deemed to be appropriate. The existing/proposed utilities and municipal services are considered to be adequate for the proposed development. The natural areas/features and resources would be protected in the proposed subdivision.

#### *Provincial Policy Statement (2020)*

Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with the policy statements issued under the *Act*. The proposed development is consistent with the Provincial Policy Statement as it proposes a healthy, livable and safe community that accommodates residential and employment uses, and respects the environment, public health and safety. It proposes a compact form of development located within a settlement area, and is based on a density and mix of land uses that efficiently uses land and the existing municipal infrastructure/public service facilities, supports active transportation, and is transit-friendly.

#### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The subject lands are located within the 'Designated Greenfield Area' as per the 2019 Growth Plan. In accordance with the Growth Plan policies for this area, the proposed development has been planned, designated, and designed in a manner so as to achieve complete communities, support active transportation, and support transit services. The proposed development supports the achievement of a complete community by providing a mix of uses with a street network that supports active transportation.

As per Growth Plan policy, the 'Designated Greenfield Area' in the Region of Peel is to be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare. The combined people and jobs per hectare proposed by this development will be approximately 71 persons and jobs per hectare, which exceeds the minimum density target established in the Growth Plan.

### Region of Peel Official Plan

The subject lands are located within the “Urban System” designation in the Region of Peel Official Plan. In accordance with the Region of Peel Official Plan policies relating to the ‘Urban System’ and ‘Designated Greenfield Area’, the proposed development envisages the achievement of a compact form and mix of land use that supports walking, is transit friendly, and efficiently uses the resources of land, services, infrastructure and public transit. The application conforms to the policies of the Region of Peel Official Plan.

### City of Brampton Official Plan

The subject lands are designated ‘Residential’ on Schedule A – General Land Use Designations of the Official Plan. The ‘Residential’ designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. The proposed development conforms to the ‘Residential’ designation of the Official Plan.

### Bram East Secondary Plan

The subject lands are designated ‘Mixed - Commercial/Industrial’ and ‘Valleyland’ in the Bram East Secondary Plan Area 41 which does not permit the proposed residential uses. The current Application to Amend the Official Plan seeks to amend the Secondary Plan to re-designate the property from ‘Mixed - Commercial/Industrial’ designation to ‘Residential – Medium Density’ designation to facilitate townhouse dwellings and live-work townhouse dwellings. In accordance with the Secondary Plan policy, the proposed development will seek to achieve acceptable transition and physical integration with lower density forms of development and for the provision of design and land use features (live-work units) to achieve effective separation and buffering from major roads or adjacent Mixed Commercial-Industrial uses. Subject to the proposed Official Plan amendment, the proposed use conforms to the ‘Residential – Medium Density’ policies of the Secondary Plan.

### Zoning By-law 270-2004

The property is currently zoned 'Industrial Four - Special Section – 1776 (M4-1776)' which does not permit the proposed residential development. The proposed Zoning By-law amendment (Appendix 11) seeks to rezone the subject lands to 'Residential Townhouse (R3E-x)' and 'Open Space (OS)' zone to facilitate the proposed townhouse and live-work townhouse dwellings, and protect the natural areas. Special zoning sections and zoning exceptions have been included to address the zoning requirements of street townhouses, lane-based town houses, live-work townhouses, and certain irregularly shaped lots.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent and vision of the Official Plan policy and will facilitate the development of the subject property with mixed-use (townhouses/live-work townhouses), medium density, transit supportive, and pedestrian friendly land uses.

### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands on April 08, 2014 in accordance with and exceeding the *Planning Act* requirements. A copy of all departmental/agency comments are attached as Appendix 9 to this report. Notice signs were placed on the subject lands advising the members of the public of the designation/zone changes requested in the application. This report along with the complete application requirements, including studies have been posted to the City's website.

The statutory public meeting for this application was held on May 5, 2014. Two members of the public were in attendance and raised a number of points with regard to the proposed development. A response to the points raised can be found in the Results of the Public Meeting at Appendix 8.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications associated with these Applications to Amend the Official Plan and Zoning By-law and proposed Draft Plan of Subdivision. Revenues collected through development application fees are accounted for in the approved operating budget.

#### Other Implications:

There are no other implications associated with this Application to Amend the Official Plan and Zoning By-law, and proposed Draft Plan of Subdivision.

### **Term of Council Priorities:**

The proposed townhouse development is consistent with the "A City of Opportunities" theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies these priorities by:

- Directing growth to an area that is within proximity to existing amenities and higher order transportation infrastructure;
- Providing opportunity for efficient growth; and,
- Directing intensification along a designated intensification corridor.

### **Living the Mosaic – 2040 Vision:**

This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

### **Conclusion:**

The proposal provides an opportunity to develop the subject land with townhouse dwellings and live-work townhouse dwellings integrated into the surrounding neighbourhood. It represents an appropriate use of the land by providing a compact form of housing that fits with the context, yet supporting the City’s vision of directing intensification along an intensification corridor. The proposed built form is compatible with adjacent developments and nearby land uses and the scale and massing would not impact the established physical character of the area. The proposed development is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan, and the City’s Official Plan. Staff are satisfied that the application represents good planning, and recommend approval of the application.

Authored by:

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Nasir Mahmood MCIP, RPP  
Development Planner  
Planning, Building and Economic  
Development Department

Approved by:

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Richard Forward MBA, M.Sc. P. Eng.  
Commissioner  
Planning, Building and Economic  
Development Department

Reviewed by:

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Allan Parsons MCIP, RPP  
Director, Development Services  
Planning, Building and Economic  
Development Department

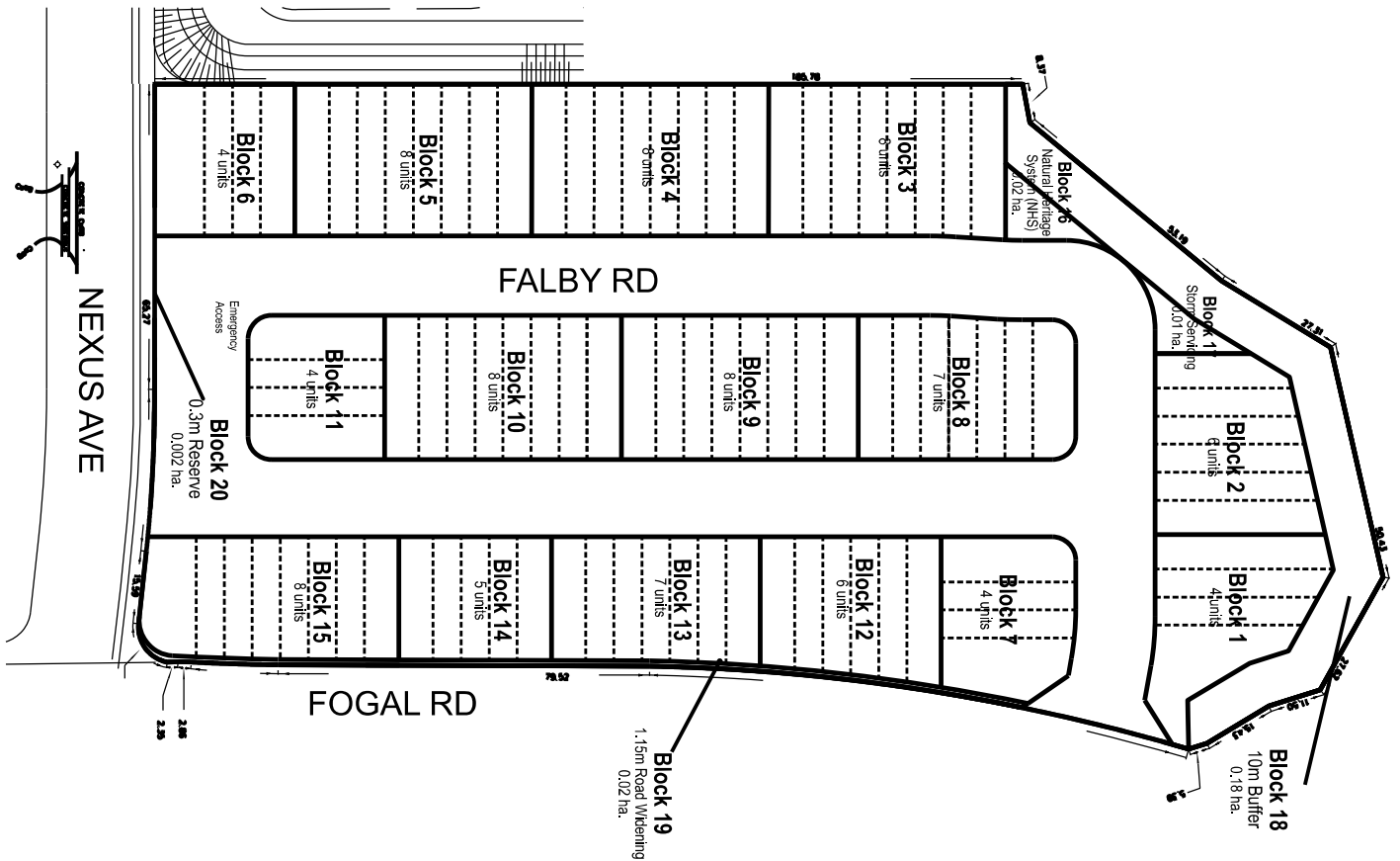
Submitted by:

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David Barrick  
Chief Administrator Officer  
The Corporation of the City of Brampton

**Appendices:**

Appendix 1:	Draft Plan of Subdivision
Appendix 1A:	Rendering: Live-Work Townhouse Dwellings
Appendix 1B:	Rendering: Lane-based Townhouse Dwellings
Appendix 1C:	Rendering: Street Townhouse Dwellings
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Detailed Planning Analysis
Appendix 8:	Results of Public Meeting
Appendix 9:	Results of Circulation
Appendix 10:	Draft Official Plan Amendment
Appendix 11:	Draft Zoning By-law Amendment
Appendix 12:	Draft Plan Conditions

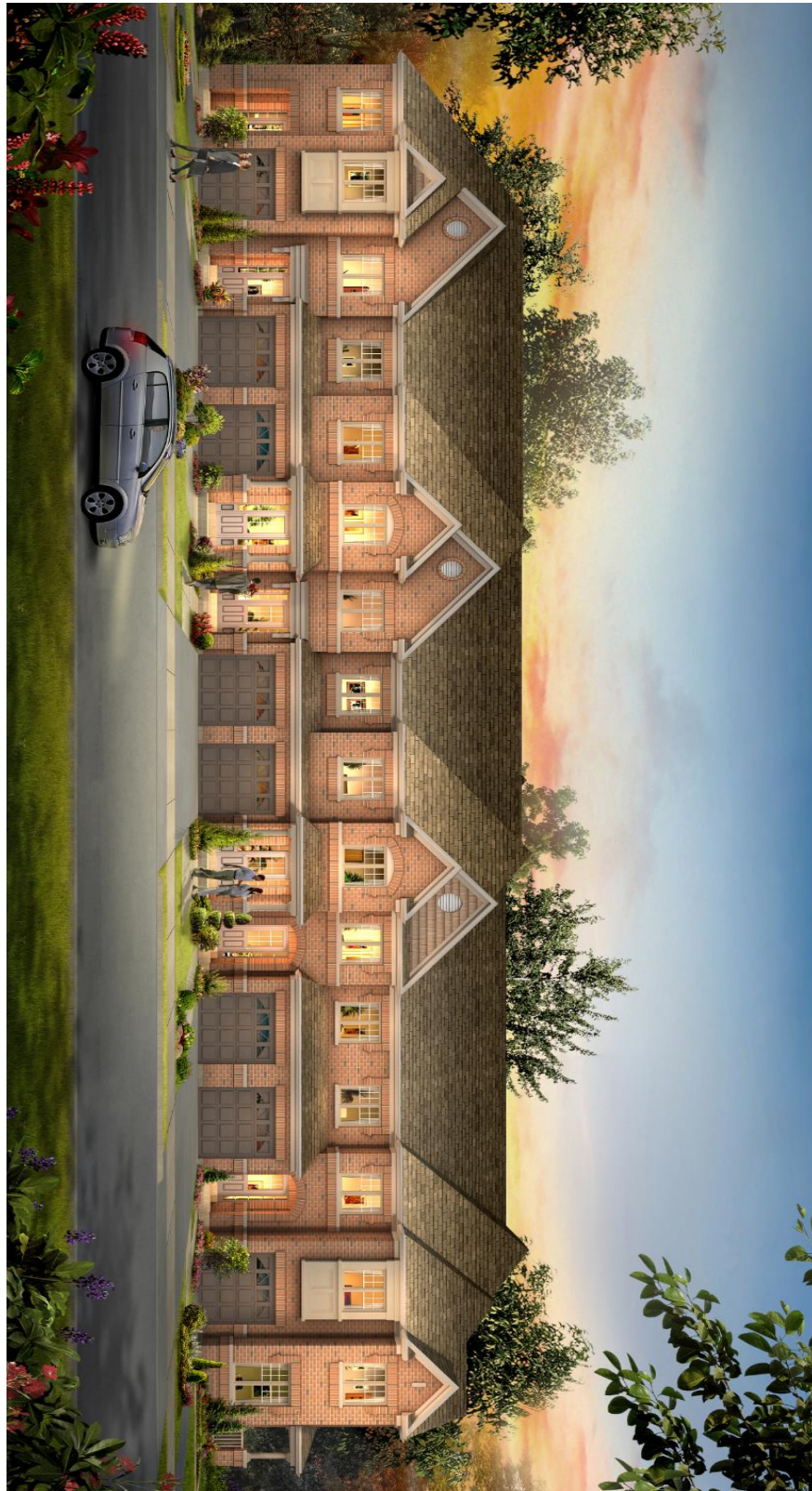


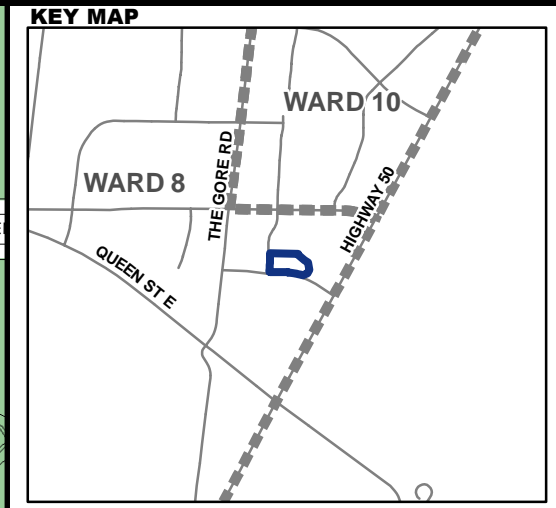
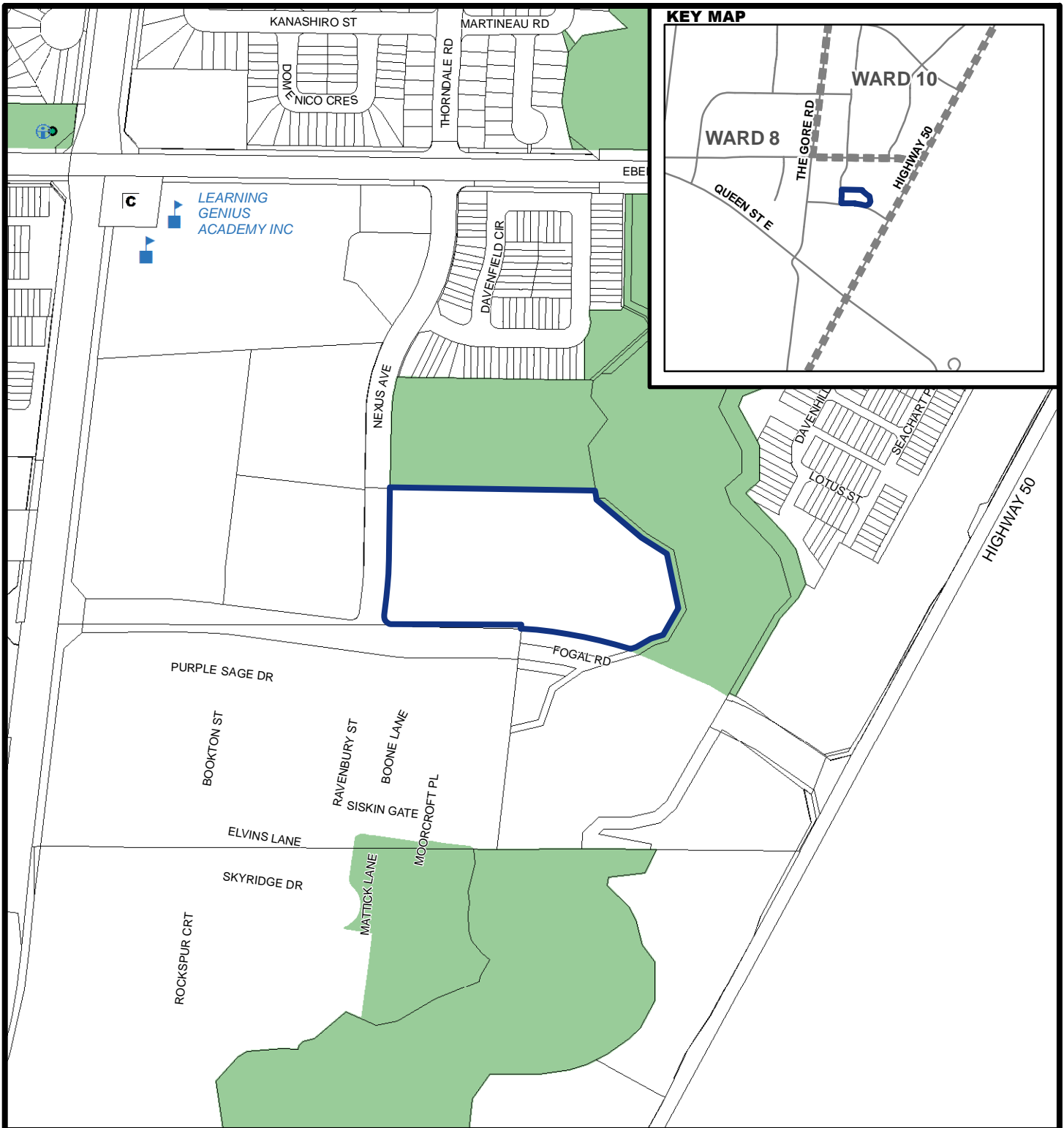










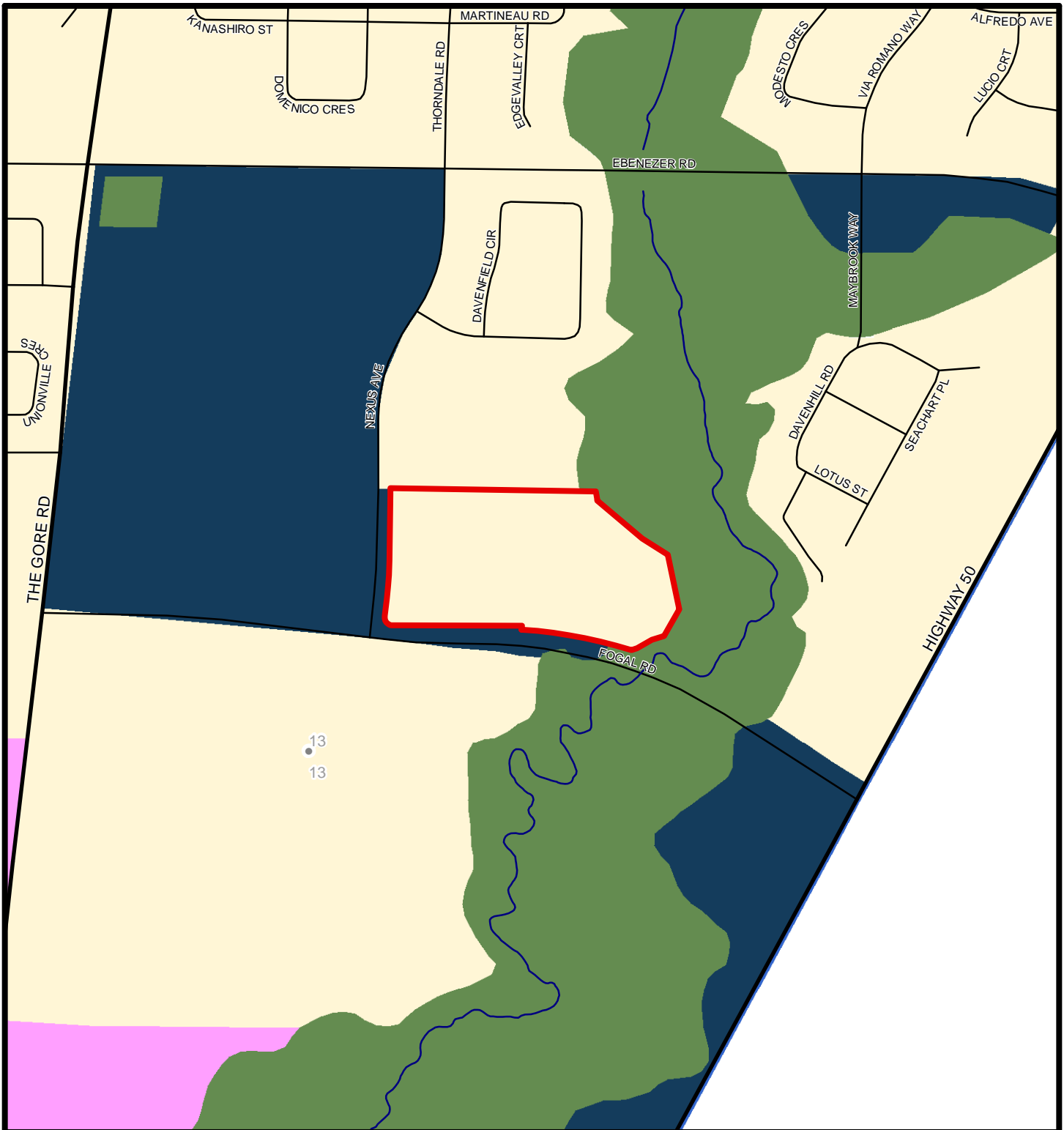


- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- CEMETERY
- SCHOOLS








## APPENDIX 2 LOCATION MAP

MATTHEWS PLANNING AND MANAGEMENT LTD.  
OURAY DEVELOPMENTS INCORPORATED

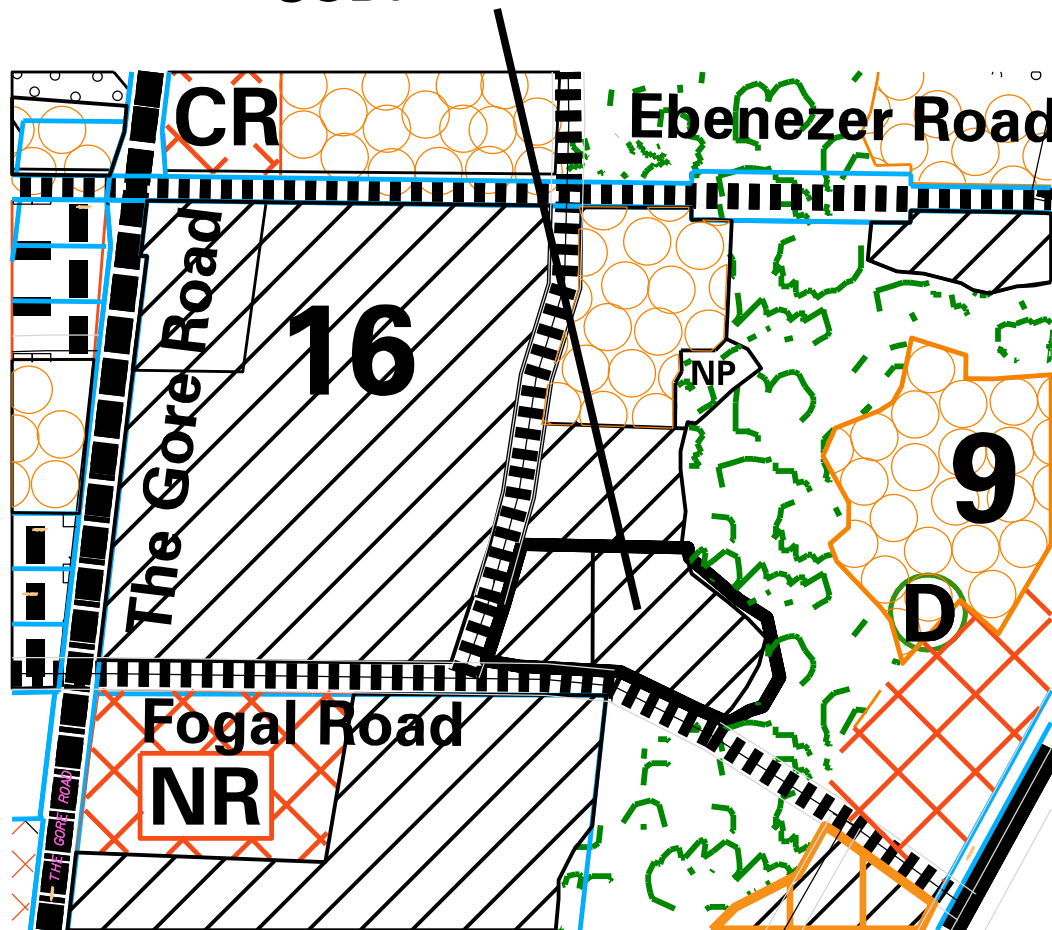


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- |  |                   |   |            |   |             |
|--|-------------------|---|------------|---|-------------|
|  | SUBJECT LAND      |  | OFFICE     |  | RESIDENTIAL |
|  | BUSINESS CORRIDOR |  | OPENSOURCE |   |             |

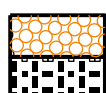


# SUBJECT LANDS



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

## RESIDENTIAL LANDS:



Medium Density  
Cluster / High Density

## EMPLOYMENT LANDS:



Mixed Commercial / Industrial  
Neighbourhood Retail  
Convenience Retail

## ROAD NETWORK :



Major Arterial



Collector Road  
Local Road

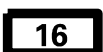
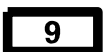
## OPEN SPACE:



Valleyland  
Neighbourhood Park  
Storm Water Management Facility  
Special Policy Area 8 (Office Node  
- Mixed Commercial/Industrial)



Special Policy Area 9  
(Medium Density Residential)



Special Policy Area 16







- |  |              |  |               |  |              |
|--|--------------|--|---------------|--|--------------|
|  | SUBJECT LAND |  | COMMERCIAL    |  | AGRICULTURAL |
|  | CITY LIMIT   |  | INDUSTRIAL    |  | OPEN SPACE   |
|  | RESIDENTIAL  |  | INSTITUTIONAL |  | FLOODPLAIN   |

\* SEE OREG 171-20





Legend

<span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span> SUBJECT LAND	<span style="background-color: #d4edda; border: 1px solid #c3e6cb; display: inline-block; width: 15px; height: 10px;"></span> AGRICULTURAL	<span style="background-color: #fff3cd; border: 1px solid #ffeeba; display: inline-block; width: 15px; height: 10px;"></span> INSTITUTIONAL	<span style="background-color: #d1ecf1; border: 1px solid #bee5eb; display: inline-block; width: 15px; height: 10px;"></span> ROAD
<span style="background-color: #f8d7da; border: 1px solid #f5c6cb; display: inline-block; width: 15px; height: 10px;"></span> COMMERCIAL	<span style="background-color: #d4edda; border: 1px solid #c3e6cb; display: inline-block; width: 15px; height: 10px;"></span> OPEN SPACE	<span style="background-color: #fff3cd; border: 1px solid #ffeeba; display: inline-block; width: 15px; height: 10px;"></span> UTILITY	
<span style="background-color: #d4edda; border: 1px solid #c3e6cb; display: inline-block; width: 15px; height: 10px;"></span> INDUSTRIAL	<span style="background-color: #fff3cd; border: 1px solid #ffeeba; display: inline-block; width: 15px; height: 10px;"></span> RESIDENTIAL		

AERIAL PHOTO DATE: SPRING 2020





**Detailed Planning Analysis**  
City File No. C10E05.019  
Subdivision File No. 21T-14001B

Overview

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, and the City's Official Plan provide directions that support land use planning in a logical, well designed manner that supports sustainable long term economic viability. An analysis of the subject proposal was completed against these documents, which determined that the proposal meets the intent of the policy framework.

Planning Act

The proposed development has regard for the following matters of Provincial interest as set out in Section 2, and Section 51(24) of the *Planning Act*:

- Section 2(a) - *the protection of ecological systems, including natural areas, features and functions;*
- Section 2 (f) - *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- Section 2(h) – *the orderly development of safe and healthy communities;*
- Section 2(j) – *the adequate provision of a full range of housing, including affordable housing;*
- Section 2(k) – *the adequate provision of employment opportunities;*
- Section 2(p) – *the appropriate location of growth and development;*
- Section 2(q) – *the promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians.*

Regard for these sections is reflected in the proposed Official Plan Amendment, Zoning By-law Amendment, and the proposed draft plan of subdivision that:

- supports orderly development and appropriate growth in the area;
- relies on the existing water, sanitary, storm, and transit services;
- provide a healthy balance of uses - street townhouses to the north of Falby Road, lane-based/dual frontage townhouses in the middle, and live-work townhouses to the south - facing Fogal Road;
- provides employment opportunities through the development of live-work units;
- develops a road network that is walkable, and would connect to future transit service on Fogal Road/Nexus Avenue; and,

- preserves the natural features of the site.

*Section 51(24)- In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:*

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- (f) the dimensions and shapes of the proposed lots;*
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) conservation of natural resources and flood control;*
- (i) the adequacy of utilities and municipal services; and,*
- (j) the adequacy of school sites.*

The proposed subdivision has regard for the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality. The proposed subdivision, which is deemed to be in public interest for its valuable contribution to the City's housing stock, conforms to the City of Brampton Official Plan and the adjacent plans of subdivision. The subject lands are suitable for the purposes of the proposed subdivision, and the proposed roads along with the surrounding road network are considered to be adequate for the objectives of the subdivision. The dimensions and shapes of the proposed lots are deemed to be appropriate. The existing/proposed utilities and municipal services are considered to be adequate for the proposed development. The natural areas/features and resources would be protected in the proposed subdivision.

#### Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning



and development. This application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement.

*1.1.1: healthy, livable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

The proposed development includes a range of townhouse types (including street townhouses, dual-frontage townhouses and live-work units) that will add to the City's stock of affordable housing, rely on the existing municipal infrastructure and public services, have a significant potential for job creation, and will protect the natural areas/features. This development will result in a healthy, livable and safe community.

*1.1.3.1: Settlement areas shall be the focus of growth and development;*

*1.1.3.2: Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*

- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*

*1.1.3.6: New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

This proposal constitutes a compact form of development located adjacent to the existing built up area within a settlement area that is defined in provincial and municipal planning documents. The proposed development is consistent with the goals and intent of the policy as it proposes to efficiently use land and infrastructure through reliance on the existing municipal and public services. Furthermore, the proposed development supports active transportation, is transit friendly, and ensures the protection and preservation of the site's natural heritage features.

*1.4.3: Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations;*

*1.5.1 Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

The proposed development creates new access points to the existing valleyland, connects to an existing parkette, storm water pond, and trail system with lookout areas. This development will generate opportunities for recreation and interaction in the

community by providing convenient access to existing recreational services in the surrounding neighbourhood through multiuse trails and new public streets.

The proposal that contains a mix of townhouse types will help the City meet its current and future needs for affordable housing that will be well located to avail itself of the existing infrastructure, transit and public service facilities.

*1.6.7.4: A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*

The proposed development is designed to minimize private vehicle trips and to encourage the use of transit and active transportation by creating accessible and efficient access to the existing sidewalks, and providing convenient access to transit services located within walking distance of the proposed development.

*2.1.1 Natural features and areas shall be protected for the long term.*

*2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

No development has been proposed within or adjacent to the NHS area. A 10 metre buffer along the valleyland has been established to protect the natural area and features.

The proposed development is consistent with the Provincial Policy Statement 2020.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject lands are within the 'Designated Greenfield Area' as per the 2019 Growth Plan. As such, the proposal conforms to the following policies of the plan:

*2.2.1.2: Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) the vast majority of growth will be directed to settlement areas that:*
  - i. have a delineated built boundary;*

- ii. *have existing or planned municipal water and wastewater systems; and,*
  - iii. *can support the achievement of complete communities.*
- c) *within settlement areas, growth will be focused in:*
- i. *delineated built-up areas;*
  - ii. *strategic growth areas;*
  - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,*
  - iv. *areas with existing or planned public service facilities.*

The proposed development is located within the Designated Greenfield Area within an urban settlement area (the City of Brampton) that has a delineated built boundary, and will be served with existing municipal water/wastewater systems, and transit services. With the affordable nature of this residential development, its location in proximity to the existing commercial uses and amenities, significant job creation potential (through live-work townhouse units), and connectivity to road network and transit, the proposed development will have the necessary features to be a complete community.

*2.2.1.4: Applying the policies of this Plan will support the achievement of complete communities that:*

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
  - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  - ii. *public service facilities, co-located and integrated in community hubs;*
  - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
  - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*

- f) *mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,*
- g) *integrate green infrastructure and appropriate low impact development.*

The proposed development meets these criteria by being located within a designated growth area in the City's Official Plan. It also provides diverse forms of housing on a site that is situated close to a Primary & Secondary Transit Corridors, is well served by transit and takes advantage of the existing municipal infrastructure, and public services, and has a significant potential for employment opportunities. The proposal also supports the achievement of complete communities by providing a townhouse and live-work forms of housing that is in close reach and proximity to a range of amenities. The proposed access via trail to the parkette to the north, the stormwater pond and look out area, and the valleylands located east of the site will contribute to the publicly accessible open spaces, trails and other recreational facilities, and encourage walking/active transportation.

#### *2.2.7: Designated Greenfield Areas*

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
  - a) *supports the achievement of complete communities;*
  - b) *supports active transportation; and,*
  - c) *encourages the integration and sustained viability of transit services.*
2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
  - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;*

The proposed development will constitute a complete community by way of offering a diverse forms of townhouses on a site located close to Primary and Secondary Transit Corridors, is well served by the existing/future municipal infrastructure, public services, transit, and commercial/employment opportunities and amenities. The proposal also supports the achievement of complete communities by providing townhouse and live-work forms of housing that is in close reach and proximity to a range of amenities. It also offers publicly accessible open spaces, trails and other recreational facilities, and encourages opportunities for walking/active transportation.

The combined people and jobs density per hectare proposed by development will be approximately 71 people and jobs per hectare, which exceeds the minimum density target established in the Growth Plan.

*4.2.2.3: Within the Natural Heritage System for the Growth Plan:*

*a) new development or site alteration will demonstrate that:*

- i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;*

The proposed development respects the natural heritage area and features, and has no adverse impacts on the adjacent valleylands.

The application conforms to the policies of the Growth Plan (2019).

Region of Peel Official Plan

The Region of Peel Official Plan provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources, and provides a basis for efficiently managing growth.

The subject lands are located within the *Urban System* designation on Schedule D – Regional Structure of the Region of Peel Official Plan. The *Urban System* is comprised of a variety of communities that contain diverse living, working and cultural opportunities. The following objectives are identified for the *Urban System*:

*The Urban System Objectives*

*5.3.1.1: To conserve environmental and resource attributes of the Region;*

*5.3.1.2: To achieve sustainable development within the Urban System;*

*5.3.1.3: To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;*

*5.3.1.4: To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, infrastructure and public finances while taking into account the characteristics of existing communities and services;*

*5.3.1.5: To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive;*

The proposed development will contribute towards achieving the Urban System's objectives by way of developing a compact form of mixed street/lane-based and live-work

townhouse development that respects the environmental areas and features, corresponds to the characteristics of the existing communities, and provides a pedestrian friendly and transit supportive environment.

### *Greenfield Density*

The subject lands are located within the Designated Greenfield Area in the Peel Region Official Plan, to which the following objectives are applicable:

*5.5.4.1.1: To plan and designate greenfields to contribute to complete communities;*

*5.5.4.1.2: To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services;*

*5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods;*

*5.5.4.1.4: To optimize the use of designated greenfield area;*

*5.5.4.1.5: To enhance the natural environment and resources;*

*5.5.4.2.1: Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan;*

*5.5.4.2.2: Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:*

*City of Brampton: 51 residents and jobs combined per hectare.*

The proposed development will satisfy these goals by creating a transit-supportive, and pedestrian friendly development in an area planned for a mix of street/lane-based and live-work townhouses. The proposal conforms to the above noted objectives and policies as it will contribute a variety of townhouse dwellings to suit a range of preference and affordability criteria. Appropriate pedestrian and bike systems, as well as access to nearby commercial/employment/recreational and amenities will be available. The proposed development achieves a density of 71 residents and jobs per hectare, thus exceeding the above mentioned density requirement. The proposed jobs/people forecasted to occupy the subject lands, will play a role in contributing to the Region of Peel's population growth target, as well as surpassing the regional density requirements.

The applications conform to the policies of the Region of Peel Official Plan.

## City of Brampton Official Plan

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and infrastructure decisions and to set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the PPS, Growth Plan and Regional Plan.

The subject lands are designated as "Residential" in the Official Plan. The 'Residential' designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. The proposed residential development conforms to the Official Plan.

### *Built Boundary and Designated Greenfield Area*

Schedule 1 - City Concept to the Brampton Official Plan depicts the delineated built boundary for the City and places the subject site outside of the Built Boundary and within the Communities area. It also shows the subject lands as being within the Designated Greenfield Area overlay.

3.2.2 *Brampton's Designated Greenfield Area is comprised of lands outside of the Built Boundary. New communities within the Designated Greenfield Area will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit.*

3.2.2.2 *Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.*

The proposed development envisages a complete community that provides diverse form of townhouses on a site that is situated close to Primary and Secondary Transit Corridors, (is well served by transit) and takes advantage of the existing municipal infrastructure, public services, and employment opportunities. The proposal also supports the achievement of complete communities by providing a townhouse and live-work forms of housing that is in close reach and proximity to a range of commercial uses and amenities. The proposed access via trail to the parkette to the north, the stormwater pond and look out area, and the valleylands located east of the site will contribute to the publicly accessible open spaces, trails and other recreational facilities, and encourage walking/active transportation. The proposed development achieves a density of 71 residents and jobs per hectare, thus exceeding the above mentioned density requirement.

### *Residential*



*4.2: Housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. Brampton's residential policy will focus on the following:*

- (i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm;*
- (iii) Ensuring economic efficiency in providing housing on serviced or serviceable lands within a ten (10) year time frame to meet projected requirements of the regional market area in accordance with the Provincial Policy Statement, and following a growth management program which ensures that all the required services and infrastructure are available as residential areas develop;*
- (iv) Safeguarding the environmental integrity of particular development areas by ensuring that the design and development of residential areas protect, enhance and restore the features, functions and linkages of the natural heritage system including rivers, streams, valleys, wetlands and woodlands. The natural heritage system is integral to the health of the City, its neighbourhoods and its residents, and should be protected, as identified in these policies, subwatershed studies and block plans.*
- (vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors.*
- (vii) Encouraging the development of an appropriate proportion of affordable housing as well as special needs and supportive housing, and ensuring adequate housing distribution and integration in the community.*

The proposed development conforms to these policies by introducing new residential growth that is well planned in the form of a complete community. It proposes a compact form of mixed townhouse development to be added to the City's supply of affordable housing that is well served by the existing municipal infrastructure/services and transit, and protects the natural heritage system.

The proposed development conforms to the Official Plan.

#### Bram East Secondary Plan

The subject lands are designated 'Mixed Commercial/Industrial' and 'Valleyland' in the Bram East Secondary Plan Area 41. The 'Mixed Commercial/Industrial' designation does not permit residential uses. The current Application to Amend the Official Plan seeks to

amend the Secondary Plan to re-designate the property from 'Mixed Commercial/Industrial' designation to 'Residential – Medium Density' designation to facilitate townhouse dwellings and live-work townhouse dwellings.

### *Medium Density Residential*

*3.1.11: Any proposal for Medium Density development will have regard for the achievement of acceptable transition and physical integration with lower density forms of development and for the provision of design and landscaping features to achieve effective separation and buffering from major roads or adjacent Mixed Commercial Industrial uses.*

The proposed townhouse development will fit well with the existing townhouse development to the north and the future/approved single detached/townhouse dwellings to be developed on the south side of Fogal Road. The proposed development will be effectively separated from the existing commercial uses (on the west side of Nexus Avenue) with buffering and landscaping.

### *Valleylands*

A small easterly part of the subject lands are designated 'Valleyland' in the Bram East Secondary Plan Area 41. This part is located adjacent to the Clarkway Tributary valley corridor of the Humber River Watershed.

*3.3.1 Lands designated Valleyland on Schedule SP41(a) have been identified by the Conservation Authority as having inherent environmental hazards including flood and erosion susceptibility and contribution to the ecological integrity of the West Humber Watershed. Designated Valleylands shall remain in primarily a natural state or be utilized for storm water management purposes and complementary uses in accordance with Part I, section 4.4 and other relevant policies of the Official Plan and the recommendations of the West Humber River Subwatershed Management Study (Aquafor Beech Limited), as approved by relevant agencies.*

*3.3.2 Building setbacks may be imposed from the margin of Hazard Lands so as to have regard for the extent and severity of existing and potential hazards. Setbacks shall be determined by the Conservation Authority and the City prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.*

A small easterly part of the property is located adjacent to the Clarkway Tributary valley corridor of the Humber River Watershed. This part of the subject lands is regulated by the Toronto and Region Conservation Authority (TRCA). The proposed development will occur only on the 'Medium Density Residential' designation, with no development proposed within the 'Valleylands' designation. In order to protect the valleyland and to

respect the potential hazards, a 10 metre buffer (to be conveyed to the City) has been established along the fringe of the valleylands to the satisfaction of the City and the TRCA. TRCA is generally satisfied with the location of the proposed development on the subject lands adjacent to the valleyland. It has required a comprehensive restoration and enhancement planting plan for the buffer area at the detailed design stage. The valleyland buffer has been incorporated into the zoning by-law amendment for the proposed subdivision.

The proposed maximum density for this development is 50 units per net residential hectare (20 units per net residential acre) which conforms to the Official Plan policy. The actual density is 48.47 units per net residential hectare.

The live-work units will have a ground floor level that is used primarily for commercial purposes, and upper floor(s) that are only used for residential purposes.

The commercial uses within the live-work units shall be oriented exclusively towards the Fogal Road frontage including all functional aspects of the commercial use (such as access, parking, signage, patio areas). The commercial uses within the live-work units will be limited to retail establishments, financial institution, restaurants, personal service shops, service shops, offices, convenience store, medical and dental offices, custom workshops and similar uses not requiring extensive loading and storage facilities.

The adjacent special policy areas 9 and 16, and the existing and proposed development provides a compatible and complementary land use context for the subject development. The subject lands are comparatively a small enclave, bounded by neighbourhood collector roads to the south and west and open space to the north and east. Such a setting, within a broader residentially oriented area to the north, west, east and south encourages the development of the site for residential purposes.

The proposed medium density (townhouse) development is an appropriate density which reflects the site location fronting onto collector roads and supports medium density. The proposed live-work opportunities will serve to further increase the land use intensity of the site and create some “active” frontage along Fogal Road.

Subject to the proposed Official Plan amendment, the proposed use conforms to the ‘Residential – Medium Density’ policies of the Secondary Plan.

#### Zoning By-law

The property is zoned “Industrial Four – Special Section 1766” in the Zoning By-law 270-2004 which does not permit the proposed residential development. An amendment to the Zoning By-law is required to rezone the subject lands from current ‘M4-1776’ zone to ‘Residential Townhouse (R3E-x)’ and ‘Open Space (OS)’ zone, to facilitate the proposed townhouse and live-work townhouse dwellings, and to protect the natural areas. Special zoning sections and zoning exceptions have been included to address the zoning requirements of street townhouses, lane-based town houses, live-work townhouses, and certain irregularly shaped lots.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent of the Official Plan amendment, particularly relating to medium density residential development, as well as the vision of Urban Design Brief and will facilitate the development of the subject property with a balanced mix of housing types.

### Land Use

The application to amend the Official Plan and Zoning By-law and the proposed Draft Plan of Subdivision proposes a residential development, containing 69 street/lane-based townhouse dwellings and 26 live-work townhouse dwellings in accordance with the intent of the applicable Official Plan and Bram East Secondary Plan residential development policies. The northern/eastern portion of the property proposes street townhouse dwellings in Blocks 1-8, and 11; the mid portion will be developed with lane-based/dual frontage townhouse dwellings in Blocks 8-10, and the southern portion that fronts on Fogal Road will contain live-work townhouse dwellings in Blocks 12-15, all generally with a lot width of 6 metres. The townhouse dwellings will be served with a public street (Falby Road). The live-work units will have frontage on Fogal, and will be provided with lay-by parking at the front.

A NHS block (Block 16), a storm servicing block (Block 17) and a NHS buffer block (Block 18) are also proposed. The NHS, storm servicing, and buffer blocks will be protected and preserved through the conveyance of these blocks to the City.

The site falls outside of Brampton’s ‘Built Boundary’ and therefore forms part of Brampton’s Designated Greenfield Area, where new communities will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit.

The subject lands are located in close proximity to a Primary Transit Corridor (The Gore Road) and a Secondary Transit Corridor (Ebenezer Road) which lends it to a high degree of connectivity, walkability, and transit friendliness. Furthermore, the site sits generally within a Major Transit Station Area to the south, which the Official Plan details should provide for intensification for employment, residential, civic, cultural and residential uses. The site is adjacent to commercial uses to the immediate west which will provide residents easy access to services and amenities.

The existing Open Space on the east side of the site consists of the Clarkway Tributary valley corridor of the West Humber River valley land. This area would be preserved and maintained as Open Space, with a 10 metre buffer provided along the north east edge of the site. Additionally a trail connection to the parkette located on the existing townhouse development to the north is proposed on the north/eastern part of the site which would also provide a physical and visual link to the valley land, and would facilitate a potential trail/pathway connection to the adjacent lands.

The uses described above that are proposed on the property are acceptable from a land-use perspective.

### Urban Design

The applicant has submitted an Urban Design Brief prepared by MBTW/Wai in support of the proposed development. The Urban Design Brief builds upon the “Bram East Community Area ‘B’ Detailed Community Design Guidelines” prepared by the MBTW Group and W Architect Inc. in 2001. It contains design principles and guidelines that describe the proposed development in respect of its community structure and illustrates the intended form and character of its urban design, landscape and architecture within the Bram East Area ‘B’ Community.

The vision for the proposed development is to evoke a character that is distinct yet harmonious with the surrounding neighbourhoods, providing a memorable image for both residents and visitors to the area. The purpose is to demonstrate high quality built form, landscaping materials, and attention to architectural detail to provide quality uplift to the neighbourhood. The vision also builds upon the vision set in the Bram East Community Area ‘B’ Detailed Community Design Guidelines.

The development will include street townhouses, lane based townhouses and live-work units. The rear access will reduce the visual impact of the car and the garages on the primary streetscapes. This housing typology effectively reinforces primary streets, by creating a continuous street wall while minimizing driveway interruptions. On streets with driveways, front and rear man doors on all townhouses activate the public realm.

The Urban Design Brief provides direction on the following:

### *Landscape Guidelines*

- Open Space: vista block; NHS/Valleyland relationship
- Streetscape: arterial/collector/local road treatment, street furniture, fencing requirements
- Edges and Gateways: edges, gateway & access points
- Linkages, Connections & Circulation: internal/external paths and linkages, climate mitigation, pedestrian comfort
- Landscape Features: framing of significant view, interesting paving features, decorative fencing

### *Architectural Guidelines*

- Design Guidelines for Residential Development
- Design Guidelines for Mixed-use Development
- Priority Locations

### *Open Space Matrix*

### *Sustainability*

- *Sustainability rating*
- *Building Guidelines*

Staff have reviewed the Urban Design Brief prepared by MBTW/Wai in support of the proposed development and found it to be satisfactory.

### Transportation

A Traffic Impact Study prepared by Candevcon Limited, Consulting Engineers & Planners dated November 06, 2020 has been submitted in support of the proposed subdivision. It is anticipated that the proposed residential subdivision will be fully built-out and occupied by 2021. As a result, the study analyzes the traffic operations during 2026, which represents the five (5) year post full build-out. The purpose of the Study is to determine the traffic impacts of the proposed Residential Subdivision on the surrounding road network and at nearby intersections and to analyze the proposed vehicular access to the residential subdivision. The Traffic Impact Study addresses the future operations at the following intersections:

- Regional Road 50 at Fogal Road,
- The Gore Road at Fogal Road,
- Nexus Avenue at Fogal Road,
- Ebenezer Road at Nexus Avenue/Thorndale Road,
- Proposed Local Road (Falby Road) at Fogal Road.

According to the Study, during the A.M. and P.M. Peak Hours, traffic impacts from the trips generated by the proposed residential subdivision are minimal. This Study finds that for vehicles exiting from Falby Road, the sight distances provided exceeds the sight distances required. In addition, the Roadway Geometric Plan (Preliminary) allows for the adequate internal circulation of waste collection and fire emergency vehicles.

To help improve the traffic operations within the vicinity of the proposed Residential Subdivision, the study has made the following recommendations for the 2026 horizon year:

- Fogal Road at Regional Road 50: optimize the Weekday A.M. and P.M. signal timing plans.
- The Gore Road at Fogal Road/future Attmar Drive Extension: optimize the Weekday A.M. and P.M. signal timing plans.
- Nexus Avenue/future Local Road at Fogal Road:
  - signalization,
  - The northbound approach comprises a left turning lane with 15 metres for storage and a shared through-right turning lane,
  - The southbound approach comprises a left turning lane with 25 metres for storage and a shared through-right turning lane,
  - The existing eastbound left and westbound left turning lanes along Fogal Road are suitable.
- Falby Road at Fogal Road:
  - Stop-controlled at the Falby Road approach,
  - An eastbound left turning lane with 15 metres of storage.

According to the Study, with the implementation of the recommendations given above, the key intersections will operate at an acceptable level of service during the weekday a.m. and p.m. peak hours under the 2026 horizon year. The Staff at the City and the Region of Peel have reviewed the Study and find it to be satisfactory.

### Noise

The applicant has submitted an Environmental Noise Assessment prepared by Valcoustics Canada Ltd. dated June 23, 2020 which determines the sources and intensity of transportation and stationary noise sources for the proposed development and recommends noise mitigation measures to address noise.

According to the report, the significant transportation noise sources in the vicinity with the potential for impact at the subject site is road traffic on Fogal Road, Highway 50 and Highway 8. The stationary noise sources with potential for impact are the existing commercial developments to the west and east of the subject site.

The study has determined and assessed the sound levels on site using the guidance from the Ministry of the Environment, Conservation and Parks (MECP), Peel Region and City of Brampton noise guidelines to determine the need for noise mitigation.

Based on its analysis of the potential noise from different sources, the study recommends the following mitigation measures to meet the noise guideline limits:

### *Transportation Noise*

- The southernmost unit in Block 7 requires mandatory air conditioning. All units in Blocks 1, 2, 6 and 12 to 15, as well as the remaining units in Block 7, require the provision for adding air conditioning at a future date, at the discretion of the occupants.

- Exterior walls construction meeting Sound Transmission Class (STC) 37 and exterior windows meeting STC 26 will be sufficient to meet the indoor noise criteria. It is expected that these ratings can be achieved using exterior wall and windows construction meeting the minimum non-acoustical requirements of the Ontario Building Code (OBC).
- Sound barriers are required at the following locations:
  - Block 1:
    - A 3.4 m high sound barrier (2.2 m high fence atop 1.2 m high berm) is required at the two southernmost units.
  - Block 6:
    - a 2.0 m high sound barrier is required at the westernmost unit.
  - Block 7:
    - a 2.7 m high sound barrier (2.2 m high fence atop 0.5 m high berm) is required at the southernmost unit.
    - a 2.0 m high sound barrier is required at the second-southernmost unit.

### *Stationary Noise*

A. To meet the Class 1 limits:

#### Banquet hall:

- Option 1: All units in Block 11 must be designed such that there are no windows to noise sensitive spaces on the second floor, west façade. The five westernmost units in Block 15 must be designed such that there are no windows to noise sensitive spaces on the north and west facades.
- Option 2: 2.0 m high “L”-shaped acoustic screens are required at the north and south sides of the rooftop mechanical units on the banquet hall. A 2.5 m high acoustic screen is required at the east side of the rooftop mechanical units on the banquet hall.

#### East commercial plaza:

- Option 1: A 3.4 m high sound barrier along the east property line of the two southerly units Block 1. All units in Block 1, the three southernmost units in Block 2 and the three southernmost units in Block 7 must also be designed such that there are no windows to noise sensitive uses on the second floor, east façade. The southernmost units in Blocks 1 and 7 must also be designed such that there are no windows to noise sensitive spaces on the south facade.



- Option 2: Provide a 5 m high sound barrier door at the Food Basics (Building F) loading dock.
- Option 3: Restrict deliveries from refrigerated trucks to the Food Basics (Building F) loading dock to daytime and evening hours (0700 to 2300). Deliveries from non-refrigerated trucks are permitted during the nighttime hours.

B. To meet Class 4 limits:

- The sound levels due to the banquet hall and commercial plaza are predicted to meet the Class 4 noise guideline limits at the subject site without noise mitigation measures. Air conditioning would be required to allow windows to remain closed for noise control purposes. The Class 4 classification is subject to approval from the approval authorities (i.e., the City of Brampton in this case).

Based on staff request for revisions to certain mitigation measures, the applicant submitted an Addendum to the Environmental Noise Assessment dated August 28, 2020 that made the required changes to the mitigation measures to effectively address the noise issue. The Addendum confirmed that in order to address the stationary noise from the westerly banquet hall, Option 1 (to acoustically screen the roof top mechanical equipment) will be adopted. The applicant is currently communicating with the banquet hall to get their permission to install the required acoustic screen to address the potential noise from the rooftop mechanical equipment.

The Addendum has also confirmed that in order to address the stationary noise from the easterly commercial plaza/Food Basics store, Option 3 (to restrict deliveries from refrigerated trucks to Food Basics store loading dock to only daytime, and only allow deliveries from non-refrigerated trucks during the nighttime hours) will be adopted. The applicant has provided a written commitment from Food Basics that no deliveries between the hours of 11 pm and 7 am daily, including weekdays and holidays, will be permitted at this store.

With the adoption of the noise mitigation measures recommended above and confirmed through the Addendum to Environmental Noise Assessment, staff are satisfied that the resultant sound levels will meet the noise guideline criteria of the MECP.

### Servicing

#### *Stormwater Management:*

It is proposed to discharge minor system flow into two (2) locations, the existing storm sewer along Nexus Avenue as well as the existing storm sewers along Fogal Road. The flow from the southern leg of Falby Road, the southern half of the units fronting onto Fogal as well as the front half of the eastern units backing onto the valley lands will be conveyed to the Fogal Road storm sewer. The flows from the northern area of the units fronting Falby Road and the front half of the units backing onto the existing SWM pond will be

conveyed to the Nexus Avenue storm sewer. The major system will convey runoff in excess of the 10-year storm event via roadways and above-ground drainage paths. It is proposed to generally convey major system runoff towards the existing storm water management pond (SWM pond) either directly or indirectly via Fogal Road and Nexus Avenue. Rear lots next to the Clarkway Tributary valley will drain directly towards the water course.

### *Sanitary Servicing*

Wastewater from the site is proposed to discharge to the existing 300mm diameter sanitary sewer located along Nexus Avenue. The proposed sanitary servicing layout will follow the road pattern. The units fronting the Fogal Road will be serviced by a proposed sanitary sewer in the Falby Road. A servicing easement may be required in front of Block 6, depending on the final layout.

### *Water Supply Servicing*

The site is located in the Pressure District 4 of the Region of Peel water distribution system. The site is proposed to be serviced via two connections. One connection is proposed to the existing 300mm diameter watermain along Fogal Road. A second connection is proposed to the existing 300mm diameter watermain along Nexus Avenue. Two connections are proposed to provide redundancy which will allow continuous water supply during maintenance periods. Potable water for the proposed development will be supplied by the Airport Road pumping station and reservoir, which is located on Airport Road, north of Williams Parkway.

A Functional Servicing Report prepared by Schaeffers Consulting Engineers dated October 2014 (revised in October 2020) containing the above servicing scheme has been reviewed by staff at the City, Region of Peel and TRCA, and found to be generally satisfactory for the proposed development.

### Environmental Site Assessment

A Phase 1 Environmental Site Assessment (ESA) prepared by Soil Probe dated August 27, 2014 was submitted by the applicant in support of the proposed development. Based on the information obtained during the Phase 1 ESA records review, site reconnaissance and interview, further environmental investigation through Phase 2 ESA was recommended. Therefore, a Phase 2 ESA dated August 28, 2014 prepared by Soil Probe was also submitted. The purpose of the Phase 2 ESA was to address the Area of Potential Concern (APEC) as highlighted in the Phase 1 ESA to support the proposed residential development. The study concluded that based on the analytical results of the parameters tested during the Phase 2 ESA investigation, the soil and ground water samples collected met the applicable values. Therefore, no further investigation is required at this time.

The applicant has provided an acknowledgement from the Ministry of Environment and Climate Change regarding the receipt of Record of Site Condition (RSC) submitted by the applicant. Staff have confirmed that the RSC is still valid.

### Tree Preservation Report

A Tree Preservation Report dated May 27, 2014 prepared by Aboud & Associates Inc. was submitted in support of the proposed development application. According to the Report, no trees are present within the subject lands. Two (2) healthy trees of 'value', 10cm DBH or greater, are present within 20 metres of development lands within the adjacent valley to the east of the subject lands and to the south in the Fogal Road right of way. None of these trees are recommended for removal based on condition or development impacts. Recently planted trees less than 10cm DBH are also present in the Nexus Avenue and Fogal Road rights of way. None of these trees are recommended to be removed due to condition or development impacts. A landscaped municipal storm water facility, part of a separate development application, north of the subject lands, contains trees under 10cm DBH and shrub groupings. None of the trees or shrubs are recommended to be removed due to condition or development impacts.

As there are no trees present within the subject lands; typical boundary fencing installed as part of the required sediment and erosion control plan will be sufficient to protect offsite trees from injury. Staff have reviewed the Tree Preservation Report and found it to be satisfactory.

### Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment for the property dated September 2000 prepared by Archaeologists services inc. was submitted by the applicant in support of the proposed development application. A letter from the Ministry of Tourism, Culture and Recreation (now Ministry of Heritage, Sport, Tourism and Culture Industries) dated October 29, 2001, regarding the submission of satisfactory Stage 1 and 2 Archaeological Assessment, was also provided. Staff have reviewed the Stage 1 and 2 Archaeological Assessment and the Ministry's letter, and is satisfied that all Archaeological Assessment requirements have been met for the subject lands with regard to the proposed development.

### Sustainability

Sustainability score and summary documents are required to be submitted as part of an initiative to gauge how a development proposal satisfies the City's environmental sustainability requirements. In this respect, a development proposal is scored on a set of established criteria (i.e. walkability, and low impact development engineering practices).

This application is exempt from the submission of the sustainability score and summary documents as it was submitted prior to the time when the City adopted the practice of requiring such information for development proposals.

**Results of Public Meeting and Correspondence Received**

City File: C10E05.019 & Subdivision File:21T-14001B

**May 05, 2014**

**Members Present**

City Councillor V. Dhillon – Wards 9 and 10 (Vice-Chair)  
Regional Councillor E. Moore – Wards 1 and 5  
Regional Councillor J. Sanderson – Wards 3 and 4  
Regional Councillor S. Hames – Wards 7 and 8  
Regional Councillor G. Miles – Wards 7 and 8  
Regional Councillor J. Sprovieri – Wards 9 and 10  
City Councillor J. Hutton – Wards 2 and 6  
City Councillor B. Callahan – Wards 3 and 4

**Members Absent**

Regional Councillor P. Palleschi – Wards 2 and 6 (Chair) (vacation)  
City Councillor G. Gibson – Wards 1 and 5 (personal)

**Staff Present**

**Planning, Design and Development Department**

M. Ball, Chief, Planning and Infrastructure Services  
D. Kraszewski, Senior Executive Director, Planning and Building  
M. Won, Executive Director, Engineering and Development  
P. Snape, Director, Development Services, Planning and Building  
H. Zbogar, Director, Planning Policy and Growth Management  
M. Majeed, Policy Planner, Planning Policy and Growth Management  
P. Aldunate, Development Planner, Planning and Building  
M. Viveiros, Administrative Assistant, Planning and Building

**Corporate Services Department**

J. Zingaro, Legal Counsel, Real Estate  
E. Evans, Deputy Clerk  
S. Danton, Legislative Coordinator  
S. Pacheco, Legislative Coordinator

**Members of the Public:**

N Jhaji, Kelways Circle, Brampton  
H Jhaji, Angelucci Drive, Brampton

**Results of The Public Meeting:**

A special meeting of the Planning and Development Services Committee was held on May 5<sup>th</sup> 2014 in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with City Council procedures and which exceed the *Planning Act* notice requirements of 120 metres. The following members of the public were in attendance and spoke to the application:

Navdeep Jhaji, Kelways Circle, Brampton:

Expressed concern with the proposed residential dwellings in the subject area. The area surrounding the subject land is densely populated and the infrastructure is unable to handle the population increase. Mr. Jhaji stated that there are better uses for the lands such as a park, school, or community centre.

Harpreet Jhaji, Angelucci Drive, Brampton:

Advised that he lives near the subject property and provided details regarding the current pressures on local schools to accommodate children in the area and expressed concern regarding the impact of the proposal on the school system. Mr. Jhaji noted that there is a need for more parks with sporting fields and courts in the area and stated his opinion that the current infrastructure cannot support the proposed development. Mr. Jhaji requested a timeline on the proposed development.

Below is a response to these issues:

**Residential Density and Infrastructure**

The application site falls within an area defined by the Official Plan as suitable for 'Medium Density Residential' whereby development should not exceed a maximum density of 50 units per net hectare. The proposal would have a residential density of 46 units per net hectare, which is below the maximum figure. Therefore, the proposed development is not likely to put undue burden on the infrastructure. In addition, the infrastructure capacity will be reviewed through the approval of appropriate technical studies prior to draft plan approval to make sure that the proposed development is supportable. As to the suggestion to develop the subject lands as a park, school or community centre, it is to be noted that the property is privately owned, and therefore, its development for these uses is unlikely.

## **Schools**

In their attached comments, Peel District School Board and Dufferin Peel Catholic District School Board have indicated that current enrollment in the catchment area exceeds the classroom capacity. Therefore, some students may be temporarily accommodated elsewhere until permanent government funded pupil places become available.

**Results of Application Circulation**

**Archived:** 2020/12/07 1:00:32 PM

**From:** [LaRota, Claudia](#)

**Sent:** 2020/06/09 5:05:40 PM

**To:** [Mahmood, Nasir](#)

**Subject:** FW: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Response requested:** No

**Sensitivity:** Normal

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Good afternoon Nasir, as indicated in your email below, the subject site was considered as part of the City's Municipal Comprehensive Review (MCR) initiated in 2014. On April 26, 2017, Council adopted OP2006-128 (OPA 128) approving the employment conversion to permit residential uses, and deleting Special Land Use Policy Area 13 from the Official Plan. OPA 128 was subsequently appealed and although a motion to dismiss the appeal was heard in July 2018, (a decision on the motion was issued in August 2019) the motion was refused and the appeals are still outstanding. A hearing is scheduled to commence by the second week of November 2020.

Planning staff has been in discussions with the applicant regarding the possibility of Council submitting a request to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, which would facilitate the development of the proposed residential uses. The issuance of a MZO would render the appeal to OPA 128 invalid.

Policy Planning staff has no issues with the request for a MZO to permit the townhouse and live/work development, as this is consistent with Council's direction to approve OPA 128.

It is noted however, that notwithstanding the issuance of a MZO, the property would remain designated Mixed Commercial/Industrial in the Bram East Secondary Plan. Policy Planning requests that a draft OPA be submitted for our review, to ensure that the draft ZBL is consistent with the proposed secondary plan designation.

In reviewing the draft ZBL, it is noted that lands Zoned R3E-6.0 Section 2374 propose to permit a range of commercial uses in addition to live-work and townhouse dwellings. It is unclear whether the proposed commercial uses are intended to be permitted as stand-alone uses, or only as the "work" component of the live-work units. Please clarify the intent.

Regards,

**Claudia LaRota, MCIP, RPP**

Policy Planner III, Policy Planning Division  
Planning, Building and Economic Development

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**From:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Sent:** 2020/06/04 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; Doucet, Pascal



<[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Importance:** High

Hello Folks,

The subject Application to Amend the Official Plan and Zoning By-law, and the proposed Draft Plan of Subdivision was submitted to the City in January 2013 to develop the property with 71 block townhouses. The property is located north of Fogal Road, east of Nexus Avenue. The application went to the Public Meeting on May 05, 2014. Afterwards, the application went through a number of revisions, and then became inactive. Meanwhile, Heritage Heights appealed to the OMB/LPAT the City initiated OPA 2006-128 to implement the MCR that Council approved to re-designate the subject lands from "Business Corridor" designation to "Residential" designation to facilitate residential development. A motion to dismiss the appeal was heard by OMB in July 2018, but the decision has not yet been released. In case the appeal is not dismissed, the appeal process will begin and a prehearing date will be notified By OMB. The applicant had indicated that the LPAT hearing is expected to be scheduled in Nov 2020.

Meanwhile, the applicant has indicated that they would like Planning to take a Recommendation Report to Council for approval to facilitate a Minister's Zoning Order for this application. In order for Planning staff to determine if the application is currently ready for a Recommendation Report, we need to identify the issues identified by staff/agencies that have been addressed, technical studies approved, clearances issued, and the issues that still need to be addressed. Please see the attached summary of the application process provided by the applicant, and Dropbox link to some of the related documents provided by the applicant. The City staff can also find the related information in ACCELA. In view of my lack of access to the physical file in the current COVID-19 situation, I don't have access to your comments/clearances that you may have provided in the past.

Kindly review the development proposal along with your record of its review and advise as soon as possible, preferably by June 19, of your up to date comments/conditions, approvals, and clearances to facilitate processing of this application possibly for a Recommendation Report. Please note that the Planner for this application previously was Nathaniel Baker (no longer with the City) from who I have inherited the file from.

Please let me know if you have any questions. In case you need to contact the applicant, they can be contacted at the below email addresses.

Gaetano Franco [gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)

Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



**To:** Nathaniel Baker, Development Planner

**From:** Yuri Mantsvetov, Policy Planner

**Date:** August 25, 2017

**File:** C10E05.019

**Type:** Initial Review

**Subject:** Policy Planning Comments  
**J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS – Ouray Developments Incorporated**  
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision to permit the development of block townhouse dwellings

Address: Nexus Avenue

---

Policy Planning has reviewed the application submitted for the lands located at Nexus Avenue and provide the following comments:

Heritage (comments from Cassandra Jasinski, Heritage Planner)

- The subject lands exhibit high archaeological potential because they are within 300 of known archaeological sites, and present/past water sources.
- The Owner must provide an Archaeological Assessment(s) for all lands within the subject application, and shall mitigate adverse impacts to any significant archaeological resources found, to the satisfaction of the City and the Ministry of Tourism, Culture and Sport (MTCS) prior to the enactment of the Zoning By-law. No grading, filling, or any form of soil disturbances shall take place on the subject property prior to the acceptance of the Archaeological Assessment(s) by the City and the MTCS indicating that all archaeological resource concerns have met licensing and resource conservation requirements.
- Should a cemetery be discovered during any phase of the Archaeological Assessment(s), topsoil stripping, grading or construction, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner, Planning and Development Services.
- If the lands were subject to a previous Archaeological Assessment that was accepted by the Ministry of Tourism, Culture and Sport (MTCS) and City Heritage staff, the applicant must provide a copy of the report(s) and associated correspondence from the MTCS and Heritage staff confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Policy Planning (comments from Yuri Mantsvetov, Policy Planner)*Official Plan*

As indicated in the Initial Review, this property was subject to a Municipal Comprehensive Review, whereby staff supported the site to be re-designated *Residential*.

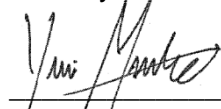
*Secondary Plan*

The property is designated "Mixed Commercial / Industrial" in the Bram East Secondary Plan. A Secondary Plan Amendment is required in order to bring the property into conformity with the Official Plan.

*Other*

The applicant will need to demonstrate that they have signed onto the Bram East Phase 1 Cost Sharing Agreement.

Thank you,



Yuri Mantsvetov, MCIP, RPP  
Policy Planner

**Archived:** 2020/12/07 1:01:40 PM

**From:** [Lui, Michelle](#)

**Sent:** 2020/06/15 4:49:51 PM

**To:** [Mahmood, Nasir](#)

**Cc:** [Rieger, Doug](#); [Stowe, David](#); [Lafleur, Chris](#); [Charles, Andrew](#)

**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Sensitivity:** Normal

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Hi Nasir,

Brampton Transit has reviewed the Draft Plan of Subdivision, dated September 22, 2014, for the subject line application. Please note that parts of the above referenced development will be beyond Brampton Transit standards for service coverage. Some dwelling units within this development will be outside the 400 metre walk distance standard to transit. There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.

Kindest Regards,

**Michelle Lui**

Planning Coordinator, Transit | City of Brampton  
905 874 2750 x 62397

---

**From:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Sent:** 2020/06/04 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

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**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Importance:** High

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Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



DATE: July 10, 2020

TO: Nasir Mahmood, Development Services

FROM: Pascal Doucet, Heritage Planner

**SUBJECT: Archaeology Comments for Part of Lot 5, Concession 10, Northern Division, (Former Gore of Toronto Township) City of Brampton, Regional Municipality of Peel, Ontario (City file application number: C10E05.019 & 21T-14001B)**

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Heritage staff received the following archaeological assessments and the accompanying letters of acceptance into the Ontario Public Register of Archaeological Reports:

- The **Stage 1 and 2 Archaeological Assessment of Part of Lot 5, Concession 10, Northern Division, (Former Gore of Toronto Township) City of Brampton, Regional Municipality of Peel, Ontario**, dated September 2000, prepared by **Archeologists Services Inc.** and registered under Project Information Form Number (C.I.F.) 2000-016-108; and
- The letter from the Ministry of Tourism, Culture and Recreation (now the Ministry of Heritage, Sport, Tourism, Culture Industries) dated 29 October, 2001 and titled: **RE: Recommendation for Clearance of Archaeological Resource Concerns, Property Under Application for Official Plan Amendment and Zoning By-law Amendment, Located to the Southwest of Ebenezer Road and Highway 50, Part of Lot 5, Concession 10 N.D. (formerly Township of Toronto Gore), City of Brampton, Regional Municipality of Peel, Archaeological Services Inc. File #: 00PS-02 and 00PS-03, MTCR File 21SB218.**

Heritage staff is satisfied that all Archeological Assessment requirements have been met for the development property subject to City File application C10E05.019 & 21T-14001B. There might be further archaeological assessment requirements if any expansions to the external boundaries of the development property are proposed.

Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field

Archaeology Comments for Part of Lot 5, Concession 10, Northern Division, (Former Gore of Toronto Township) City of Brampton, Regional Municipality of Peel, Ontario (City file application number: C10E05.019 & 21T-14001B) – July 10, 2020

work, in compliance with Section 48 of the Ontario Heritage Act, and also contact City Heritage staff.

The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

If you have any question or require further clarification with respect to these archaeology comments, please contact: Pascal Doucet, MCIP, RPP, Heritage Planner, Policy Planning, Planning, Building and Economic Development, [pascal.doucet@brampton.ca](mailto:pascal.doucet@brampton.ca)

## **COMMENTS AND CONDITIONS MEMO**

Date: June 5, 2020

File: **C10E05.019 and 21T-14001B**

To: Nasir Mahmood

From: Anthony Magnone

Subject: Requirements for  
Ouray Development

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

*The following shall be addressed prior to the release of the application for draft plan approval.*

- Not Applicable

### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

- Not Applicable

### **C. GENERAL COMMENTS**

*The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

- **Prior to registration of the Plan, or any phase thereof, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.**



## Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

## Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

## Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

## Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

## Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required )
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

## Municipal Addressing

- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone  
Regulatory Co-ordinator  
Tel: (905) 874-2415 Fax: (905) 874-2499  
anthony.magnone@brampton.ca

## COMMENTS AND CONDITIONS MEMO

Date: November 24, 2020  
File: **(C10E05.019 and 21T- 14001B)**  
To: Nasir Mahmood  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T- 14001B**  
Developer: Ouray Developments Incorporated  
Location: Ward 8  
Circulation Date: November 2020  
Plan: Draft Plan of Subdivision  
Plan Dated: June 18,2013, Revised October 9, 2020

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

- The following studies shall be approved in support of servicing for this development.
  1. **~~Functional Servicing Report (FSR)~~** – Approved by Environmental Engineering
  2. **~~Feasibility Noise Report~~** – Approved by Development Engineering
  3. **~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~** – Added Condition 8

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

### **1. Environmental Engineering**

#### **1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

#### **1.2. Environmental**

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Toronto Regional Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

#### **1.3. Stormwater Management**

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

### **2. Road Reconstruction/Cash Contributions**

#### **2.1. N/A**

### **3. Financial Impact**

- 3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

**4. Sidewalks**

4.1. N/A

**5. Land Dedications and Easements**

5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

**6. 0.3 Metre Reserves/Reserve Block(s)**

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

**7. Warning Clauses**

7.1. N/A

**8. Soil**

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **C. GENERAL COMMENTS**

*The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

### **1. Acoustic**

Warning clauses that deal with any noise control features required to meet the noise level objectives of the City with respect to all noise sources, are to be included in the Agreements of Purchase and Sale and will be part of the Site Plan approvals for Block 1.

### **2. Subdivision Agreement**

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

### **3. Site Grading/Erosion and Sediment Control By-law**

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

### **4. Storm Drainage**

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct

drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

#### **5. Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

#### **6. Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

#### **7. Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

#### **8. Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

#### **9. Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have

been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

#### **10. Removal of Existing Buildings**

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

#### **11. City Road Maintenance/Construction Access**

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

#### **12. Road Design**

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

#### **13. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands**

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.



Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works & Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

#### **14. Community Postal Boxes**

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

#### **15. Preservicing**

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division  
Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Plantrak  
Frank Mazzotta (Manager, Development Engineering)

**Date:** November 24, 2020 **WITHOUT PREJUDICE**

**To:** Olti Mertiri, Supervisor, Development Approvals

**From:** Donna Kozar, Engineering Technologist

**Subject:** Functional Servicing Report  
J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS – Ouray  
Developments Incorporated  
Nexus Avenue & Fogal Road

**File:** C10E05.019

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**Submission:**

- REVISED Functional Servicing Report for Ouray Developments Incorporated prepared by Schaeffers Consulting Engineers dated October 2020, and received November 4, 2020

**Comments:**

We have reviewed the REVISED Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and Stormwater Management proposed therein.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu  
Nasir Mahmood

**COMMENTS & CONDITIONS MEMO**

**Date:** December 3, 2017

**File:** C10E05.019 & 21T-14001B

**To:** Nae ÁÁ æ@ [ [ áÊDevelopment Services

**From:** Ræ\ áæ\ Áæ\ Áæ\ æPæ\ Á|æ } á \* ÁÖ^ç^[[ ] { ^} c

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**  
**Application to Amend the Official Plan, Zoning By-Law and**  
**Proposed Draft Plan of Subdivision**  
WÜÖÖ/ÖÖÁTo permit the development of block townhouse dwellings  
Comments from Parks & Facility Planning and Open Space Development  
Sections

**Consultant:** **J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS**

**Applicant:** **OURAY DEVELOPMENTS INC.**

**Location:** Nexus Avenue  
Circulation Date: August 11, 2017  
Ward: 8

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In response to the circulation of the above noted Official Plan and Zoning By-Law Amendment and Proposed Draft Plan of Subdivision dated August 11, 2017, the following represents a summation of conditions from the Park Planning and Development Section in the Parks Maintenance & Forestry Division - Community Services Department.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

***The following should be addressed prior to the release of the application for draft plan approval.***

NIL

## **B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

***The following Conditions of Draft Plan Approval shall be addressed to the satisfaction of the Development Engineering Division (Open Space Development Section) and Policy Planning Division (Parks Planning Section) prior to the release of the plan for registration.***

***(Items are listed Alphabetically by Subject Matter)***

### Community Information Maps:

1. Prior to registration of the plan, the Applicant shall prepare a detailed Community Information Map, based on the final M-plan and to the satisfaction of the City.

### Fencing:

2. The Applicant shall make satisfactory arrangements with the City, through the Subdivision Agreement, to erect fencing at their expense, in accordance with the City Fencing Policy, the approved Urban Design Brief (as applicable) for the area, and any other Conditions of Draft Approval for the development that apply to fencing.

### Hazard Removal:

3. Prior to assumption, any material identified as hazardous or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a natural area, whether in a NHS- Buffer block or other location as determined by the City, shall be removed at the Applicant's expense.

### Hoarding of Natural Features:

4. The Applicant shall erect hoarding along the limit of development (outer limits of Block 18) to the satisfaction of the Open Space Development Section, Public Works Department.

***N.B. The hoarding is to be supplied, erected and maintained in good condition by the Applicant at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.***

Lands to be Dedicated Gratuitously to the City for Open Space Purposes:

5. All identified Natural Heritage (NHS) lands within the subject application including lands associated with NHS Environmental Buffer Block 18 shall be conveyed to the City gratuitously and in a condition satisfactory to the City. No parkland dedication credit will be provided for the block in question. The Applicant will landscape the subject blocks, in accordance with the approved plans and will be eligible for development charges credit against work performed, where applicable and in accordance with City standards and the 2014 DC Background Study. Payments would be subject to be subject to funding for such works being allocated in the City's Capital Budget.

Maintenance Fees:

6. Prior to plan registration, the Applicant shall pay a maintenance fee for any landscape item deemed necessary by the Applicant, but which exceeds the City standard. This may include, but not be limited to acoustical walls and architectural landscape elements located on public property.
7. Prior to registration the Applicant shall make arrangements to pay a perpetual maintenance fee for natural features restoration. This payment shall be based on a rate of \$ 5,000.00 per hectare of gross natural feature land area.

Notification Signage:

8. In conjunction with the first engineering submission, the Applicant shall be required to install and maintain signage, indicating the future use of NHS- NHS Buffer blocks. The signs will be installed on the subject blocks, along all road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed. Signage will be in accordance with the latest City of Brampton standards.

Parkland Dedication:

9. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Applicant is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

Plan Requirements for all Public Lands:

10. In conjunction with the first engineering submission, the Applicant shall provide detailed working drawings for all identified open space blocks, landscape buffer blocks, streetscape planting and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners.

The Applicant shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Urban Design Brief (as applicable).

11. Prior to issuance of final acceptance of all landscape works the Applicant shall provide as-built drawings in the form of digital files for all dedicated open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

NHS Development:

12. In conjunction with plan registration, the Applicant is responsible for the development of all dedicated open space (e.g. NHS and landscape buffer blocks) in accordance with the approved plans.

*N.B The Applicant shall be entitled to compensation for select works in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the Multi-use Path within the Environmental Buffer Blocks are required to service existing residents.*

13. Following completion of NHS development works, the Applicant shall be requested to invoice the City for the cost of all works completed, at which time the City will inspect for completion, and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Applicant as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Streetscape:

14. The Applicant shall make satisfactory arrangements with the City, through the Subdivision Agreement, to provide street trees along all internal streets within the subject plan and along immediately abutting streets including the implementation of boulevard and buffer planting. The Applicant shall comply with the recommendations of the approved Urban Design Brief (as applicable), to the satisfaction of the City.
15. Prior to registration the Applicant agrees to provide the City with the final landscape submission, a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.
16. The Applicant shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Summary Requirements:

17. The Applicant agrees to provide the City, with the final landscape submission, a detailed summary of all areas of open space and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.

Warning Clauses:

18. A warning clause shall be entered into all offers of Purchase and Sale, as well as into the Subdivision Agreement, for all Lots or Blocks advising potential purchasers that lands designated for open space blocks may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton Planning and Development Services, at (905) 874-2050.
19. Prior to registration a warning clause shall be entered into the Subdivision Agreement and into all offers of Purchase and Sale, indicating that although the Applicant is required to provide trees at regular intervals on the public boulevards within this subdivision. Local site conditions may not allow for a tree to be planted in front of some homes. For more information, please call the City of Brampton Planning and Development Services, at (905) 874-2050.

### Pathway System

20. The Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement, for the development, including signage, of the following bicycle and or multi-use pathway, in accordance with approved City standards:
- A Class 1 Pathway will be provided in conjunction with Block 18 NHS Buffer, connecting through the City owned NHS to the existing trail system within Block 17 of the adjacent plan of 43M-2021.

### Pathway Plan

21. In conjunction with the submission of the first engineering submission, the Owner shall provide detailed working drawings for the development of a Class 1 Pathway within Block 18 NHS Buffer. The Owner shall comply with the City of Brampton's Pathways Master Plan (as amended) and the recommendations of the approved Countryside Villages Community Design Guidelines for Bram East Secondary Plan Area 41.

**The Applicant will be compensated by the City for all the relevant costs, as per a cost estimate approved by the City, that are identified as DC eligible within the most recent Development Charge Background Study.**

## **C. GENERAL COMMENTS**

***The following General Comments are provided to assist the Applicant shall be addressed prior to the release of the plan for registration. These comments shall be read in conjunction with the Draft Plan conditions (Section B).***

22. Parks Ú|æ } ð \* Á [ ¢•ÁÓ [ & ÁÍ Áæ áÁÍ Á ðÁ [ , Á^Á•^áÁÍ ÁÚq { ÁÚ!çæð \* Á~! [ ¢•^Ä Þ [ ¢Á [ Á^ááÁ ðÁ^Á ð^} ÁÍ , æá•Á æ \ æ áÁ^áication for these blocks- refer to Draft Plan dated July 23, 2020

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned .

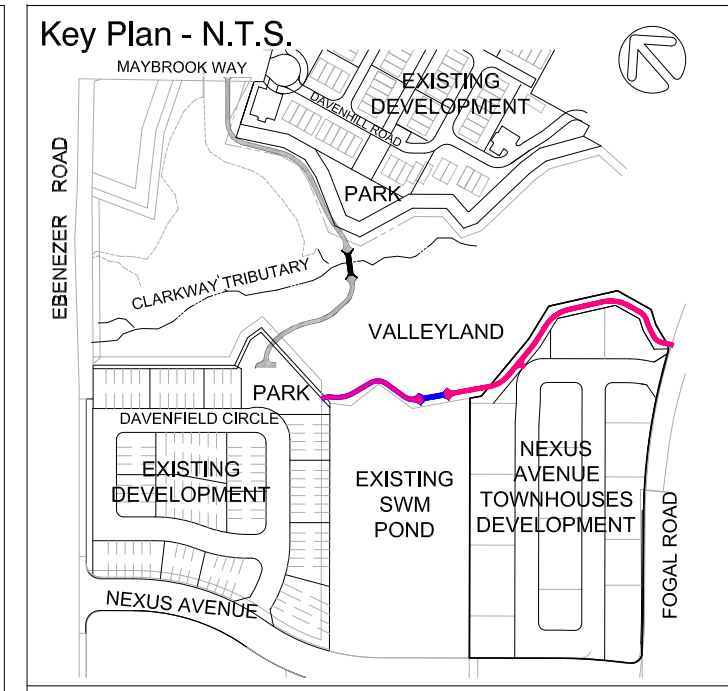
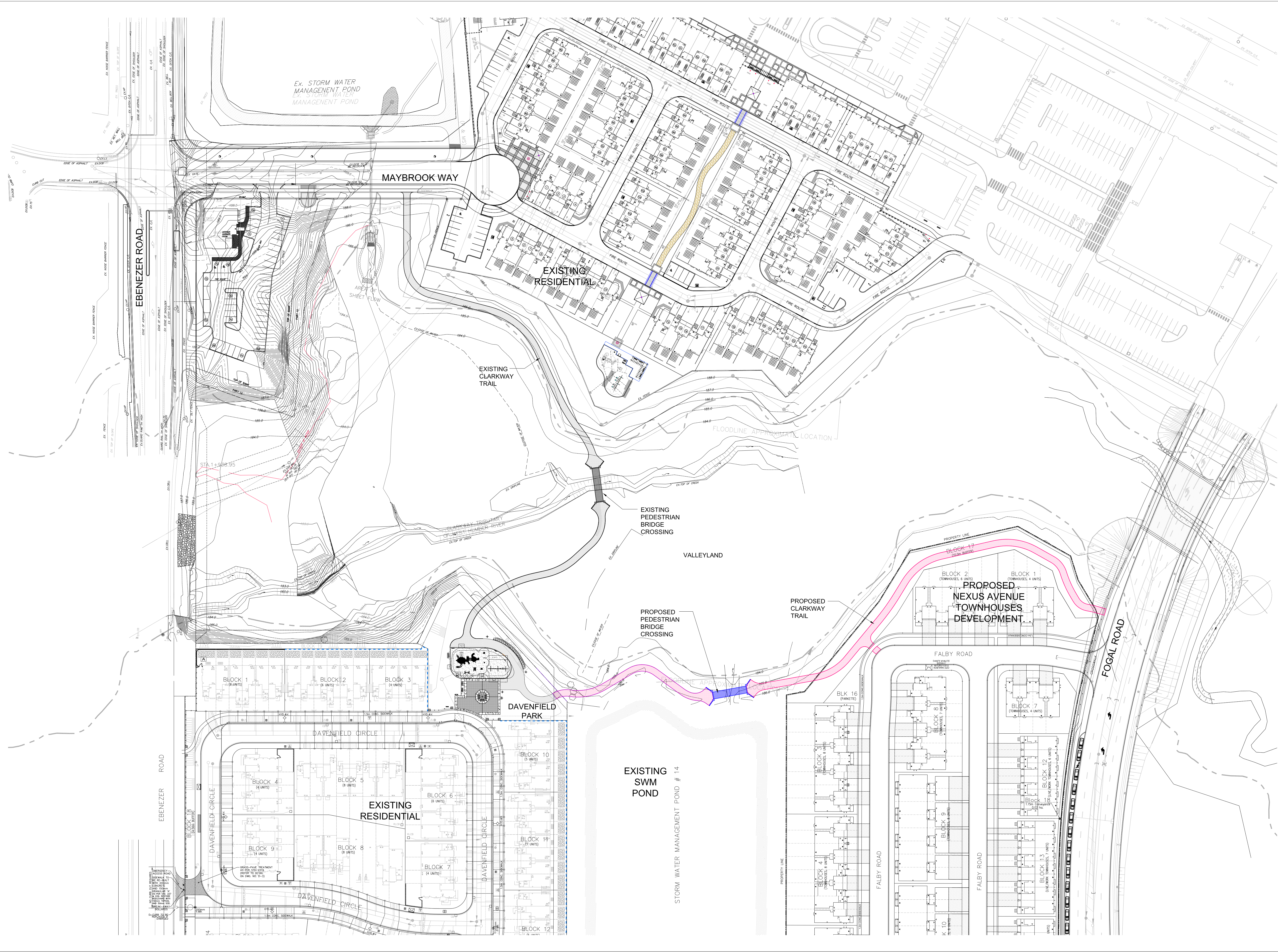
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Ö [ { { } æ Services Department  
Tel: (905) 874-HÍ J Fax: (905) 874-3819  
[Re\ äæ Säæ æ@brampton.ca](mailto:Re\ äæ Säæ æ@brampton.ca)

cc. (via email only):

SEÖ ai~\* , W. Kuemmling , ÜÖæÖ } æÖÖÜ^!æç^ÜÖÖæ•æá ÁÖÖÖææ




C:\Users\EA\Desktop\207072\_Oquary\11-26-2020\_conceptual trail alignment plan\207072\_10-1.dwg Nov. 27, 2020 1:10:41pm



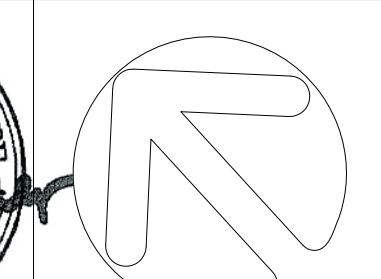
Legend

1.	Nov 27, 20	Issued for Review	EYL
No	Date	Revisions	By

This drawing, as an instrument of service, is provided by, and is the property of The MBTW Group. The contractor shall check and verify all dimensions and report all errors and omissions to the Landscape Architect whose seal is affixed to this drawing before proceeding with the work. This drawing is not to be scaled.



Designed By



North Arrow



**the mbtw group**  
landscape architecture | urban design | design guidance | architecture | golf design | leisure design  
250 Woodbine Ave., Unit 101 Toronto, Ontario, Canada M6H 1S8  
T: (416) 448-7787 F: (416) 448-1053 www.mbtw-vc.com

Project Name:  
**Clarkway Trail**

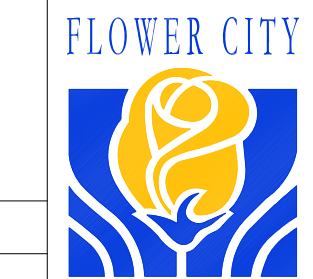
for Ouary Development Inc.

Draft Plan No.:

City File:

Municipality: City of Brampton

Sheet Title:



**FLOWER CITY**  
BRAMPTON.CA

Clarkway Trail Conceptual Alignment Plan	
Designed EYL	Drawn EYL
Date of Drawing: NOVEMBER 2020	Job No.: CT1073
Scale: 1:750	Drawing No.: <b>TR-I</b>





**Date:** Thursday, July 22, 2020  
**To:** Nasir Mahmood, Development Planner  
**From:** Dalia Bahy, Urban Designer  
**Subject:** Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision  
To permit the development of block townhouse dwellings  
OURAY DEVELOPMENTS INCORPORATED  
Nexus Avenue  
Ward: 8  
**File:** C10E05.019 & 21T-14001B

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UD has the following comments on the above noted application

**A. GENERAL COMMENTS**

- This application should conform to Architectural Control Guidelines for Ground Related Residential Development- Chapter 7 of the Development Design Guidelines (DDG), and subject to Architectural Control Compliance Review process. Also, it should conform to the Transit-Supportive Townhouse Design Guidelines.

**B. CONDITIONS OF DRAFT PLAN APPROVAL**

In accordance with the "Architectural Control Guidelines for Ground Related Residential Development", Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. Select an approved Control Architect from the short list of firms established by the City;
2. The approval of the Urban Design Brief, to the satisfaction of the City;
3. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
4. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
5. To pay all associated fees to the City as per By-law 110-2010;
6. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;

7. Upon completion of the subdivision, the owner agrees that the Control Architect provides to the City Final Completion Letter.

If you have any questions or require further clarification, please contact the undersigned or those indicated above as the comment providers.

Best regards,

**Dalia Bahy** | Ph.D., MCIP, RPP, LEED AP. BD+C

Urban Designer

Planning, Building and Economic Development | City of Brampton

Tel: 905-874-2483 | E-Mail: [dalia.bahy@brampton.ca](mailto:dalia.bahy@brampton.ca)

Brampton City Hall, 3<sup>rd</sup> Floor, 2 Wellington St W, Brampton, ON L6Y 4R2

[Brampton 2040 Vision](#) | [City of Opportunities](#) | [Mosaic](#) | [Green City](#) | [Healthy and Safe City](#) | [Well-run City](#)

**COMMENTS AND CONDITIONS MEMO**

Transportation Development Engineering

Date: Nov 19, 2020  
File: **C10E05.019 and 21T-14001B**  
To: Nasir Mahmood  
From: Scott McIntyre (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision 21T-14001B  
Live-Work Townhouse development  
**J.H. Stevens Planning development Consultants**  
**Ouray developments**  
NE corner Fogal & Nexus

Circulation Date: Nov 02, 2020  
Plan: Draft Plan of Subdivision  
Plan Dated: Oct 09, 2020  
Comment Revision #: **#3**

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

**A. PRIOR TO DRAFT PLAN APPROVAL**

Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual. To that end, prior to draft plan approval, the applicant will be required to demonstrate that Transportation Development Engineering requirements have been achieved. In this regard, the following is a list of some of the respective design requirements that will need to be demonstrated prior to draft approval being issued. Lot layout must accommodate all the following conditions.

1. The following study(studies) shall obtain approval status:
  - a. Traffic Impact Study (TIS). (completed by a recognized traffic engineering consultant) **Nov 09, 2020 – Cleared. SM**
  - b. Parking Justification study if the plan does not supply parking as per City requirements. (completed by a recognized traffic engineering consultant) **Nov 19, 2020 – Cleared. SM**
2. A separate drawing is to be submitted depicting the layby parking that is required on Nexus Avenue. The layby parking is a requirement that was established in 2013 for the live-work units. **Nov 19, 2020 – Cleared, w/Layby approved on Fogal Rd. SM**
3. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards. **Nov 19, 2020 – Cleared. SM**

4. Driveways must measure a minimum of 6.0 metres from garage to property line. **Nov 19, 2020 – Cleared. SM**
  - Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

#### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states “The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres.” Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.
2. Curb radii – curb radii are to adhere to City standard drawing #245. This includes laneways where the minimum allowable curb radius is 7.5 metres.
3. Laneways are to be ‘straight-runs’ as per City standard drawing #219.
4. Road Elbows – Road Elbows must adhere with City standard drawing #215.
5. The applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.

#### **C. GENERAL COMMENTS**

1. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
2. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
3. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre, etc. right-of-way, as per City standard drawings are required.
4. 0.3m Reserve is required along the Nexus Avenue property line.
5. The emergency access will be required to adhere with the sample drawing attached to these comments. Curb cuts at the emergency access are not permitted.
6. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
7. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
8. Utility clearance of 1.5 metres from residential driveways is required.
9. Identify the community mailbox location that will be affiliated with this proposed development.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Regards,



**Scott McIntyre**

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton  
T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

**Archived:** 2020/12/07 12:58:06 PM

**From:** [Tang, Daniel](#)

**Sent:** 2020/09/22 11:08:22 AM

**To:** [Gaetano Franco](#)

**Cc:** [Mahmood, Nasir](#); [Seema Nagaraj](#); [Sam Du](#)

**Subject:** Re: [EXTERNAL]RE: RE: Ouray Developments - Nexus South Subdivision 21T-14001B

**Sensitivity:** Normal

---

Good Morning Nasir,

I have reviewed an addendum letter dated Aug 28, 2020 prepared by Valcoustics Canada for the above noted application and found it capable of supporting ZBL and Draft approval.

Seema & Sam,

During detail engineering stage, I would like to see if we can reduce the retaining wall height, to reduce the maintenance cost for homeowner by targeting 59.99dBA on Block 1.

Regards,

Daniel Tang

Environmental Technologist – Noise

City of Brampton

Engineering Division / Public Works & Engineering Department

---

**From:** Gaetano Franco <gaetano.franco@castlepointinvestments.ca>

**Sent:** Monday, September 21, 2020 10:34 AM

**To:** Tang, Daniel <Daniel.Tang@brampton.ca>

**Cc:** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; Seema Nagaraj <seema@valcoustics.com>; Sam Du <sam@valcoustics.com>

**Subject:** [EXTERNAL]RE: RE: Ouray Developments - Nexus South Subdivision 21T-14001B

Hi Daniel,

Hope you are doing well.

I wanted to follow up with you on our submission of August 28, 2020 (email below) to see if your approval of the Noise Report along with your draft plan approval conditions can be provided to Nasir Mahmood now.

Please let me know, thank-you.

---

**From:** Gaetano Franco

**Sent:** August 28, 2020 3:19 PM

**To:** Daniel.Tang@brampton.ca

**Cc:** Mahmood, Nasir (Nasir.Mahmood@brampton.ca) <Nasir.Mahmood@brampton.ca>; Seema Nagaraj <seema@valcoustics.com>; Sam Du <sam@valcoustics.com>

**Subject:** RE: Ouray Developments - Nexus South Subdivision 21T-14001B

Hi Daniel,

Further to your comments on the Noise Report dated June 23 2020 and our subsequent conference call with Valcoustics, we are attaching the Noise Report Addendum letter dated August 28, 2020 for the above noted project to satisfy your comments.

I am attaching to this email the following items:

1. Original Environmental Noise Assessment Report dated June 23, 2020
2. Your comment email dated July 3 2020
3. Noise Report Addendum letter dated August 28, 2020

I trust that everything will now be acceptable and satisfactory according to your comments and our conference call discussions.

At this time we require your approval of the Noise Report along with your draft plan approval conditions to be provided to Nasir Mahmood.

If you have any questions or require nay clarifications please reach out to me by email.

Thank-you for your help and have a nice weekend.

## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800  
[peelregion.ca](http://peelregion.ca)

October 27, 2020

Nasir Mahmood  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)

**RE: Draft Plan of Subdivision  
Nexus Avenue at Fogal Road  
Ouray Developments Inc.  
Brampton  
City File: C10E05.019 and 21T-14001  
Region File: 21T-14001B**

Dear Mr. Mahmood,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

### **Region of Peel Conditions of Draft Approval**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-14001B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

### **General Comments**

**The following general comments are provided to assist the developer in the preparation of the related drawings.**

#### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 300mm diameter sewer on Nexus Avenue, a 250mm diameter sewer on Fogal Road, and a 750mm and 1350mm sanitary sewer trunk on Ebenezer Road.
  - External easements and construction will be required.

#### **Water Facilities**

- The subject lands are located within Water Pressure Zone 4.
- Existing infrastructure consists of a 300mm diameter watermain located on Nexus Avenue, 300mm diameter watermain on Fogal Road, and 400mm watermain on Ebenezer Road.
  - External easements and construction will be required.



## Public Works

10 Peel Centre Dr.  
Suite A  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

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### Functional Servicing Report

- The Region is in receipt of the functional servicing and stormwater management report (dated September 11, 2020) prepared by Schaeffer & Associates Ltd. The Report is satisfactory.

### Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

### Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

### Waste Management Requirements

- The Region of Peel will provide curbside waste collection provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

### Public Health Recommendations

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment.
  - A 2m wide sidewalk along Fogal Road and a 2m wide sidewalk on both sides of Street A.
  - A midblock connection through Block 13 and Blocks 9 & 10 to encourage pedestrian activity.
  - Pedestrian scaled lighting
  - A trail connection to valley lands to the north of the property.

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### Conditions of Draft Approval

**The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:**

#### **Development Charges**

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan.
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
  - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
  - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

pursuant to the Region's Development Charges By-law, as amended from time to time.

#### **Water Meter Fees**

3. In respect of the water meter fees:
  - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands.
  - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time.
  - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

#### **Land Dedications**

4. A provision shall be made in the subdivision agreement that:
  - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.

- b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

#### **Traffic/Development Engineering Conditions**

5.
  - a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.

#### **Drawings – Servicing and “As Constructed”**

6. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
7. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

A clause shall be included in the Subdivision Agreement in respect of same.

#### **General Conditions**

8. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
9. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
10. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
11. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
12. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

13. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing.

#### **Public Works**

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L6T 4B9  
tel: 905-791-7800

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Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

14.

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- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
- b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
  - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - a) Bacteriological Analysis - Total coliform and E-coli counts
    - b) Chemical Analysis - Nitrate Test
    - c) Water level measurement below existing grade
  - d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
  - e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

15. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer

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16. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

A clause shall be included in the Subdivision Agreement in respect of same.

## Waste Management

17. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

If you have any questions or concerns, please contact me ([Alex.Martino@peelregion.ca](mailto:Alex.Martino@peelregion.ca) 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel

**Archived:** 2020/12/07 1:06:49 PM

**From:** [Adam Miller](#)

**Sent:** 2020/08/24 12:38:41 PM

**To:** [Mahmood, Nasir](#)

**Subject:** [EXTERNAL]FW: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Sensitivity:** Normal

**Attachments:**

[TRCA DP Approval Conditions.pdf](#)  [150101 TOPSOIL STRIPPING.pdf](#)  [Response to TRCA FSR Comments.pdf](#) 

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Hi Nasir,

Further to my email below, based on the attached October 8, 2014 response, I confirm that TRCA is satisfied with the Functional Servicing Report (FSR) in support of the Zoning By-law Amendment and Draft Plan of Subdivision. Also, any further comments relating to servicing/grading can be adequately addressed through the detailed design review and permitting process.

Thank you,

Adam

*Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.*

*All digital submissions and documents can be submitted to the following e-mail addresses:*

*Enquiries/ applications within Peel Region municipalities – [peelplan@trca.ca](mailto:peelplan@trca.ca)*

*Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*

*We thank you for your cooperation as we respond to the current situation.*

**Adam Miller, BES, MCIP, RPP**

Senior Manager

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600) ext. 5244

E: [adam.miller@trca.ca](mailto:adam.miller@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | [trca.ca](http://trca.ca)



---

**From:** Adam Miller

**Sent:** Monday, June 8, 2020 1:34 PM

**To:** 'Mahmood, Nasir' <Nasir.Mahmood@brampton.ca>; Yeung, Yvonne <Yvonne.Yeung@brampton.ca>; Almasri, Nada <Nada.Almasri@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>; Allison, Bill

<Bill.Allison@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; da Cunha, Roger <Roger.daCunha@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; FarouqueAlthaf <althaf.farouque@peelregion.ca>; Doucet, Pascal <Pascal.Doucet@brampton.ca>; Heralall, Michael <michael.heralall@brampton.ca>; Tang, Daniel <Daniel.Tang@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; planninganddevelopment@bell.ca; Kocialek, Tim <Tim.Kocialek@brampton.ca>; Koops, Krystina <krystina.koops@dpcdsb.org>; Municipal Planning <municipalplanning@enbridge.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; FEARON, Christopher <christopher.fearon@canadapost.postescanada.ca>  
**Cc:** Parsons, Allan <Allan.Parsons@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>  
**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

Hi Nasir,

Hope you're keeping well.

TRCA has no issue with the applicant's request. As noted in the attached documents, TRCA has provided our conditions of draft plan approval. Further, we've issued a TRCA permit for topsoil stripping works. At this point, we don't require anything further in support of the zoning amendment. Our outstanding requirements, as noted in the draft plan conditions, can be adequately addressed when the applicant is seeking registration of the draft plan.

Thank you,

Adam

*Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.*

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*Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*

*We thank you for your cooperation as we respond to the current situation.*

**Adam Miller, BES, MCIP, RPP**

Acting Senior Manager

Development Planning and Permits | Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600) ext. 5244

E: [adam.miller@trca.ca](mailto:adam.miller@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



---

**From:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Sent:** Thursday, June 4, 2020 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmmling, Werner <[Werner.Kuemmmling@brampton.ca](mailto:Werner.Kuemmmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison,

Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[michael.heralall@brampton.ca](mailto:michael.heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>  
**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>  
**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments  
**Importance:** High

Hello Folks,

The subject Application to Amend the Official Plan and Zoning By-law, and the proposed Draft Plan of Subdivision was submitted to the City in January 2013 to develop the property with 71 block townhouses. The property is located north of Fogal Road, east of Nexus Avenue. The application went to the Public Meeting on May 05, 2014. Afterwards, the application went through a number of revisions, and then became inactive. Meanwhile, Heritage Heights appealed to the OMB/LPAT the City initiated OPA 2006-128 to implement the MCR that Council approved to re-designate the subject lands from "Business Corridor" designation to "Residential" designation to facilitate residential development. A motion to dismiss the appeal was heard by OMB in July 2018, but the decision has not yet been released. In case the appeal is not dismissed, the appeal process will begin and a prehearing date will be notified By OMB. The applicant had indicated that the LPAT hearing is expected to be scheduled in Nov 2020.

Meanwhile, the applicant has indicated that they would like Planning to take a Recommendation Report to Council for approval to facilitate a Minister's Zoning Order for this application. In order for Planning staff to determine if the application is currently ready for a Recommendation Report, we need to identify the issues identified by staff/agencies that have been addressed, technical studies approved, clearances issued, and the issues that still need to be addressed. Please see the attached summary of the application process provided by the applicant, and Dropbox link to some of the related documents provided by the applicant. The City staff can also find the related information in ACCELA. In view of my lack of access to the physical file in the current COVID-19 situation, I don't have access to your comments/clearances that you may have provided in the past.

Kindly review the development proposal along with your record of its review and advise as soon as possible, preferably by June 19, of your up to date comments/conditions, approvals, and clearances to facilitate processing of this application possibly for a Recommendation Report. Please note that the Planner for this application previously was Nathaniel Baker (no longer with the City) from who I have inherited the file from.

Please let me know if you have any questions. In case you need to contact the applicant, they can be contacted at the below email addresses.

Gaetano Franco [gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)  
Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

June 4, 2014

CFN 50701

**BY EMAIL AND MAIL: michelle.gervais@brampton.ca**

Ms. Michelle Gervais, Development Planner  
Development Services Division, Planning & Infrastructure Services Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Ms. Gervais:

**Re: TRCA Conditions for Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment Applications - 21T-14001B & C10E05.019  
Nexus Avenue  
Part Lot 5, Concession 10, N.D.  
City of Brampton  
Ouray Developments Incorporated (Agent: J.H. Stevens Planning & Development Consultants)**

This letter will acknowledge receipt of the above noted applications (received April 25, 2014). Toronto and Region Conservation Authority (TRCA) provides the following comments and conditions as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

#### **Background**

The 3.07 ha (7.5 ac) property is located at the northeast corner of Fogal Road and Nexus Avenue, within the Bram East Secondary Plan (SPA 42). The eastern portion of the subject property is located adjacent to the Clarkway Tributary valley corridor of the Humber River Watershed. As such, a portion of the subject lands are regulated by the TRCA. The applicant proposes:

- 71 townhouse units;
- 26 live-work townhouse units;
- 2 proposed local streets;
- 1 buffer block (10 m) at the eastern portion of the site adjacent to the valley corridor; and,
- 1 parkette block.

The site drains into the Clarkway Tributary via overland flow or to the existing stormwater management pond, which is located to the north of the site. Based on the stormwater management report, the pond is designed to receive runoff from a cumulative area of 46.62 ha, which includes the subject site.

**Purpose**

City staff and the proponent have requested TRCA's Conditions of Draft Plan of Subdivision Approval for 21T-14001B. TRCA staff has reviewed your recent circulation, including the technical studies, which are identified in Appendix I. Comments on these studies are also enclosed in Appendix I, and TRCA's Conditions of Draft Plan of Subdivision Approval are enclosed as Appendix II.

**Ont. Reg. 166/06 Permits**

A portion of the subject lands are within the TRCA Regulated Area of the Humber River Watershed. Therefore, permits will be required from the TRCA for works within the regulated area, including overall earthworks (i.e., topsoil stripping, site grading, temporary stormwater management, etc.) and the installation of servicing. TRCA staff will discuss permit fees and requirements with the proponent when permits are required to facilitate the development.

**Recommendation**

TRCA staff are amenable to providing Conditions of Draft Plan Approval that must be completed to the satisfaction of the TRCA and the City. TRCA's Conditions of Draft Plan Approval are included in Appendix II. Also, TRCA will work closely with City staff, the proponent and their consultants to ensure that the recommendations and outstanding concerns noted in Appendix I are addressed through the future stages of the planning process.

**Clearance of TRCA Conditions**

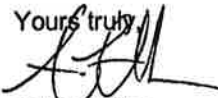
Please note that a copy of the most current Conditions of Draft Approval and draft plan of subdivision, the Executed Subdivision Agreement, the implementing Zoning By-law, and TRCA's Clearance Fees must be provided to the TRCA with any request for clearance of conditions that identifies how the conditions have been fulfilled, when available, in order to assist the clearance of Conditions of Draft Approval.

The clearance fee under the January 31, 2014 Administrative Fee Schedule is \$5,460.00, which is due at the time of requesting clearance of TRCA Conditions of Draft Approval. Please note that TRCA reserves the right to request additional fees or adjust fees should the review require a substantially greater level of effort, for development application scenarios not captured in the 2014 Administrative Fee Schedule, or the reflect new planning or regulatory legislative requirements.

**Fees**

By copy of this letter, please advise the applicant that the TRCA has implemented a fee schedule for our development and planning review services. This application is subject to a \$24,360.00 (\$18,900.00 application fee + \$5,460.00 clearance fee) review fee (Draft Plan of Subdivision – 5 ha or less – Standard). TRCA is in receipt of \$18,000.00, provided with the initial circulation. Please advise the applicant to forward the outstanding application fee balance of \$900.00 to this office as soon as possible.

I trust these comments are of assistance. Should you have any further questions or comments, do not hesitate to contact the undersigned.

Yours truly  


Adam Miller  
Planner II  
Planning and Development  
Extension 5244  
/am

Encl: *Appendix I: TRCA Comments*  
*Appendix II: TRCA Conditions of Draft Approval*

cc: Maurice Stevens, Ouray Development Inc.: mstevens90@hotmail.com  
Gaetano Franco, Castlepoint Investments Inc.: gaetano.franco@castlepointinvestments.ca

**APPENDIX I: TRCA Comments**

The following materials were received by the TRCA:

- Functional Servicing Report, dated February 2014, prepared by Schaeffers Consulting Engineers;
- Preliminary Grading Plan, Drawing No. GR-1, dated January 2014, prepared by Schaeffers Consulting Engineers;
- Preliminary Servicing Plan, Drawing No. SS-1, dated January 2014, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plan, Sheet No. SC-1, dated January 2013, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plan, Sheet No. SC-2, dated January 2013, prepared by Schaeffers Consulting Engineers;

**Functional Servicing Report**

1. No Hydrogeology or geotechnical related information was provided for our review. The Functional Servicing Report (FSR) indicates that geotechnical studies were conducted for the proposed development. Please provide the same for our review.
2. As noted in Section 2.4; Water Balance of the above noted engineering report, Low Impact Development (LIDs) are proposed to meet the site water balance requirements. The FSR should identify the water balance criteria (5mm retention from impervious surfaces) and highlight the design requirements (i.e., reference the LID manual). Please advise the applicant to revise the report accordingly and ensure that best efforts are applied to meet the criteria.
3. As referenced in the FSR, and indicated on Drawing SS-1, a 3<sup>rd</sup> pipe foundation drain system may be required to be implemented on the subject site. If required, please advise the applicant to consult Appendix E2 of TRCA's Stormwater Management Criteria document for the FDC outfall design guidance.

**Erosion & Sediment Controls**

4. Please advise the applicant to submit an Erosion and Sediment Control Report at the detailed design stage. The report must include items such as inspection and stabilization for the erosion and sediment controls, comprehensive construction sequencing details, identification of critical/high risk areas, contingency measures for unanticipated sediment release, erosion and sediment control monitoring plan, maintenance and cleanout schedule of control measures, etc. For assistance, please advise the applicant to refer to Section 6.1 of TRCA's Erosion and Sediment Control Guideline for Urban Construction.
5. It is TRCA's experience that sediment traps/scour pools do not effectively treat fine silts and clay and may become overloaded resulting in sediment spills into the valley corridor. At the detailed design stage, it is our expectation that an augmented erosion and sediment control plan for areas that are proposed to discharge to the natural system will be provided.
6. Please advise the applicant to temporarily stabilize the rear of the proposed residential lots and open space areas where servicing will not occur to the extent possible and as early as possible in the construction phasing to further assist in erosion control. At minimum, the proposed rear yards and parkette block adjacent to the valley corridor should be graded and stabilized prior to grading the rest of the site. This will add to the overall vegetative buffer between construction activities and the feature to ensure better protection of the sensitive feature.

**Planning Ecology**

7. At the detailed design stage, a comprehensive restoration and enhancement planting plan for the buffer area will be required. For assistance, please advise the applicant to refer to TRCA's Post-Construction Restoration Guideline.

**APPENDIX II: TRCA Conditions of Draft Plan of Subdivision Approval****Red-line Revisions:**

1. The final Plan shall be in general conformity with the draft plan prepared by Malone Given Parsons Limited, last revised January 22, 2014, prior to a request for clearance for registration of any phase of this plan, to:
  - a. Include appropriate blocks that are to be conveyed to the City as appropriate to the satisfaction of the City of Brampton.
  - b. Meet the requirements of TRCA's conditions, including the adjustment of Block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required technical studies.
2. Prior to registration of the Plan of Subdivision, revise the M-Plan to show the adjusted lot lines, additional blocks and any other required revisions to the satisfaction of the City and the TRCA.

**Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a. A detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with the related Functional Servicing Report (FSR) and TRCA requirements. This report shall include:
    - i. Plans illustrating how this drainage system will tie into surrounding drainage systems and stormwater management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during the post-development.
    - ii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.
    - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
    - iv. Location and description of all outlets and other facilities, grading, site alterations, development, infrastructure (including water and wastewater sewer mains), which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*, with all supporting technical information.
    - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
    - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.

- vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.
    - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
    - ix. Preliminary plans illustrating ESC measures including construction staging and phasing.
  - b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to the natural feature block or associated buffer.
  - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the environmental buffer areas.
  - d. A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements must be identified, with refinements and/or revisions made as necessary to the stormwater management system to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
  - e. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit review is required.
4. Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof:
- a. The applicant shall submit and receive approval for a FSR. The report shall include but not be limited to the following:
    - i. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:
      - 1) Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
      - 2) Maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features;
      - 3) Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site, including best efforts for infiltration measures (or demonstrated best efforts to achieve the greatest amount technically feasible) to the satisfaction of the TRCA;

- 4) Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - 5) This study must provide detailed design of the system(s), and implementation information and measures.
- ii. Identification of specific LID measures and their conceptual locations as appropriate to address site water balance deficits to maintain the groundwater system. LID measures should consider sustainable building design elements.
  - iii. Preliminary plans illustrating ESC measures including construction staging and phasing.
  - iv. An overall monitoring plan that outlines short, medium and long-term monitoring activities and responsibilities.
- b. Confirmation be provided with respect to whether permits and/or permissions are required from the Ministry of Natural Resources under the Endangered Species Act. And, that the applicant commit to attaining all necessary approvals and permissions from the Ministry of Natural Resources that may be required for this development, its servicing, or any component thereof.
  - c. That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development that may be located off of the subject property, prior to request for registration of this Plan or any phase thereof.
  - d. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA and the City of Brampton. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within the subdivision which are currently proposed for development.

**Subdivision Agreement**

5. That the owner agree in the subdivision agreement, in wording acceptable to the TRCA:
  - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions;
  - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA;
  - c. To design and implement on-site erosion and sediment control in accordance with current TRCA standards;
  - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
  - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA, in addition to all permits and approvals from the Ministry of Natural Resources;
  - f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers;
  - g. To implement all water balance/infiltration measures in the water balance study that is to be completed for the subject property;

- h. To design a monitoring protocol and provide the requisite funding and permissions for the construction and long-term monitoring and maintenance of the site level water balance and infiltration measures on this site (including LIDs) and to provide the requisite funding for the long-term monitoring of this system (3 years once the facility is operational) to the satisfaction of the TRCA;
- i. To provide for planting, and enhancement of all natural feature buffer areas in accordance with the drawings approved by the TRCA. And, that monitoring and replanting of these areas be completed for a minimum 3 year period – to a maximum of 5 years, to the satisfaction of the TRCA, with sufficient funds being secured through a letter of credit in favour of the City of Brampton, or other appropriate measure;
- j. To provide for the warning clauses and information identified in TRCA's conditions;
- k. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale, for lots or blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify to owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

**Implementing Zoning By-law**

- 6. That the implementing zoning by-law recognize all natural features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

**Purchase of Sale Agreement**

- 7. That a warning clause be included in all agreements of purchase and sale for lots or blocks adjacent to the valley corridor and the associated buffer block, which identifies the following:
  - a. That a vegetated buffer block is being provided between the rear/side lot line and the adjacent environmental protection lands. This buffer block is considered to be part of the publicly owned environmental protection area and will be maintained in a naturalized state. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private gates is prohibited.



June 30, 2020

Nasir Mahmood, MCIP, RPP  
Planner III  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Nasir,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Ouray Developments Inc.  
North of Fogal Road, east of Nexus Avenue  
City of Brampton  
File No.: 21T-14001B, C10E05-019

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**



December 2nd, 2020

City of Brampton  
Planning and Development Services  
2 Wellington Street West  
Brampton, ON

Attn: Mahmood Nasir

Re: Comment Letter

File Number: 21T-14001B

Dear Mahmood,

We have reviewed the circulation regarding the above noted application at 1908 Southern. The following paragraph is to be included as a condition of approval:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities and/or easement at their own cost."

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the *Bell Canada Act*, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Should you have any questions, please contact the undersigned.

Ryan Courville  
Access Network Provisioning Manager  
Planning and Development  
Phone: 416-570-6726  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

**Archived:** 2020/12/07 1:03:28 PM

**From:** [GTAW New Area](#)

**Sent:** 2020/08/06 5:14:52 PM

**To:** [Mahmood, Nasir](#)

**Cc:** [GTAW New Area Caruso, Carmen](#)

**Subject:** [EXTERNAL]RE: RE: URGENT - C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application)

Ouray Developments

**Sensitivity:** Normal

**Attachments:**

[EXTERNAL]Gaetano Franco shared \_Ouray Development Nexus South Subdivision\_ with you.msg [EXTERNAL]FW\_Ouray Developments Inc. Historic Summary (Subdivision 21T-14001B & Zoning C10E05.019).msg DD Report April 2014.pdf Draft Zoning By-Law.pdf

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Hi Nasir

Rogers has no objections.

*Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision ( collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.*

*Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.*

Thank you

**Debbie Purves**

**System Planner**

Outside Plant Engineering

3573 Wolfedale Rd

Mississauga, ON L5C 3T6

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)

416-305-0466



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**From:** Mahmood, Nasir [mailto:Nasir.Mahmood@brampton.ca]

**Sent:** Tuesday, July 07, 2020 12:24 PM

**To:** Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Heralall, Michael <Michael.Heralall@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; GTAW New Area <gtaw.newarea@rci.rogers.com>; LaRota, Claudia <Claudia.LaRota@brampton.ca>; Kozar, Donna <Donna.Kozar@brampton.ca>; McIntyre, Scott <Scott.McIntyre@brampton.ca>  
**Cc:** Caruso, Carmen <Carmen.Caruso@brampton.ca>; Gaetano Franco <gaetano.franco@castlepointinvestments.ca>  
**Subject:** RE: RE: URGENT - C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments  
**Importance:** High

Hello Folks,

May I invite your kind attention to our email of June 04 followed by reminder dated June 29 to request your comments/conditions or clearances for the subject application. While we have heard back from most staff/agencies, we are still without a response from you. Staff needs to have your feedback as soon as possible to help determine where the application sits with reference to a Recommendation Report. Kindly expedite your review and provide your comments no later than July 09/Thursday.

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



---

**From:** Mahmood, Nasir  
**Sent:** 2020/06/29 5:02 PM  
**To:** Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; LaRota, Claudia <[Claudia.LaRota@brampton.ca](mailto:Claudia.LaRota@brampton.ca)>  
**Cc:** Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>; Gaetano Franco <[gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)>  
**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments  
**Importance:** High

Hello Folks,

Please refer to our below request dated June 04 for your updated comments/conditions for the subject Official Plan/Zoning By-law Amendment, and draft Plan of Subdivision application. As we are still awaiting your comments/conditions and clearances for the supporting studies, please expedite your review and advise of your response as soon as possible, preferably by July 03/Friday to facilitate a Recommendation Report to Council.

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



**From:** Mahmood, Nasir  
**Sent:** 2020/06/06 8:34 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.DaCunha@brampton.ca](mailto:Roger.DaCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[Krystina.Koops@dpcdsb.org](mailto:Krystina.Koops@dpcdsb.org)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

Sorry, for some reason the system is not allowing me to include the link to Development Repository for the City staff. Please go to Our Brampton, SharePoint, Development Repository, Development Applications, and search for the subject file.

Thanks,

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



**From:** Mahmood, Nasir  
**Sent:** 2020/06/05 4:55 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.DaCunha@brampton.ca](mailto:Roger.DaCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[Krystina.Koops@dpcdsb.org](mailto:Krystina.Koops@dpcdsb.org)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

Hi Folks,

In addition to the Dropbox which should now be accessible to all, the related information for the City staff has also been uploaded to Sharepoint/Repository which can be found through the following link:

Thanks.

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



**From:** Mahmood, Nasir

**Sent:** 2020/06/04 4:40 PM

**To:** Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Magnone, Anthony <[Anthony.Magnone@brampton.ca](mailto:Anthony.Magnone@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Bjerke, Bob <[Bob.Bjerke@brampton.ca](mailto:Bob.Bjerke@brampton.ca)>; Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Allison, Bill <[Bill.Allison@brampton.ca](mailto:Bill.Allison@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; da Cunha, Roger <[Roger.daCunha@brampton.ca](mailto:Roger.daCunha@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Monaghan, David <[David.Monaghan@brampton.ca](mailto:David.Monaghan@brampton.ca)>; FarouqueAlthaf; Doucet, Pascal <[Pascal.Doucet@brampton.ca](mailto:Pascal.Doucet@brampton.ca)>; Heralall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>; Adam Miller <[Adam.Miller@trca.ca](mailto:Adam.Miller@trca.ca)>; Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>; Eshesh, Shahinaz <[Shahinaz.Eshesh@brampton.ca](mailto:Shahinaz.Eshesh@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); Kocialek, Tim <[Tim.Kocialek@brampton.ca](mailto:Tim.Kocialek@brampton.ca)>; Koops, Krystina <[Krystina.Koops@dpccsb.org](mailto:Krystina.Koops@dpccsb.org)>; Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Hanson, Nicole <[nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com)>; GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; FEARON, Christopher <[christopher.fearon@canadapost.postescanada.ca](mailto:christopher.fearon@canadapost.postescanada.ca)>

**Cc:** Parsons, Allan <[Allan.Parsons@brampton.ca](mailto:Allan.Parsons@brampton.ca)>; Caruso, Carmen <[Carmen.Caruso@brampton.ca](mailto:Carmen.Caruso@brampton.ca)>

**Subject:** RE: C10E05.019 & 21T-14001B (Zoning Amendment & Subdivision Application) Ouray Developments

**Importance:** High

Hello Folks,

The subject Application to Amend the Official Plan and Zoning By-law, and the proposed Draft Plan of Subdivision was submitted to the City in January 2013 to develop the property with 71 block townhouses. The property is located north of Fogal Road, east of Nexus Avenue. The application went to the Public Meeting on May 05, 2014. Afterwards, the application went through a number of revisions, and then became inactive. Meanwhile, Heritage Heights appealed to the OMB/LPAT the City initiated OPA 2006-128 to implement the MCR that Council approved to re-designate the subject lands from "Business Corridor" designation to "Residential" designation to facilitate residential development. A motion to dismiss the appeal was heard by OMB in July 2018, but the decision has not yet been released. In case the appeal is not dismissed, the appeal process will begin and a prehearing date will be notified By OMB. The applicant had indicated that the LPAT hearing is expected to be scheduled in Nov 2020.

Meanwhile, the applicant has indicated that they would like Planning to take a Recommendation Report to Council for approval to facilitate a Minister's Zoning Order for this application. In order for Planning staff to determine if the application is currently ready for a Recommendation Report, we need to identify the issues identified by staff/agencies that have been addressed, technical studies approved, clearances issued, and the issues that still need to be addressed. Please see the attached summary of the application process provided by the applicant, and Dropbox link to some of the related documents provided by the applicant. The City staff can also find the related information in ACCELA. In view of my lack of access to the physical file in the current COVID-19 situation, I don't have access to your comments/clearances that you may have provided in the past.

Kindly review the development proposal along with your record of its review and advise as soon as possible, preferably by June 19, of your up to date comments/conditions, approvals, and clearances to facilitate processing of this application possibly for a Recommendation Report. Please note that the Planner for this application previously was Nathaniel Baker (no longer with the City) from who I have inherited the file from.

Please let me know if you have any questions. In case you need to contact the applicant, they can be contacted at the below

email addresses.

Gaetano Franco [gaetano.franco@castlepointinvestments.ca](mailto:gaetano.franco@castlepointinvestments.ca)

Dave Matthews [mattplan@pathcom.com](mailto:mattplan@pathcom.com)

Regards,

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

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December 2, 2020

**Nasir Mahmood**

Development Planner  
The City of Brampton  
Planning & Development Services  
2 Wellington St W  
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**  
Application to Amend the Official Plan, the Zoning By-Law  
and Proposed Draft Plan of Subdivision  
**J. H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS**  
**OURAY DEVELOPMENTS INCORPORATED**  
Northeast corner of Nexus Ave and Fogal Rd  
City File Number: **C10E05.019**  
Subdivision File Number: **21T-14001B**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

This **residential** development will be serviced by **Community Mailbox (CMB)**. In order to provide mail service to the proposed **95 +/-** residential and live work units, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of CMBs and to indicate these locations on appropriate servicing plans;
- ⇒ The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary CMB location. This location will be in a safe area away from construction activity so the CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the Town of Caledon;
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post;

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Regards,

Christopher Fearon  
Delivery Services Officer | Delivery Planning  
200-5210 Bradco Blvd  
Mississauga ON L4W 1G7  
416-433-6271  
[christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)



June 30, 2020

Nasir Mahmood, MCIP, RPP  
Planner III  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Nasir,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Ouray Developments Inc.  
North of Fogal Road, east of Nexus Avenue  
City of Brampton  
File No.: 21T-14001B, C10E05-019

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**

June 18<sup>th</sup>, 2020

Nasir Mahmood  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Mahmood:

RE: **Revised Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – 21T-14001B / C10E05.019**  
**J. H. Stevens Planning Consultants – Ouray Developments Incorporated**  
**Northeast corner of Fogal Road and Nexus Avenue**  
**City of Brampton (Ward 8)**

The Peel District School Board has reviewed the above-noted revised application (97 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows: 36 K-8  
11 9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Thorndale P.S.	573	769	0
Castlebrooke S.S.	1,894	1,533	6

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.

**Trustees**

Brad MacDonald, Chair  
David Green, Vice-Chair  
Carrie Andrews  
Susan Benjamin  
Stan Cameron  
Robert Crocker

Nokha Dakroub  
Will Davies  
Sue Lawton  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Director of Education and Secretary**

Peter Joshua

**Associate Director, Instructional & Equity Support Services**

Poleen Grewal

**Associate Director, Operational Support Services**

Jaspal Gill

**Associate Director, School Support Services**

Mark Haarmann

2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
  - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
  - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board’s Transportation Policy.

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com) or 905-890-1010, ext. 2217.

Yours truly,

*Nicole N. Hanson*

Nicole N. Hanson, MES(Pl.), RPP, MCIP  
Planning Officer - Development  
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board  
K. Koops, Dufferin-Peel Catholic District School Board (email only)

21T-14001B comment rev June 2020.doc

Nathaniel Baker  
Development Planner  
Planning, Design and Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Baker:

**Re: Notice of Application and Request for Comments**  
**Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision**  
**J.H STEVENS, PLANNING & DEVELOPMENT CONSULTANTS – OURAY DEVELOPMENTS**  
**INCORPORATED**  
**File: 21T-14001B (C10E05.019)**  
**Nexus Avenue**  
**City of Brampton – Ward 8**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 71 townhouse and 26 live-work units which are anticipated to yield:

- 12 Junior Kindergarten to Grade 8 Students; and
- 8 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St Andre Bessette	693	556	8
Secondary School	Cardinal Ambrozic	1335	1236	7

**The Board requests that the following conditions be incorporated in the conditions of draft approval:**

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following:  
"Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
  - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each Education Service Area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Keith Hamilton  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24224  
keith.hamilton@dpcdsb.org

c: B. Vidovic, Peel District School Board (via email)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

To adopt Amendment Number OP2006-  
to the Official Plan of the  
City of Brampton Planning Area

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The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O., 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Approved as to  
form.

[AWP]

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PATRICK BROWN, MAYOR

Approved as to  
content.

[Allan Parsons]

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PETER FAY, CITY CLERK

AMENDMENT NUMBER OP 2006 –  
to the Official Plan of the  
City of Brampton Planning Area



AMENDMENT NUMBER OP 2006-\_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

The purpose of this Amendment is to amend the Bram-East Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of live-work townhouse dwellings and residential townhouse dwellings.

2.0 LOCATION:

The lands subject to this amendment are located north of Fogal Road and east of Nexus Avenue. The lands have a frontage of approximately 220 metres (721 feet) on Fogal Road and approximately 120 metres (393 feet) on Nexus Avenue. The lands are located at 0 Nexus Avenue and comprise a single parcel totaling approximately 3.06 hectares (7.56 acres). The lands are legally described as Part of Lot 5, Concession 10, N.D.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

The portions of the document known as Bram-East Secondary Plan, being Chapter 41, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by changing on Schedule SP41(A) of Chapter 41 of Part II: Secondary Plans, the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Mixed Commercial / Industrial" to "Residential - Medium Density".
- b) by deleting existing policy 3.1.12B in its entirety, and replacing it with the following:

- "3.1.12B The area designated Medium Density Residential at the south-east corner of Ebenezer Road and Nexus Avenue, and north-eastern corner of Fogal Road and Nexus Avenue shall be developed, maintained and used for townhouses and buildings used for both residential and commercial purposes (live-work units). The maximum density is 50 units per net residential hectare (20 units per net residential acre). Live-work units shall be provided in the development of the lands.

- (i) The development shall consist of a high-quality built form that is expressed through the attention to detail in the architecture; roof lines, building materials and through landscaping elements.
- (ii) The following shall apply to live-work units:
  - a) Live-work units shall have a ground floor level that is used primarily for commercial purposes, and upper floor(s) that are only used for residential purposes.
  - b) Commercial uses within the live-work units shall be oriented exclusively toward the Nexus Avenue frontage or Fogal Road frontage, respectively, including all functional aspects of the commercial use (such as access, parking, signage, patio areas).
  - c) The building facade of the live-work units facing the residential development shall be compatible with and complement the townhouse development.
  - d) Commercial uses within the live-work units shall be limited to retail establishments, financial institution, restaurants, personal service shops, service shops, offices, convenience store, medical and dental offices, custom workshops and similar uses not requiring extensive loading and storage facilities.
  - e) Outdoor storage in association with the commercial use is not permitted,
  - f) Buildings will be designed with upscale building materials, architectural features and roofline variations to promote a residential character.
  - g) The massing and architectural details of the live-work building at the intersection of Ebenezer Road and Nexus Avenue, and Fogal Road and Nexus Avenue, will be designed to emphasize this location as a gateway into the community.
  - h) The streetscape design along Nexus Avenue and Fogal Road shall complement and support the live-work uses. In this regard, it shall include:
    - i) a primarily hard surface treatment from the building face to the curb, that incorporates decorative paving elements; and,

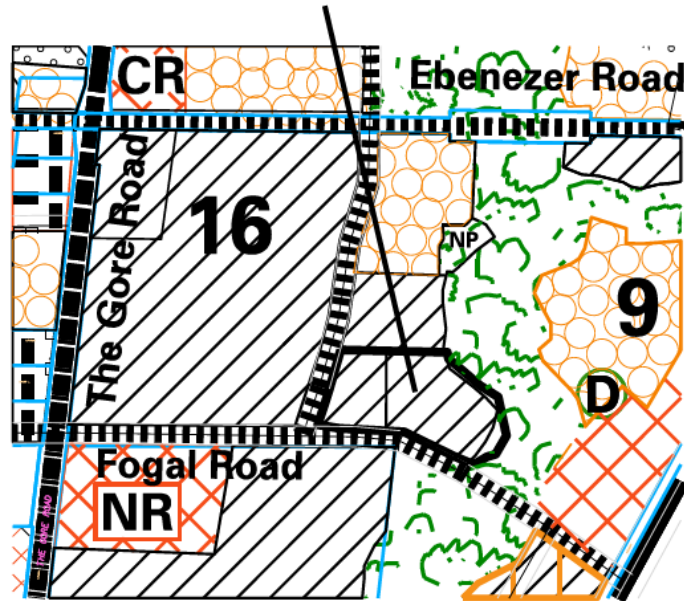
- ii) an enlarged space at the corner of Nexus Avenue and Ebenezer Road, and Fogal Road and Nexus Avenue, to accommodate seating or patio space.”

Approved as to Content:

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Allan Parsons, MCIP, RPP  
Director,  
Planning, Building, and Economic Development

LANDS TO BE REDESIGNATED FROM  
"MIXED COMMERCIAL/INDUSTRIAL"  
TO "RESIDENTIAL-MEDIUM DENSITY"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

**RESIDENTIAL LANDS:**



**Medium Density**



**Cluster / High Density**

**EMPLOYMENT LANDS:**



**Mixed Commercial / Industrial**



**Neighbourhood Retail**



**Convenience Retail**

**ROAD NETWORK :**



**Major Arterial**



**Collector Road**



**Local Road**

**OPEN SPACE:**



**Valleyland**



**Neighbourhood Park**



**Storm Water Management Facility**



**Special Policy Area 8 (Office Node - Mixed Commercial/Industrial)**

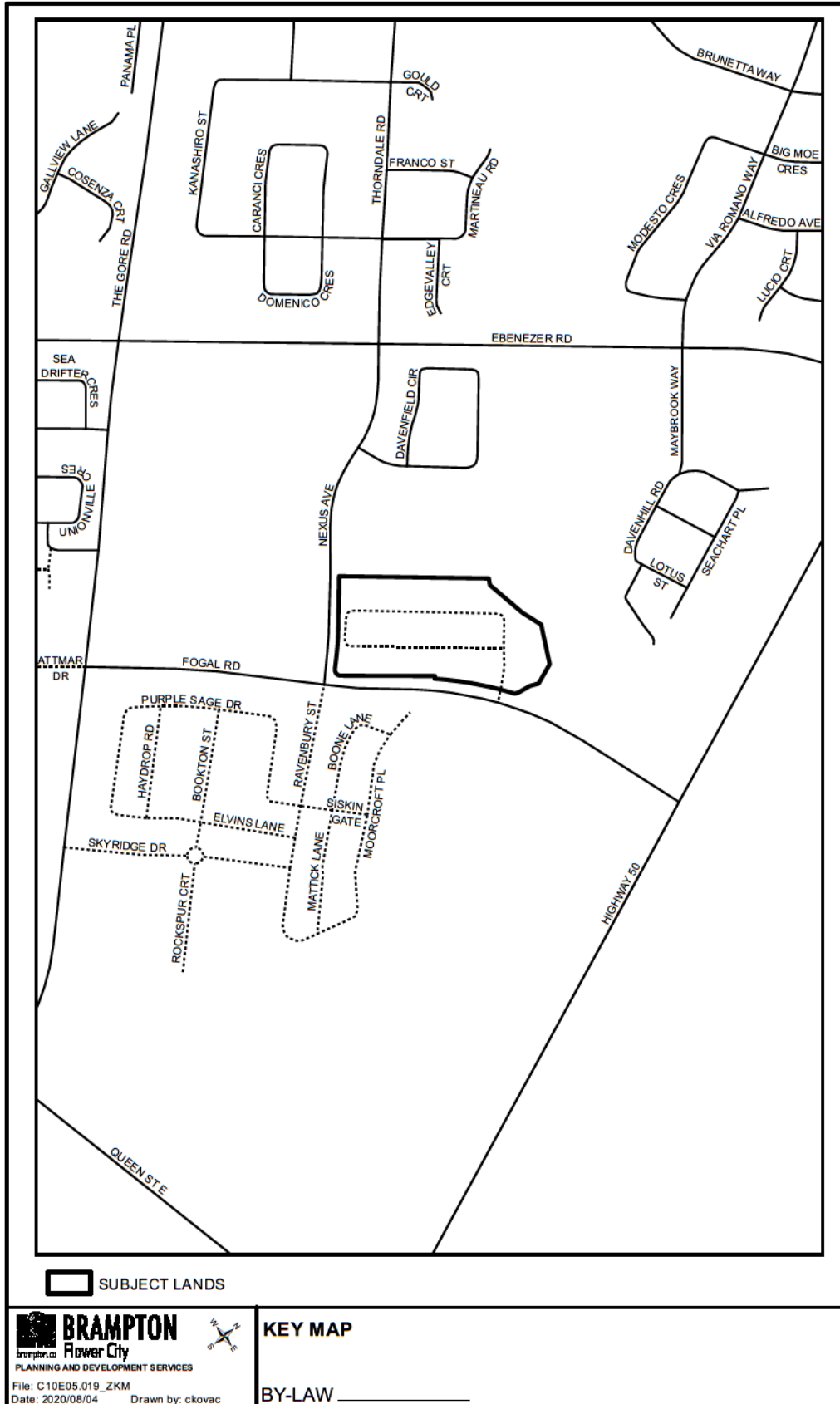


**Special Policy Area 9 (Medium Density Residential)**



**Special Policy Area 16**







THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ 2021

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
  - (1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
INDUSTRIAL FOUR-SPECIAL SECTION-1776 (M4-1776)	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3544 (R3E-6.0-3544)  RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3545 (R3E-6.0-3545)  RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3546 (R3E-6.0-3546)  RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3547 (R3E-6.0-3547)

	RESIDENTIAL TOWNHOUSE E-6.0 SPECIAL SECTION 3548 (R3E-6.0-3548)  OPEN SPACE ZONE – (OS)
--	--

(2) By adding thereto, the following sections:

“3544 The lands designated R3E–6.0–3544 on Schedule A to this by-law:

3544.1 shall only be used for the purposes permitted in an R3E-x zone.

3544.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.

(2) Minimum Rear Yard Depth: 6.0 metres.

(3) Maximum Building Height: 11.0 metres.

3544.3 shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3544.”

(3) By adding thereto the following sections:

“3545 The lands designated R3E–6.0–3545 on Schedule A to this by-law:

3545.1 shall only be used for the purposes permitted in an R3E-x zone.

3545.2 shall be subject to the following requirements and restrictions:

(1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.

(2) Minimum Rear Yard Depth: 6.0 metres.

(3) Maximum Building Height: 11.0 metres.

(4) Minimum Exterior Side Yard: 1.5 metres.

3545.3 shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3545.”

(4) By adding thereto the following sections:

“3546 The lands designated R3E–6.0–3546 on Schedule A to this by-law:

3546.1 shall only be used for the purposes permitted in an R3E-x zone.

3546.2 shall be subject to the following requirements and restrictions:

- (1) Minimum lot width for a lot abutting a daylighting triangle: 6.0 metres.
- (2) Minimum Rear Yard Depth: 6.0 metres.
- (3) Maximum Building Height: 11.0 metres.
- (4) Minimum Interior Side Yard: 0.5 metres.

3546.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-7.0-2370 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3546.”

(5) By adding thereto, the following sections:

“3547 The lands designated R3E-6.0-3547 on Schedule A to this by-law:

3547.1 shall only be used for the purposes permitted in an R3E-x zone and the following:  
(1) a rear lane townhouse dwelling.

3547.2 shall be subject to the following requirements and restrictions:

- (1) Notwithstanding Section 10.9.1B(7), Sections 10.9.1B(1) and 10.9.1B(4) shall not apply.
- (2) Maximum Building Height: 11.0 metres.

3547.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-6.0-2372 zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3547.”

(6) By adding thereto, the following sections:

“3548 The lands designated R3E-6.0-3548 on Schedule A to this by-law:

3548.1 Shall only be used for the following purposes:

1. Live-Work Townhouse Dwelling which shall permit the following uses restricted only to the ground floor of the live-work townhouse dwelling:
  - a. an office;
  - b. a retail establishment having no outdoor storage;
  - c. a bank, trust company, or financial institution;
  - d. a personal service shop;
  - e. a dry-cleaning and laundry distribution station;
  - f. a printing or copying establishment;
  - g. a take-out restaurant;
  - h. a personal health or fitness centre;



- i. a custom workshop;
- j. a service shop
- k. a medical or dental practice or office;
- l. a home occupation;
- m. artist and photography studio including framing;
- n. a visual and performing arts studio;
- o. a convenience store;
- p. purposes accessory to the other permitted uses;

3548.2 Shall be subject to the following requirements and restrictions:

(1) Section 10.9.1B(1) of the Zoning By-Law shall not apply.

3548.3 Shall also be subject to the requirements and restrictions relating to the R3E-x zone, R3E-6.0-2374 zone, and all the general provisions of this by-law, which are not in conflict with those set out in Section 3548.”

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL, this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

Approved as to  
form.

AWP

/ /

\_\_\_\_\_  
PATRICK BROWN - MAYOR

Approved as to  
content.

Allan Parson

/ /

\_\_\_\_\_  
PETER FAY - CITY CLERK

## **EXPLANATORY NOTE**

### **THE PURPOSE OF BY-LAW \_\_\_\_\_**

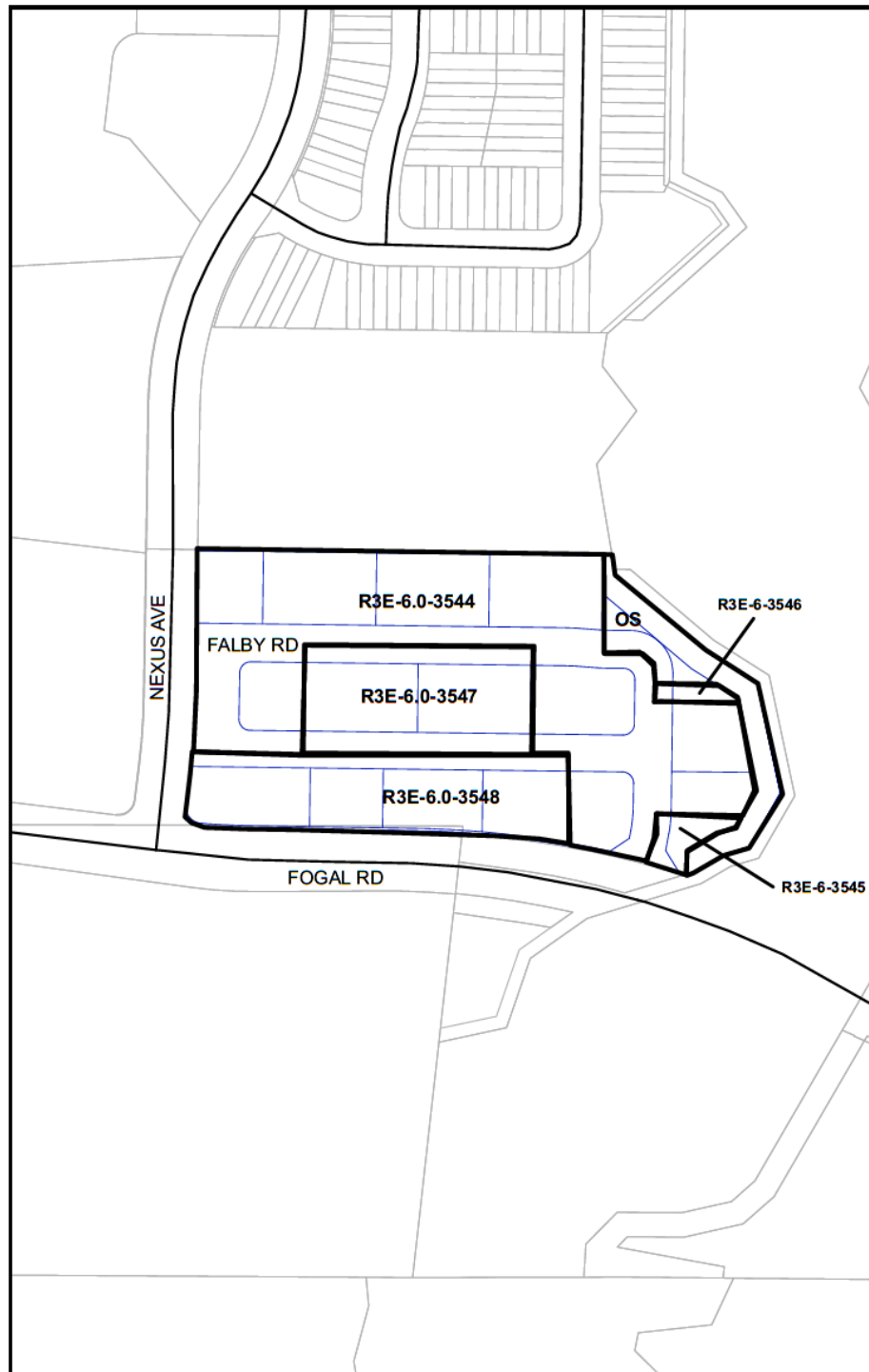
The purpose of By-law \_\_\_\_\_ is to amend comprehensive Zoning By-law 270-2004 as amended pursuant to an application by Ouray Development Ltd. (File C10E05.019).

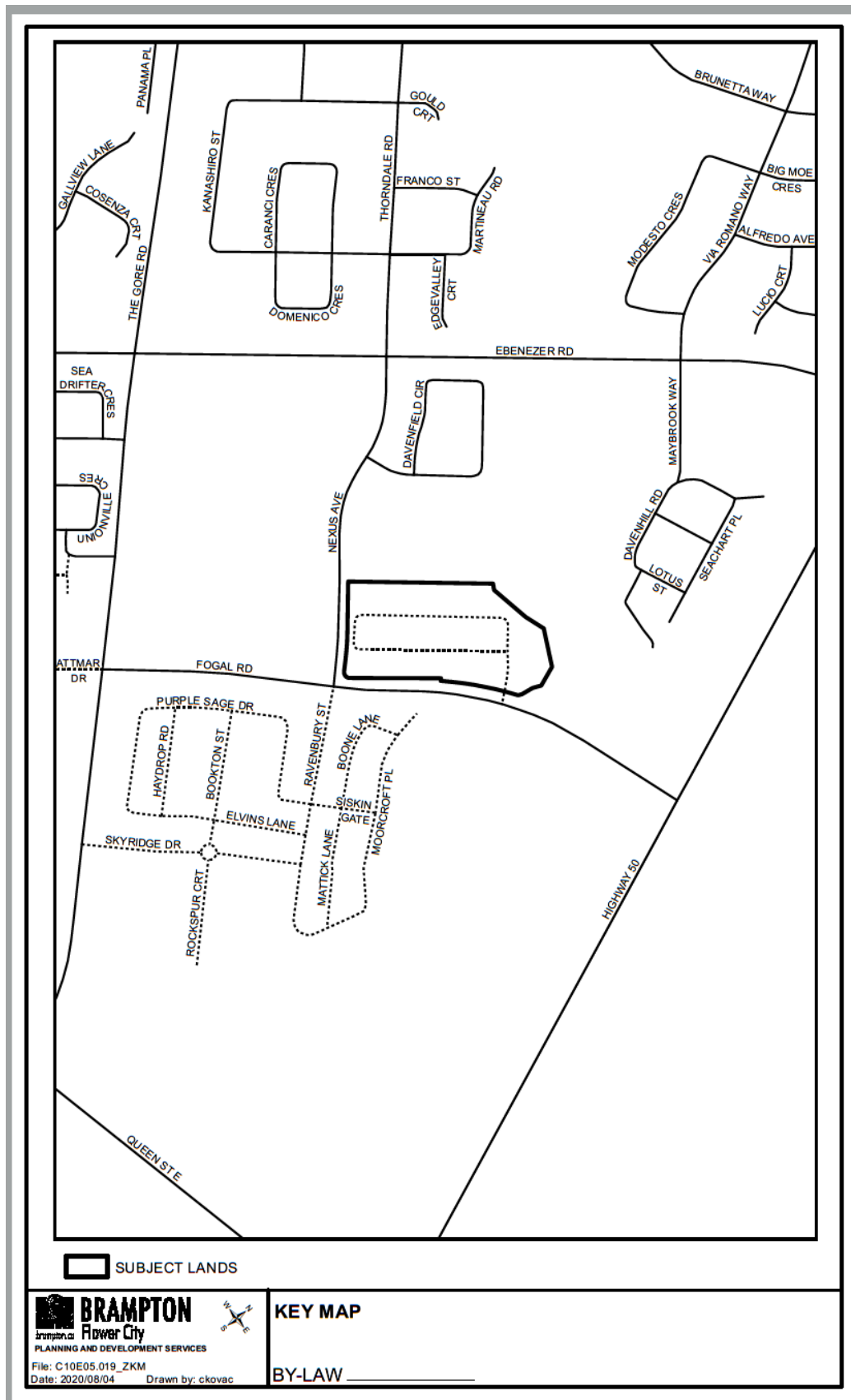
### **EFFECT OF THE BY-LAW**

The effect of By-law \_\_\_\_\_ is to permit the use of the subject lands for townhouse residential and live-work purposes. The development will yield 69 street townhouse units and 26 live-work units.

### **LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ are located north of Fogal Road, east of Nexus Avenue within the Bram East Secondary Plan (Area #41A).









## SCHEDULE A CONDITIONS OF DRAFT APPROVAL

**DRAFT APPROVAL DATE:** xx-xx, 2021

**SUBJECT:** Draft Plan of Subdivision  
**J.H. STEVENS, PLANNING & DEVELOPMENT  
 CONSULTANTS - OURAY DEVELOPMENTS  
 INCORPORATED**  
 Northeast corner of nexus Avenue and Fogal  
 Road  
 Part of Lot 5, Concession 10, Northern Division  
 Ward: 8  
**City File:** 21T-14001B  
**Planner:** Nasir Mahmood

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In accordance with By-law 216-2017 the Commissioner of Planning, Building and Economic Development of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

### **Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Ouray Developments Inc. and dated October 09, 2020.

### **Subdivision Agreement**

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the *Planning Act*. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- 2.2 Engineering matters such as access, municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit;
- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

### **Fees**

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

### **Zoning**

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

### **Easement and Land Dedication within the Plan**

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways,

sight triangles, radius roundings, buffer blocks, and other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.

### **External Easements and Land Dedications**

6. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
7. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may re-convey said lands (or any interest therein) to the owner, gratuitously, provided that the owner shall be required to pay for any fees, taxes, and/or disbursements related to the re-conveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

### **Parkland Dedication**

8. Prior to registration, parkland dedication requirements for the subject application shall be finalized. In this regard, arrangements shall be made to the satisfaction of the Commissioner of Planning, Building, and Economic Development and in accordance with the terms of the City's Parkland Dedication By-law, applicable at the time of plan registration.

### **Studies**

9. Prior to registration, the owner shall provide all outstanding reports, plans or studies to the satisfaction of the City of Brampton, external agencies or public authorities, and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

### **Staging**

10. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard, provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.



Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

### **Drawings**

11. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

### **Servicing**

12. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

### **Cost-share Agreement**

13. Prior to registration the owner shall sign the applicable Cost Sharing Agreement, and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### **Schools**

#### **Dufferin-Peel Catholic District School Board**

14. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of the Dufferin-Peel Catholic District School Board:
  - a) The owner shall agree in the subdivision agreement to erect and maintain information signs at all major entrances to the proposed development advising of the following:

“Notice: Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”

These signs shall be to the Dufferin-Peel Catholic District School Board’s specifications, at locations determined by the Board and erected prior to registration.

- b) The owner shall include the following warning clauses in all offers of purchase and sale of residential lots:
  - i). “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
  - ii). “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”

**Peel District School Board**

**15.** Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of the Peel District School Board:

- a) The owner shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Board’s Transportation Policy.
- b) The Board requires that the following clauses be placed into any agreements of sale and purchase entered into with regard to any units in this plan to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the Plan:
  - i). “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.”
  - ii). “The purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”

## **Canada Post**

16. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Canada Post:
- a) Make satisfactory arrangements with Canada Post and the Director, Environment and Development Engineering Division, for the provision of suitable sites for the installation of Canada Post Community Mailboxes, which are not in conflict with any other utility (including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements and bus pads), and shall indicate these locations on the appropriate servicing plans, including the granting of any easements as deemed applicable that may be required in order to locate the Canada Post Community Mailboxes with a safe setback from the travelled portion of roadways.
  - b) Prior to offering any of the residential units for sale, the owner agrees to place a 'Display Map' on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
  - c) Provide the following for each Community Mailbox site, as per Canada Post and City of Brampton standards:
    - i) an appropriately sized sidewalk section (concrete pad), per municipal standards, to place the Community Mailbox on;
    - ii) any required walkway across the boulevard, as per municipal standards
    - iii) any required curb depressions for wheelchair access
  - d) Determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to Canada Post's satisfaction. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent Community Mailbox site locations. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
  - e) Include in all offers of purchase and sale a statement advising the prospective new home purchasers that mail delivery will be from a designated community mailbox, include exact locations of each of these community mailbox locations, and advise any affected homeowners of any established easements granted to Canada Post.

### **Enbridge Gas Distribution**

17. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Enbridge Gas Distribution:
- a) The owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
  - b) If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the owner.
  - c) Easement(s) are required to service this development and any future adjacent developments. The owner will provide all easement(s) to Enbridge Gas Distribution at no cost.
  - d) In the event a pressure reducing regulator station is required, the owner is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details, contact SalesArea20@enbridge.com.
  - e) The owner will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

### **Rogers Telecommunications**

18. Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Rogers Communications:
- a) At its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers").
  - b) In consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as

the timing and phasing of installation.

### **Bell Canada**

**19.** Prior to registration of the Plan of Subdivision, the owner shall undertake the following to the satisfaction of Bell Canada:

- a) The owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication / telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the owner shall be responsible for the relocation of such facilities or easements.
- b) That Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are located to the street line.
- c) Prior to commencing any work, the owner shall confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

### **Alectra Utilities**

**20.** The following conditions shall be included in the Subdivision Agreement to the satisfaction of Alectra Utilities:

- a) The owner shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- b) The owner shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- c) The owner shall be responsible for the costs of the relocation of existing plant to accommodate new road(s).
- d) The owner shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- e) The owner shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.

## **Hydro/Telecommunications**

21. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building, and Economic Development Department that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

## **Region of Peel**

### **Development Charges**

22. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
- a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and,
  - b) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
23. Provision shall be made in the Subdivision Agreement with respect to:
- a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and,
  - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks), pursuant to the Region's Development Charges By-law, as amended from time to time.

### **Water Meter Fees**

24. In respect of the water meter fees:
- a) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
  - b) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and any

commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and,

- c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

### **Land Dedications**

- 25. A provision shall be made in the subdivision agreement that:
  - a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
    - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
  - b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

### **Traffic/Development Engineering Conditions**

- 26. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.

### **Drawings – Servicing and “As Constructed”**

- 27. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
- 28. A clause shall be included in the Subdivision Agreement that within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

### **General Conditions**

- 29. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of

municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Regional standards and requirements.

30. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region for view and approval.
31. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
32. Prior to servicing, the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
33. A Clause shall be included in the Subdivision Agreement that the Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.
34. A Clause shall be included in the Subdivision Agreement that the Developer shall maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the Region's current User Fee By-Law.
35. The following clauses shall be included in the Subdivision Agreement:
  - a) In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
  - b) Until the issuance of Final acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the Developer shall provide



temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying water to the affected residents until the issue is resolved to the satisfaction of the involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.

- c) The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
  - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - a. Bacteriological Analysis - Total coliform and E-coli counts
    - b. Chemical Analysis - Nitrate Test
    - c. Water level measurement below existing grade
- d) In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing to the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e) Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

- 36.** Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.
- 37.** A clause shall be included in the Subdivision Agreement that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the developer shall forward the following to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s); and,
  - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

38. Prior to Registration of the Subdivision, the Region will require a satisfactory Waste Collection Plan demonstrating all the collection requirements outlined in the most current version of the Region's Waste Collection Design Standards Manual.

**Administrative – Clearance of Conditions**

39. Prior to the signing of the final plan by the Commissioner, Planning, Building and Economic Development, or his designate, shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**NOTE 1:**

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the *Planning Act*, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

**NOTE 2:**

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Mr. Chris Fearon  
Delivery Planning  
Canada Post Corporation  
5210 Bradco Blvd, Suite 200  
Mississauga, Ontario L4W 1G7

Ms. Krystina Koops  
The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario L5R 1C5

Nicole Natalie Hanson  
Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario L5R 1C6

Alice Coleman  
Enbridge Gas Distribution Inc.  
500 Consumers Road  
North York, Ontario M2J 1P8

Mr. Henry Gamboa

Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario L7A 1E8

Ms. Meaghan Palynchuk  
Bell Canada  
Floor 5, 100 Borough Drive  
Scarborough, Ontario M1P 4W2

Ms. Debbie Purvis  
Rogers Cable Communications Inc.  
3573 Wolfedale Road  
Mississauga, Ontario L5C 3T6

Mr. Althaf Farouque  
Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario L6T 4B9

Adam Miller  
Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, ON, L4K 5R6

**NOTE 3:**

The costs of any relocations or revisions to Alectra Utilities facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Alectra Utilities are to be respected. The owner should contact the local Alectra Utilities Area office to verify if any low voltage distribution lines may be affected by the proposal.

**NOTE 4:**

It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.



**DRAFT PLAN OF  
SUBDIVISION**

**Part of Lot 5, Concession 10  
Northern Division, City of Brampton  
Regional Municipality of Peel**

### ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT  
CHAPTER 13 (R.S.O. 1990):

- (a), (e), (f), (g), (i) - As shown on the Draft Plan.
- (b), (c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (j) - Soil is clay.
- (h), (k) - Full municipal services to be provided.
- (l) - Nil.

NOTE: Contours relate to Canadian Geodetic Datum.  
Contour interval is 1m with 5m interpolated.

### SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-11	6.0m Townhouses	69	1.50
12-15	6.0m Live-Work Units	26	0.46
16	Natural Heritage System (NHS)		0.02
17	3.0m Servicing	26	0.01
18	Buffer		0.18
19	1.15m Road Widening		0.02
20	0.3m Reserve		0.002
Street A	20.0m Road - 40m		0.08
Street A	17.0m Road - 300m		0.498
Street A	16.5m Road - 180m		0.29
<b>TOTAL</b>		<b>95</b>	<b>3.06</b>

Density = 97 units on net area 2.09 ha. = 46.4 uph

### SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

  
 Laurence J. Kuelling, OLS  
 Guido Papa Surveying Ltd

June 22, 2013

### OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Brampton.

  
 J. O. THOMAS  
 THOMAS DEVELOPMENTS INC.

June 21, 2013  
Date

## KEY PLAN



**Prepared for:**  
**Ourray Developments Inc.**  
10710 Bathurst Street  
Maple, Ontario L6A 4B6  
Tel: (905) 303-6873

Prepared by:

140 Renfrew Drive, Suite 201  
Markham, Ontario, L3R 6B3  
Tel: (905) 513-0170  
[www.mgp.ca](http://www.mgp.ca)

Revised: August 23, 2013, September 19, 2013  
December 23, 2013, January 22, 2014  
April 14, 2014, Sept. 22, 2014, Oct. 9, 2020

Project No.: 10-1908

Scale: 

100

**COMMENTS AND CONDITIONS MEMO**

Date: December 02, 2020

Files: C10E05.019  
21T-14001B

From: Nasir Mahmood

Subject: Requirements for Draft Plan of Subdivision 21T-14001B  
**J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS - OURAY  
DEVELOPMENTS INCORPORATED**  
North-east corner of nexus Avenue and Fogal Road  
Part of Lot 5, Concession 10, Northern Division  
Ward: 8

Circulation Date: June 04, 2020 (1<sup>st</sup> Revision)

Plan: 21T-14001B  
Plan Dated: October 09, 2020  
Revision #: 2<sup>nd</sup>

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The following represents a summation of comments and conditions from the ***Development Services Division of the Planning, Building and Economic Development Department*** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

**A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

1. Outstanding final comments and/or conditions of draft plan approval from City departments, divisions and external commentating agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;

### ***Preliminary Homebuyers Information Map***

2. Prior to draft plan approval, the developer shall prepare a Preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyers Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration. The map shall specifically contain the following information and clauses as applicable:
  - a) The proposed land uses within the subdivision based on the latest draft plan.
  - b) The immediately surrounding existing and proposed land uses.
  - c) Those lots or blocks that have existing and potential environmental noise problems based on the noise feasibility study. Include all relevant warning clauses on the map.
  - d) The approximate locations of noise attenuation walls and berms;
  - e) The approximate locations and types of other fencing within the subdivision.
  - f) Where parks and open space, storm water management facilities and walkways are located.
  - g) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
  - h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
  - i) The locations of all Brampton Transit routes through the subdivision.
  - j) The following standard notes, using capital letters where noted:

i. **“NOTICE AND ADVICE TO PURCHASERS:**

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

- ii. "The map shows that there will be street townhouse dwellings, lane-based townhouse dwellings, and live-work townhouse dwellings developed in the subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- iii. "Sites shown on the map for future townhouses could have driveways anywhere along their street frontage. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- iv. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- v. "Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- vi. "The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- vii. "Natural Heritage System (NHS) and buffer blocks in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
- viii. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177."
- ix. "Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions,

please call (905) 874-2050 or email  
[planning.development@brampton.ca](mailto:planning.development@brampton.ca).”

- x. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- xi. “ Parts of this development are currently beyond Brampton Transit standards for service coverage, and some dwelling units in this subdivision will be outside the 400 metre walking distance standard to transit. Home buyers are advised that there will be longer than normal walking distances to transit services.”
- xii. There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage. If you have any questions, please call (905) 874-2750 or email [transit@brampton.ca](mailto:transit@brampton.ca).”
- xiii. “Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.”
- xiv. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- xv. “The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
- xvi. “Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.”



- xvii. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- xviii. "Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block."
- xix. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xx. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- xxi. A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- xxii. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL [PLANNING.DEVELOPMENT@BRAMPTON.CA](mailto:PLANNING.DEVELOPMENT@BRAMPTON.CA)."
- xxiii. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."
- xxiv. "FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

### ***Digital Submissions of Plans***

- 3. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning and Development Services Department's digital submission requirements.

**NOTE:** Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

## **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

*The following requirements are applicable as a condition of draft plan approval.*

### ***Zoning –Special Provisions***

N/A

### ***Redline Revisions***

1. The owner shall address any redline revisions to the draft plan identified by staff and/or identified in comments.

### ***Residential Reserve Blocks***

2. Residential Reserve Blocks shall only be developed in conjunction with adjacent lands and the City shall be satisfied prior to registration of the plan that the blocks, when combined with adjacent lands, will permit development in accordance with the zoning by-law. In this regard, the owner shall place these blocks in a condition satisfactory to the City and erect signs prohibiting trespassing and dumping, also to the satisfaction of the City, within 6 months of the issuance of any building permit for any dwelling on the plan.

### ***Final Homebuyers Information Map***

3. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
  - a) all of the information required on the preliminary map;
  - b) any additional information and warning clauses that may be required as a result of the review of the plan of subdivision;
  - c) the locations of all sidewalks and walkways;
  - d) the locations of all rear yard catch basins and utilities easements on private property where applicable;
  - e) the locations of all above ground utilities;
  - f) the locations of all bus stops (if known); and,
  - g) the final locations of all Canada Post community mail boxes;
4. The owner shall ensure that each builder selling homes within the subdivision:
  - a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
  - b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

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**Land Notices: Statements and Clauses**

5. The owner shall include the following statements in bold type in all offers of purchase and sale for all lots and blocks within the plan:
- a) Blocks 1 – 8 and 11 will be developed with street townhouse dwellings. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
  - b) Blocks 9 and 10 will be developed with lane-based townhouse dwellings. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
  - c) Blocks 12 to 15 will be developed with live-work townhouse dwelling. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
  - d) Natural Heritage System (NHS) Block 16 will be developed as part of a Natural Heritage System containing important environmental features and systems, and is to be left in a naturalized state in order to preserve, protect and enhance the Natural Heritage System. This Block may receive minimal maintenance such as the periodic removal of paper and debris. For further information, please contact the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
  - e) Block 17 will be developed for storm servicing purposes.
  - f) Block 18 will be developed for NHS buffer purposes.
  - g) Block 19 will be developed for road widening purposes.
  - h) Blocks 20 will be developed for 0.3 m reserve purposes.
  - i) Parts of this development are currently beyond Brampton Transit standards for service coverage, and some dwelling units in this subdivision will be outside the 400 metre walking distance standard to transit. Home buyers are advised that there will be longer than normal walking distances to transit services.
  - j) There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.

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- k) The Block designated for Natural Heritage System (NHS) may contain active recreational facilities. Purchasers of all lots abutting these blocks are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.
  - l) Gates are not permitted in fences when lots abut a valleyland, storm servicing or NHS buffer block.
  - m) The City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
  - n) The following statements:
    - i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca)."
    - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
    - iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
    - iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
  - o) This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models

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may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

- p) Some lots and development blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- q) Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call the City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- r) A statement indicating that those lots and Blocks that have a noise attenuation fence located inside the lot line, within the side and/or rear yard, that the noise attenuation fence shall not be altered or removed, and it shall be the responsibility of the owner of the lot or block to maintain and keep in repair that portion of the noise attenuation fence situated on the lot.
- s) The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- t) There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call City of Brampton, Public Works and Engineering Department at (905) 874-2050.
- u) Some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- v) Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- w) Mail delivery will be from a designated Community Mailbox and that the builder shall notify the purchaser of the exact Community Mailbox locations prior to the closing of any sales and advise any affected homeowners of any established easements granted to Canada Post.

- x) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
  - i. “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”
  - ii. “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”
- y) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
  - i. “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools.”
  - ii. “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”

- 6. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

***Land Notices: Signage***

- 7. The owner shall erect and maintain signs in the following locations and in the following manner:
  - a) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:
 

“Notice:

Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”

- b) to the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy. These signs shall be to the Board's specifications, at locations determined by the Board and erected prior to registration.

### ***Cost Sharing***

- 8. Prior to registration the owner shall sign the Landowners Cost Share Agreement, and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### ***Telecommunications***

- 9. The owner shall permit all telecommunications service providers that are a “Canadian carrier” as defined in subsection 2(1) of the *Telecommunications Act* of a “distribution undertaking” as defined in subsection 2(1) of the *Broadcasting Act* and have entered into a Municipal Access Agreement with the City (“Telecommunication Providers”) to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

10. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide Communication / Telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication / telecommunication services for emergency management services.

### ***Sustainability Score and Summary***

N/A

### **C. GENERAL COMMENTS**

***The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.***

N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



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Nasir Mahmood  
Development Planner  
Tel: (905) 874-2094  
[Nasir.mahmood@brampton.ca](mailto:Nasir.mahmood@brampton.ca)



## **COMMENTS AND CONDITIONS MEMO**

Date: June 5, 2020

File: **C10E05.019 and 21T-14001B**

To: Nasir Mahmood

From: Anthony Magnone

Subject: Requirements for  
Ouray Development

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

*The following shall be addressed prior to the release of the application for draft plan approval.*

- Not Applicable

### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

- Not Applicable

### **C. GENERAL COMMENTS**

*The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

- **Prior to registration of the Plan, or any phase thereof, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.**

## Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

## Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

## Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

## Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

## Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required )
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

## Municipal Addressing

- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone  
Regulatory Co-ordinator  
Tel: (905) 874-2415 Fax: (905) 874-2499  
anthony.magnone@brampton.ca

## COMMENTS AND CONDITIONS MEMO

Date: November 24, 2020  
File: **(C10E05.019 and 21T- 14001B)**  
To: Nasir Mahmood  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T- 14001B**  
Developer: Ouray Developments Incorporated  
Location: Ward 8  
Circulation Date: November 2020  
Plan: Draft Plan of Subdivision  
Plan Dated: June 18,2013, Revised October 9, 2020

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

- The following studies shall be approved in support of servicing for this development.
  1. ~~Functional Servicing Report (FSR)~~ – Approved by Environmental Engineering
  2. ~~Feasibility Noise Report~~ – Approved by Development Engineering
  3. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~ – Added Condition 8

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

### **1. Environmental Engineering**

#### **1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

#### **1.2. Environmental**

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Toronto Regional Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

#### **1.3. Stormwater Management**

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

### **2. Road Reconstruction/Cash Contributions**

#### **2.1. N/A**

### **3. Financial Impact**

- 3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

**4. Sidewalks**

4.1. N/A

**5. Land Dedications and Easements**

5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

**6. 0.3 Metre Reserves/Reserve Block(s)**

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

**7. Warning Clauses**

7.1. N/A

**8. Soil**

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **C. GENERAL COMMENTS**

*The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

### **1. Acoustic**

Warning clauses that deal with any noise control features required to meet the noise level objectives of the City with respect to all noise sources, are to be included in the Agreements of Purchase and Sale and will be part of the Site Plan approvals for Block 1.

### **2. Subdivision Agreement**

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

### **3. Site Grading/Erosion and Sediment Control By-law**

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

### **4. Storm Drainage**

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct

drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

#### **5. Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

#### **6. Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

#### **7. Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

#### **8. Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

#### **9. Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have



been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

#### **10. Removal of Existing Buildings**

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

#### **11. City Road Maintenance/Construction Access**

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

#### **12. Road Design**

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

#### **13. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands**

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works & Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

#### **14. Community Postal Boxes**

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

#### **15. Preservicing**

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division  
Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Plantrak  
Frank Mazzotta (Manager, Development Engineering)

**COMMENTS & CONDITIONS MEMO**

**Date:** December 3, 2017

**File:** C10E05.019 & 21T-14001B

**To:** Nae ÁÁ æ@ [ [ áÊDevelopment Services

**From:** Ræ\ áæ\ Áæ\ Áæ\ æPæ\ Á|æ } á \* ÁÖ^ç^[[ ] { ^} c

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**  
**Application to Amend the Official Plan, Zoning By-Law and**  
**Proposed Draft Plan of Subdivision**  
WÜÖÖ/ÖÖÁTo permit the development of block townhouse dwellings  
Comments from Parks & Facility Planning and Open Space Development  
Sections

**Consultant:** **J.H. STEVENS, PLANNING & DEVELOPMENT CONSULTANTS**

**Applicant:** **OURAY DEVELOPMENTS INC.**

**Location:** Nexus Avenue  
Circulation Date: August 11, 2017  
Ward: 8

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In response to the circulation of the above noted Official Plan and Zoning By-Law Amendment and Proposed Draft Plan of Subdivision dated August 11, 2017, the following represents a summation of conditions from the Park Planning and Development Section in the Parks Maintenance & Forestry Division - Community Services Department.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

***The following should be addressed prior to the release of the application for draft plan approval.***

NIL

## **B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

***The following Conditions of Draft Plan Approval shall be addressed to the satisfaction of the Development Engineering Division (Open Space Development Section) and Policy Planning Division (Parks Planning Section) prior to the release of the plan for registration.***

***(Items are listed Alphabetically by Subject Matter)***

### **Community Information Maps:**

1. Prior to registration of the plan, the Applicant shall prepare a detailed Community Information Map, based on the final M-plan and to the satisfaction of the City.

### **Fencing:**

2. The Applicant shall make satisfactory arrangements with the City, through the Subdivision Agreement, to erect fencing at their expense, in accordance with the City Fencing Policy, the approved Urban Design Brief (as applicable) for the area, and any other Conditions of Draft Approval for the development that apply to fencing.

### **Hazard Removal:**

3. Prior to assumption, any material identified as hazardous or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a natural area, whether in a NHS- Buffer block or other location as determined by the City, shall be removed at the Applicant's expense.

### **Hoarding of Natural Features:**

4. The Applicant shall erect hoarding along the limit of development (outer limits of Block 18) to the satisfaction of the Open Space Development Section, Public Works Department.

***N.B. The hoarding is to be supplied, erected and maintained in good condition by the Applicant at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.***

Lands to be Dedicated Gratuitously to the City for Open Space Purposes:

5. All identified Natural Heritage (NHS) lands within the subject application including lands associated with NHS Environmental Buffer Block 18 shall be conveyed to the City gratuitously and in a condition satisfactory to the City. No parkland dedication credit will be provided for the block in question. The Applicant will landscape the subject blocks, in accordance with the approved plans and will be eligible for development charges credit against work performed, where applicable and in accordance with City standards and the 2014 DC Background Study. Payments would be subject to be subject to funding for such works being allocated in the City's Capital Budget.

Maintenance Fees:

6. Prior to plan registration, the Applicant shall pay a maintenance fee for any landscape item deemed necessary by the Applicant, but which exceeds the City standard. This may include, but not be limited to acoustical walls and architectural landscape elements located on public property.
7. Prior to registration the Applicant shall make arrangements to pay a perpetual maintenance fee for natural features restoration. This payment shall be based on a rate of \$ 5,000.00 per hectare of gross natural feature land area.

Notification Signage:

8. In conjunction with the first engineering submission, the Applicant shall be required to install and maintain signage, indicating the future use of NHS- NHS Buffer blocks. The signs will be installed on the subject blocks, along all road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed. Signage will be in accordance with the latest City of Brampton standards.

Parkland Dedication:

9. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Applicant is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

Plan Requirements for all Public Lands:

10. In conjunction with the first engineering submission, the Applicant shall provide detailed working drawings for all identified open space blocks, landscape buffer blocks, streetscape planting and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners.

The Applicant shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Urban Design Brief (as applicable).

11. Prior to issuance of final acceptance of all landscape works the Applicant shall provide as-built drawings in the form of digital files for all dedicated open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

NHS Development:

12. In conjunction with plan registration, the Applicant is responsible for the development of all dedicated open space (e.g. NHS and landscape buffer blocks) in accordance with the approved plans.

*N.B The Applicant shall be entitled to compensation for select works in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the Multi-use Path within the Environmental Buffer Blocks are required to service existing residents.*

13. Following completion of NHS development works, the Applicant shall be requested to invoice the City for the cost of all works completed, at which time the City will inspect for completion, and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Applicant as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Streetscape:

14. The Applicant shall make satisfactory arrangements with the City, through the Subdivision Agreement, to provide street trees along all internal streets within the subject plan and along immediately abutting streets including the implementation of boulevard and buffer planting. The Applicant shall comply with the recommendations of the approved Urban Design Brief (as applicable), to the satisfaction of the City.
15. Prior to registration the Applicant agrees to provide the City with the final landscape submission, a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.
16. The Applicant shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Summary Requirements:

17. The Applicant agrees to provide the City, with the final landscape submission, a detailed summary of all areas of open space and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.

Warning Clauses:

18. A warning clause shall be entered into all offers of Purchase and Sale, as well as into the Subdivision Agreement, for all Lots or Blocks advising potential purchasers that lands designated for open space blocks may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton Planning and Development Services, at (905) 874-2050.
19. Prior to registration a warning clause shall be entered into the Subdivision Agreement and into all offers of Purchase and Sale, indicating that although the Applicant is required to provide trees at regular intervals on the public boulevards within this subdivision. Local site conditions may not allow for a tree to be planted in front of some homes. For more information, please call the City of Brampton Planning and Development Services, at (905) 874-2050.

### Pathway System

20. The Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement, for the development, including signage, of the following bicycle and or multi-use pathway, in accordance with approved City standards:
- A Class 1 Pathway will be provided in conjunction with Block 18 NHS Buffer, connecting through the City owned NHS to the existing trail system within Block 17 of the adjacent plan of 43M-2021.

### Pathway Plan

21. In conjunction with the submission of the first engineering submission, the Owner shall provide detailed working drawings for the development of a Class 1 Pathway within Block 18 NHS Buffer. The Owner shall comply with the City of Brampton's Pathways Master Plan (as amended) and the recommendations of the approved Countryside Villages Community Design Guidelines for Bram East Secondary Plan Area 41.

**The Applicant will be compensated by the City for all the relevant costs, as per a cost estimate approved by the City, that are identified as DC eligible within the most recent Development Charge Background Study.**

## **C. GENERAL COMMENTS**

***The following General Comments are provided to assist the Applicant shall be addressed prior to the release of the plan for registration. These comments shall be read in conjunction with the Draft Plan conditions (Section B).***

22. Parks Ú|æ } ð \* Á [ ¢•ÁÓ [ & ÁÍ Áæ áÁÍ Á ðÁ [ , Á^Á•^áÁÍ ÁÚq { ÁÚ!çæð \* Á~! [ •^•Ä Þ [ ¢Á [ Á^ááÁ ðÁÁ^Á ð^} ÁÍ , æá•Á æ \ æ áÁ^áication for these blocks- refer to Draft Plan dated July 23, 2020

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned .

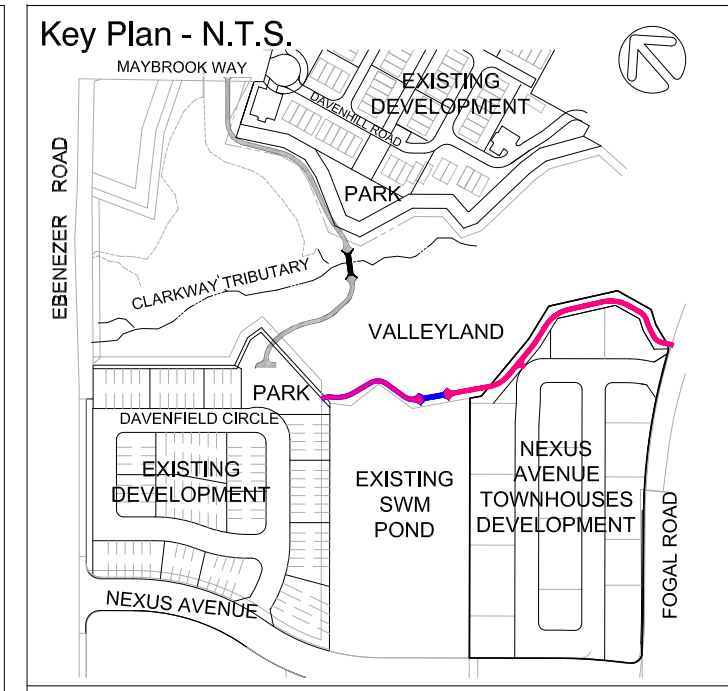
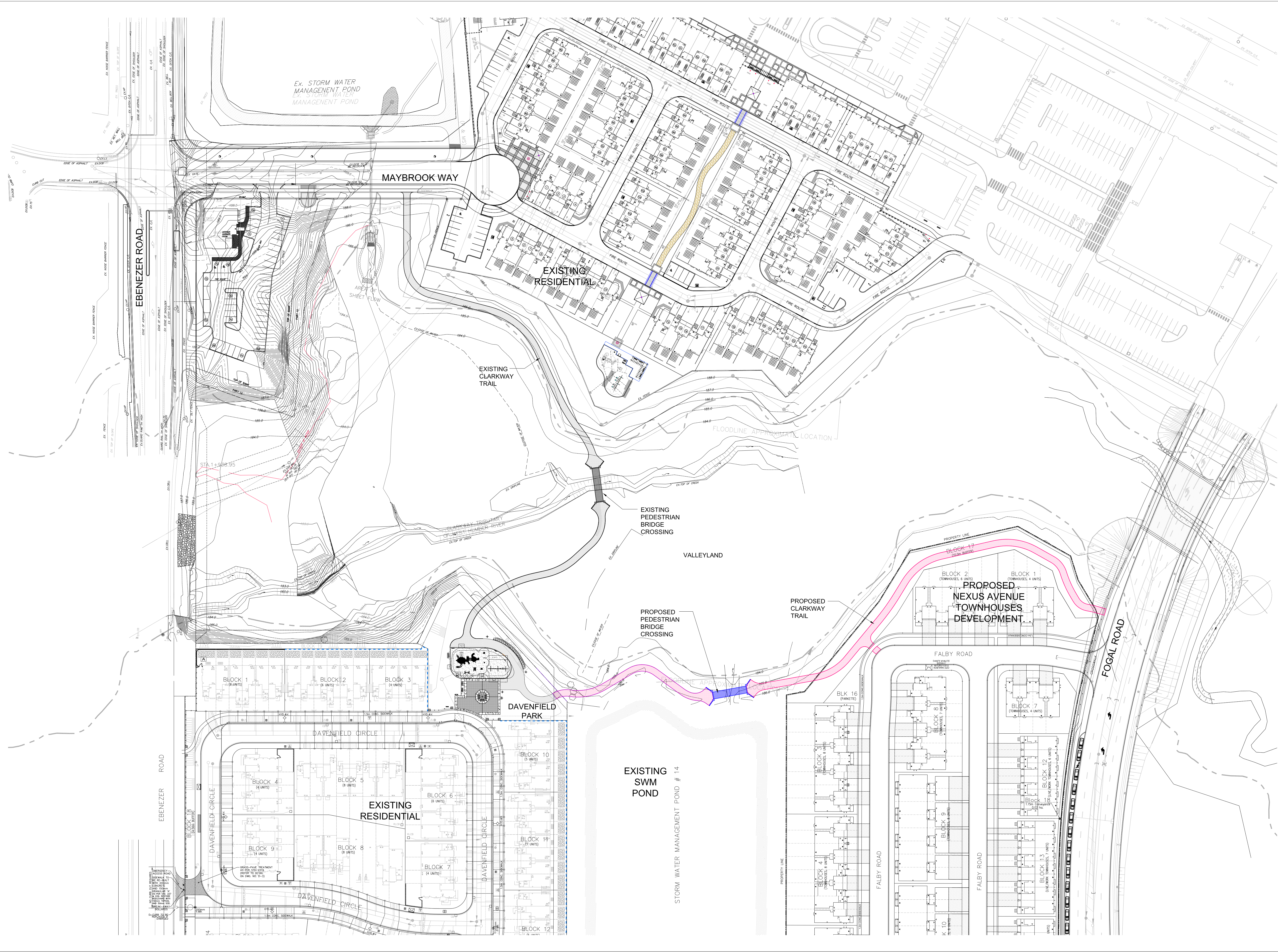
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Tel: (905) 874-HÍ J Fax: (905) 874-3819  
[Re\ äæ Säæ æ@brampton.ca](mailto:Re\ äæ Säæ æ@brampton.ca)

cc. (via email only):

SEÖ ai~\* , W. Kuemmling , ÜÖÖÖ } @ÖÖÜ^!æç^ÉÜSæ•æá ÁÖÖÖæ




C:\Users\EA\Desktop\207072\_Oquary\11-26-2020\_conceptual trail alignment plan\207072\_10-1.dwg Nov. 27, 2020 1:10:41pm



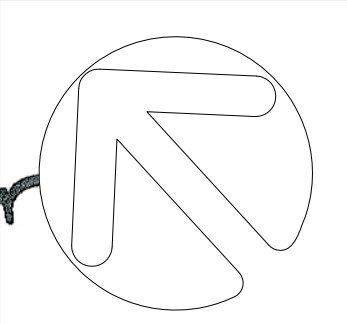
Legend

1.	Nov 27, 20	Issued for Review	EYL
No	Date	Revisions	By

This drawing, as an instrument of service, is provided by, and is the property of The MBTW Group. The contractor shall check and verify all dimensions and report all errors and omissions to the Landscape Architect whose seal is affixed to this drawing before proceeding with the work. This drawing is not to be scaled.



Designed By



North Arrow



landscape architecture | urban design | design guidance | architecture | civil design | interior design  
250 Woodbine Ave., Unit 101, Toronto, Ontario, Canada M4B 1Y8  
T: (416) 448-7787 | F: (416) 448-1053 | www.mbtw-vc.com

Project Name:  
**Clarkway Trail**

for Quary Development Inc.

Draft Plan No.:

City File:

Municipality: City of Brampton

Sheet Title:

**Clarkway Trail  
Conceptual Alignment Plan**



BRAMPTON.CA

Designed EYL	Drawn EYL	Scale: 1:750	Drawing No.: <b>TR-1</b>
Date of Drawing: NOVEMBER 2020	Job No.: CT1073		



**Date:** Thursday, July 22, 2020  
**To:** Nasir Mahmood, Development Planner  
**From:** Dalia Bahy, Urban Designer  
**Subject:** Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision  
To permit the development of block townhouse dwellings  
OURAY DEVELOPMENTS INCORPORATED  
Nexus Avenue  
Ward: 8  
**File:** C10E05.019 & 21T-14001B

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UD has the following comments on the above noted application

**A. GENERAL COMMENTS**

- This application should conform to Architectural Control Guidelines for Ground Related Residential Development- Chapter 7 of the Development Design Guidelines (DDG), and subject to Architectural Control Compliance Review process. Also, it should conform to the Transit-Supportive Townhouse Design Guidelines.

**B. CONDITIONS OF DRAFT PLAN APPROVAL**

In accordance with the "Architectural Control Guidelines for Ground Related Residential Development", Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. Select an approved Control Architect from the short list of firms established by the City;
2. The approval of the Urban Design Brief, to the satisfaction of the City;
3. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
4. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
5. To pay all associated fees to the City as per By-law 110-2010;
6. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;

7. Upon completion of the subdivision, the owner agrees that the Control Architect provides to the City Final Completion Letter.

If you have any questions or require further clarification, please contact the undersigned or those indicated above as the comment providers.

Best regards,

**Dalia Bahy** | Ph.D., MCIP, RPP, LEED AP. BD+C

Urban Designer

Planning, Building and Economic Development | City of Brampton

Tel: 905-874-2483 | E-Mail: [dalia.bahy@brampton.ca](mailto:dalia.bahy@brampton.ca)

Brampton City Hall, 3<sup>rd</sup> Floor, 2 Wellington St W, Brampton, ON L6Y 4R2

[Brampton 2040 Vision](#) | [City of Opportunities](#) | [Mosaic](#) | [Green City](#) | [Healthy and Safe City](#) | [Well-run City](#)

**COMMENTS AND CONDITIONS MEMO**

Transportation Development Engineering

Date: Nov 19, 2020  
File: **C10E05.019 and 21T-14001B**  
To: Nasir Mahmood  
From: Scott McIntyre (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision 21T-14001B  
Live-Work Townhouse development  
**J.H. Stevens Planning development Consultants**  
**Ouray developments**  
NE corner Fogal & Nexus

Circulation Date: Nov 02, 2020  
Plan: Draft Plan of Subdivision  
Plan Dated: Oct 09, 2020  
Comment Revision #: **#3**

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

**A. PRIOR TO DRAFT PLAN APPROVAL**

Designs are to adhere to the City subdivision requirements as found within the Corporation of The City of Brampton Subdivision Design Manual. To that end, prior to draft plan approval, the applicant will be required to demonstrate that Transportation Development Engineering requirements have been achieved. In this regard, the following is a list of some of the respective design requirements that will need to be demonstrated prior to draft approval being issued. Lot layout must accommodate all the following conditions.

1. The following study(studies) shall obtain approval status:
  - a. Traffic Impact Study (TIS). (completed by a recognized traffic engineering consultant) **Nov 09, 2020 – Cleared. SM**
  - b. Parking Justification study if the plan does not supply parking as per City requirements. (completed by a recognized traffic engineering consultant) **Nov 19, 2020 – Cleared. SM**
2. A separate drawing is to be submitted depicting the layby parking that is required on Nexus Avenue. The layby parking is a requirement that was established in 2013 for the live-work units. **Nov 19, 2020 – Cleared, w/Layby approved on Fogal Rd. SM**
3. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards. **Nov 19, 2020 – Cleared. SM**

4. Driveways must measure a minimum of 6.0 metres from garage to property line. **Nov 19, 2020 – Cleared. SM**
  - Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

#### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states “The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres.” Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.
2. Curb radii – curb radii are to adhere to City standard drawing #245. This includes laneways where the minimum allowable curb radius is 7.5 metres.
3. Laneways are to be ‘straight-runs’ as per City standard drawing #219.
4. Road Elbows – Road Elbows must adhere with City standard drawing #215.
5. The applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.

#### **C. GENERAL COMMENTS**

1. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
2. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
3. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre, etc. right-of-way, as per City standard drawings are required.
4. 0.3m Reserve is required along the Nexus Avenue property line.
5. The emergency access will be required to adhere with the sample drawing attached to these comments. Curb cuts at the emergency access are not permitted.
6. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
7. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
8. Utility clearance of 1.5 metres from residential driveways is required.
9. Identify the community mailbox location that will be affiliated with this proposed development.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Regards,



**Scott McIntyre**

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton  
T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

June 4, 2014

CFN 50701

**BY EMAIL AND MAIL: michelle.gervais@brampton.ca**

Ms. Michelle Gervais, Development Planner  
Development Services Division, Planning & Infrastructure Services Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Ms. Gervais:

**Re: TRCA Conditions for Draft Plan of Subdivision, Official Plan & Zoning By-law Amendment Applications - 21T-14001B & C10E05.019**  
**Nexus Avenue**  
**Part Lot 5, Concession 10, N.D.**  
**City of Brampton**  
**Ouray Developments Incorporated (Agent: J.H. Stevens Planning & Development Consultants)**

This letter will acknowledge receipt of the above noted applications (received April 25, 2014). Toronto and Region Conservation Authority (TRCA) provides the following comments and conditions as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

**Background**

The 3.07 ha (7.5 ac) property is located at the northeast corner of Fogal Road and Nexus Avenue, within the Bram East Secondary Plan (SPA 42). The eastern portion of the subject property is located adjacent to the Clarkway Tributary valley corridor of the Humber River Watershed. As such, a portion of the subject lands are regulated by the TRCA. The applicant proposes:

- 71 townhouse units;
- 26 live-work townhouse units;
- 2 proposed local streets;
- 1 buffer block (10 m) at the eastern portion of the site adjacent to the valley corridor; and,
- 1 parkette block.

The site drains into the Clarkway Tributary via overland flow or to the existing stormwater management pond, which is located to the north of the site. Based on the stormwater management report, the pond is designed to receive runoff from a cumulative area of 46.62 ha, which includes the subject site.

**Purpose**

City staff and the proponent have requested TRCA's Conditions of Draft Plan of Subdivision Approval for 21T-14001B. TRCA staff has reviewed your recent circulation, including the technical studies, which are identified in Appendix I. Comments on these studies are also enclosed in Appendix I, and TRCA's Conditions of Draft Plan of Subdivision Approval are enclosed as Appendix II.

**Ont. Reg. 166/06 Permits**

A portion of the subject lands are within the TRCA Regulated Area of the Humber River Watershed. Therefore, permits will be required from the TRCA for works within the regulated area, including overall earthworks (i.e., topsoil stripping, site grading, temporary stormwater management, etc.) and the installation of servicing. TRCA staff will discuss permit fees and requirements with the proponent when permits are required to facilitate the development.

**Recommendation**

TRCA staff are amenable to providing Conditions of Draft Plan Approval that must be completed to the satisfaction of the TRCA and the City. TRCA's Conditions of Draft Plan Approval are included in Appendix II. Also, TRCA will work closely with City staff, the proponent and their consultants to ensure that the recommendations and outstanding concerns noted in Appendix I are addressed through the future stages of the planning process.

**Clearance of TRCA Conditions**

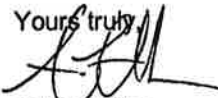
Please note that a copy of the most current Conditions of Draft Approval and draft plan of subdivision, the Executed Subdivision Agreement, the implementing Zoning By-law, and TRCA's Clearance Fees must be provided to the TRCA with any request for clearance of conditions that identifies how the conditions have been fulfilled, when available, in order to assist the clearance of Conditions of Draft Approval.

The clearance fee under the January 31, 2014 Administrative Fee Schedule is \$5,460.00, which is due at the time of requesting clearance of TRCA Conditions of Draft Approval. Please note that TRCA reserves the right to request additional fees or adjust fees should the review require a substantially greater level of effort, for development application scenarios not captured in the 2014 Administrative Fee Schedule, or the reflect new planning or regulatory legislative requirements.

**Fees**

By copy of this letter, please advise the applicant that the TRCA has implemented a fee schedule for our development and planning review services. This application is subject to a \$24,360.00 (\$18,900.00 application fee + \$5,460.00 clearance fee) review fee (Draft Plan of Subdivision – 5 ha or less – Standard). TRCA is in receipt of \$18,000.00, provided with the initial circulation. Please advise the applicant to forward the outstanding application fee balance of \$900.00 to this office as soon as possible.

I trust these comments are of assistance. Should you have any further questions or comments, do not hesitate to contact the undersigned.

Yours truly  


Adam Miller  
Planner II  
Planning and Development  
Extension 5244  
/am

Encl: *Appendix I: TRCA Comments*  
*Appendix II: TRCA Conditions of Draft Approval*

cc: Maurice Stevens, Ouray Development Inc.: mstevens90@hotmail.com  
Gaetano Franco, Castlepoint Investments Inc.: gaetano.franco@castlepointinvestments.ca

**APPENDIX I: TRCA Comments**

The following materials were received by the TRCA:

- Functional Servicing Report, dated February 2014, prepared by Schaeffers Consulting Engineers;
- Preliminary Grading Plan, Drawing No. GR-1, dated January 2014, prepared by Schaeffers Consulting Engineers;
- Preliminary Servicing Plan, Drawing No. SS-1, dated January 2014, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plan, Sheet No. SC-1, dated January 2013, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plan, Sheet No. SC-2, dated January 2013, prepared by Schaeffers Consulting Engineers;

**Functional Servicing Report**

1. No Hydrogeology or geotechnical related information was provided for our review. The Functional Servicing Report (FSR) indicates that geotechnical studies were conducted for the proposed development. Please provide the same for our review.
2. As noted in Section 2.4; Water Balance of the above noted engineering report, Low Impact Development (LIDs) are proposed to meet the site water balance requirements. The FSR should identify the water balance criteria (5mm retention from impervious surfaces) and highlight the design requirements (i.e., reference the LID manual). Please advise the applicant to revise the report accordingly and ensure that best efforts are applied to meet the criteria.
3. As referenced in the FSR, and indicated on Drawing SS-1, a 3<sup>rd</sup> pipe foundation drain system may be required to be implemented on the subject site. If required, please advise the applicant to consult Appendix E2 of TRCA's Stormwater Management Criteria document for the FDC outfall design guidance.

**Erosion & Sediment Controls**

4. Please advise the applicant to submit an Erosion and Sediment Control Report at the detailed design stage. The report must include items such as inspection and stabilization for the erosion and sediment controls, comprehensive construction sequencing details, identification of critical/high risk areas, contingency measures for unanticipated sediment release, erosion and sediment control monitoring plan, maintenance and cleanout schedule of control measures, etc. For assistance, please advise the applicant to refer to Section 6.1 of TRCA's Erosion and Sediment Control Guideline for Urban Construction.
5. It is TRCA's experience that sediment traps/scour pools do not effectively treat fine silts and clay and may become overloaded resulting in sediment spills into the valley corridor. At the detailed design stage, it is our expectation that an augmented erosion and sediment control plan for areas that are proposed to discharge to the natural system will be provided.
6. Please advise the applicant to temporarily stabilize the rear of the proposed residential lots and open space areas where servicing will not occur to the extent possible and as early as possible in the construction phasing to further assist in erosion control. At minimum, the proposed rear yards and parkette block adjacent to the valley corridor should be graded and stabilized prior to grading the rest of the site. This will add to the overall vegetative buffer between construction activities and the feature to ensure better protection of the sensitive feature.

**Planning Ecology**

7. At the detailed design stage, a comprehensive restoration and enhancement planting plan for the buffer area will be required. For assistance, please advise the applicant to refer to TRCA's Post-Construction Restoration Guideline.



**APPENDIX II: TRCA Conditions of Draft Plan of Subdivision Approval****Red-line Revisions:**

1. The final Plan shall be in general conformity with the draft plan prepared by Malone Given Parsons Limited, last revised January 22, 2014, prior to a request for clearance for registration of any phase of this plan, to:
  - a. Include appropriate blocks that are to be conveyed to the City as appropriate to the satisfaction of the City of Brampton.
  - b. Meet the requirements of TRCA's conditions, including the adjustment of Block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required technical studies.
2. Prior to registration of the Plan of Subdivision, revise the M-Plan to show the adjusted lot lines, additional blocks and any other required revisions to the satisfaction of the City and the TRCA.

**Prior to Works Commencing**

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
  - a. A detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with the related Functional Servicing Report (FSR) and TRCA requirements. This report shall include:
    - i. Plans illustrating how this drainage system will tie into surrounding drainage systems and stormwater management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during the post-development.
    - ii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.
    - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
    - iv. Location and description of all outlets and other facilities, grading, site alterations, development, infrastructure (including water and wastewater sewer mains), which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*, with all supporting technical information.
    - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
    - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.

- vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.
    - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
    - ix. Preliminary plans illustrating ESC measures including construction staging and phasing.
  - b. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to the natural feature block or associated buffer.
  - c. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within the environmental buffer areas.
  - d. A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements must be identified, with refinements and/or revisions made as necessary to the stormwater management system to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
  - e. Information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit review is required.
4. Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof:
- a. The applicant shall submit and receive approval for a FSR. The report shall include but not be limited to the following:
    - i. Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:
      - 1) Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
      - 2) Maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features;
      - 3) Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site, including best efforts for infiltration measures (or demonstrated best efforts to achieve the greatest amount technically feasible) to the satisfaction of the TRCA;

- 4) Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
  - 5) This study must provide detailed design of the system(s), and implementation information and measures.
- ii. Identification of specific LID measures and their conceptual locations as appropriate to address site water balance deficits to maintain the groundwater system. LID measures should consider sustainable building design elements.
  - iii. Preliminary plans illustrating ESC measures including construction staging and phasing.
  - iv. An overall monitoring plan that outlines short, medium and long-term monitoring activities and responsibilities.
- b. Confirmation be provided with respect to whether permits and/or permissions are required from the Ministry of Natural Resources under the Endangered Species Act. And, that the applicant commit to attaining all necessary approvals and permissions from the Ministry of Natural Resources that may be required for this development, its servicing, or any component thereof.
  - c. That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development that may be located off of the subject property, prior to request for registration of this Plan or any phase thereof.
  - d. That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA and the City of Brampton. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within the subdivision which are currently proposed for development.

**Subdivision Agreement**

5. That the owner agree in the subdivision agreement, in wording acceptable to the TRCA:
  - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions;
  - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA;
  - c. To design and implement on-site erosion and sediment control in accordance with current TRCA standards;
  - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
  - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA, in addition to all permits and approvals from the Ministry of Natural Resources;
  - f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers;
  - g. To implement all water balance/infiltration measures in the water balance study that is to be completed for the subject property;

- h. To design a monitoring protocol and provide the requisite funding and permissions for the construction and long-term monitoring and maintenance of the site level water balance and infiltration measures on this site (including LIDs) and to provide the requisite funding for the long-term monitoring of this system (3 years once the facility is operational) to the satisfaction of the TRCA;
- i. To provide for planting, and enhancement of all natural feature buffer areas in accordance with the drawings approved by the TRCA. And, that monitoring and replanting of these areas be completed for a minimum 3 year period – to a maximum of 5 years, to the satisfaction of the TRCA, with sufficient funds being secured through a letter of credit in favour of the City of Brampton, or other appropriate measure;
- j. To provide for the warning clauses and information identified in TRCA's conditions;
- k. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- l. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Brampton. And, to include appropriate clauses in all agreements of purchase and sale, for lots or blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify to owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

**Implementing Zoning By-law**

- 6. That the implementing zoning by-law recognize all natural features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

**Purchase of Sale Agreement**

- 7. That a warning clause be included in all agreements of purchase and sale for lots or blocks adjacent to the valley corridor and the associated buffer block, which identifies the following:
  - a. That a vegetated buffer block is being provided between the rear/side lot line and the adjacent environmental protection lands. This buffer block is considered to be part of the publicly owned environmental protection area and will be maintained in a naturalized state. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private gates is prohibited.



**Date:** 2020-12-02

**Subject:** **PRE17.123 - Recommendation Report Seeking Exemption from Section 22(2.1) of the Planning Act**

**Secondary Title:** Request for Exemption from Section 22(2.1) of the Planning Act to facilitate making an application to amend the Official Plan, Secondary Plan Area 9 – Bramalea Mobility Hub, and Zoning By-law.  
Glen Schnarr & Associates Inc - Medallion Developments Inc (Zoning By-law Amendment and Secondary Plan Amendment to facilitate a 21-storey high-rise mixed-use building containing 408 residential units, with retail uses at grade  
69 Bramalea Rd  
Ward: 7

**Contact:** Noel Cubacub, Assistant Development Planner, Planning and Development Services, 905-874-3417 ([Noel.Cubacub@brampton.ca](mailto:Noel.Cubacub@brampton.ca))  
Steve Ganesh, Manager, Planning and Development Services, 905-874-2089 ([Steve.Ganesh@brampton.ca](mailto:Steve.Ganesh@brampton.ca))

**Report Number:** Planning, Building and Economic Development-2021-014

**Recommendations:**

1. **THAT** the report from Noel Cubacub, Assistant Development Planner, Planning and Development Services Division, dated December 2, 2020 to the Planning Committee meeting of January 18, 2021 re: **Recommendation Report**, request for exemption from Section 22(2.1) of the Planning Act for file PRE17.123, Ward 7, be received;
2. **THAT** Council exempt application Glen Schnarr & Associates Inc - Medallion Developments Inc, PRE17.123 from Section 22(2.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Official Plan OR Secondary Plan OR Comprehensive Zoning By-law.

**Overview:**

- **Sections 22(2.1), 22(2.1.1) and 34(10.0.0.1) of the Planning Act state that no application can be made to amend an Official Plan, Secondary Plan, or Comprehensive Zoning By-law, respectively, within 2 years of that plan or By-law coming into effect (the “Prohibition on Amendments”).**

- **This report recommends exempting an application to permit a Zoning By-law Amendment and Secondary Plan Amendment to facilitate a 21-storey high-rise mixed-use building containing 408 residential units, with retail uses at grade 69 Bramalea Rd from the Prohibition on Amendments.**
- **This recommendation report does not constitute a recommendation on the merits of the development proposal itself, it is a recommendation on whether or not to permit the processing of the full development application at this time.**

### **Background and Context:**

This pre-consultation application was submitted by Glen Schnarr & Associates Inc. on October 11, 2017. A pre-consultation meeting associated with File Pre17.123 was held on October 24<sup>th</sup>, 2017. At that time, the application was deemed to be pre-mature as the Secondary Plan Area 9, Bramalea Mobility Hub, was not approved. Since then, Council adopted the Secondary Plan on September 25, 2019. As the Secondary Plan was adopted within the last 2 years, any application to amend the Secondary Plan is subject to the Prohibition on Amendments according to Sections 22(2.1) of the Planning Act. In this respect, a development application cannot be filed unless Council grants permission to the applicant to do so, as per Section 22(2.1) of the Planning Act, and Council resolution PDC084-2019.

### Property Description:

The subject property has the following characteristics:

- Is located on 69 Bramalea Road, which is the intersection of Bramalea Rd and East Dr. This is an existing 1-storey retail plaza;
- Has a site area of approximately 0.769 hectares for the portion of the lands proposed to be redeveloped, with a frontage of 85.4m and a depth of 78.9m; and
- Is currently predominantly occupied with surface parking servicing the existing retail plaza, with a Bank of Montreal (BMO) as well as businesses and a variety shop.

The surrounding land uses are described as follows:

- North: Industrial lands, currently home to one, one-storey, building that fronts directly onto Bramalea Rd and houses C & R Express Limited.
- South: Industrial lands, currently home to one, one-storey, building that fronts directly onto Bramalea Rd and houses Brampton Hardwood Floors.
- East: Industrial lands, currently home to one, one-storey, building that fronts directly onto East Drive and houses Smart Lazer Grafix and Insultech Insulation Products Inc.

West: High density, “Compass” residential rental apartments, approximately 19 storeys in height.

### **Current Situation:**

The details of the proposal are as follows:

- Proposal for a Zoning By-law Amendment and Secondary Plan Amendment to facilitate a 21-storey high-rise mixed-use building containing 408 residential units, with retail uses at grade. The amendment would introduce residential as a permitted use, which is not presently contemplated in the Secondary Plan;
- Ground floor retail is expected to have a gross floor area of ~1,700 square metres (~18,300 square feet);
- Access is proposed on Bramalea Road and East Drive; and
- Surface and underground parking will be provided.

Should council grant permission to file this development application, the development review process would continue as normal. This recommendation is not an indication of support/non-support for the development application itself, as a technical review of the merits of the application still has to be completed.

### **Analysis**

The subject lands are designated “Residential” in the Official Plan, “Mixed-Use - Office and Retail” according to Secondary Plan Area 9, Bramalea Mobility Hub, and zoned “Industrial Two – Special Section 189 (M2-189)” according to By-law 270-2004. The intent of these designations are to create and provide a diverse range of employment opportunities throughout the City offering differing scales of office provide alternative functions from small professional offices to large scale headquarters. The proposed development, while not fully complying with the Secondary Plan, does not frustrate the intent. It is not a use inherently incompatible with the permitted uses, subject to appropriate development controls being utilized.

Council exemption would allow the applicant to make an application for an amendment to the Secondary Plan and the Zoning By-law. This recommendation report does not constitute a recommendation on the merits of the development proposal itself. It is a recommendation on whether or not to permit the processing of the full development application at this time.



## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with this application.

### Other Implications:

There are no other Corporate implications associated with this request for exemption from the Prohibition on Amendments.

## **Term of Council Priorities:**

This report is consistent with the “A Well-run City” theme. This process ensures that the proper procedures required under the Planning Act are being fulfilled.

### Living The Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

## **Conclusion:**

As the proposed development application does not undermine or frustrate the intent of the recently approved instrument, it is recommended that Council grant an exemption from the Prohibition on Amendments, and permit the filing of the full development application for this project.

Authored by:

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Noel Cubacub  
Assistant Development Planner  
Development Services

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director  
Development Services

Approved by:

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Richard Forward MBA, M.Sc., P.Eng  
Commissioner  
Planning, Building and  
Economic Development

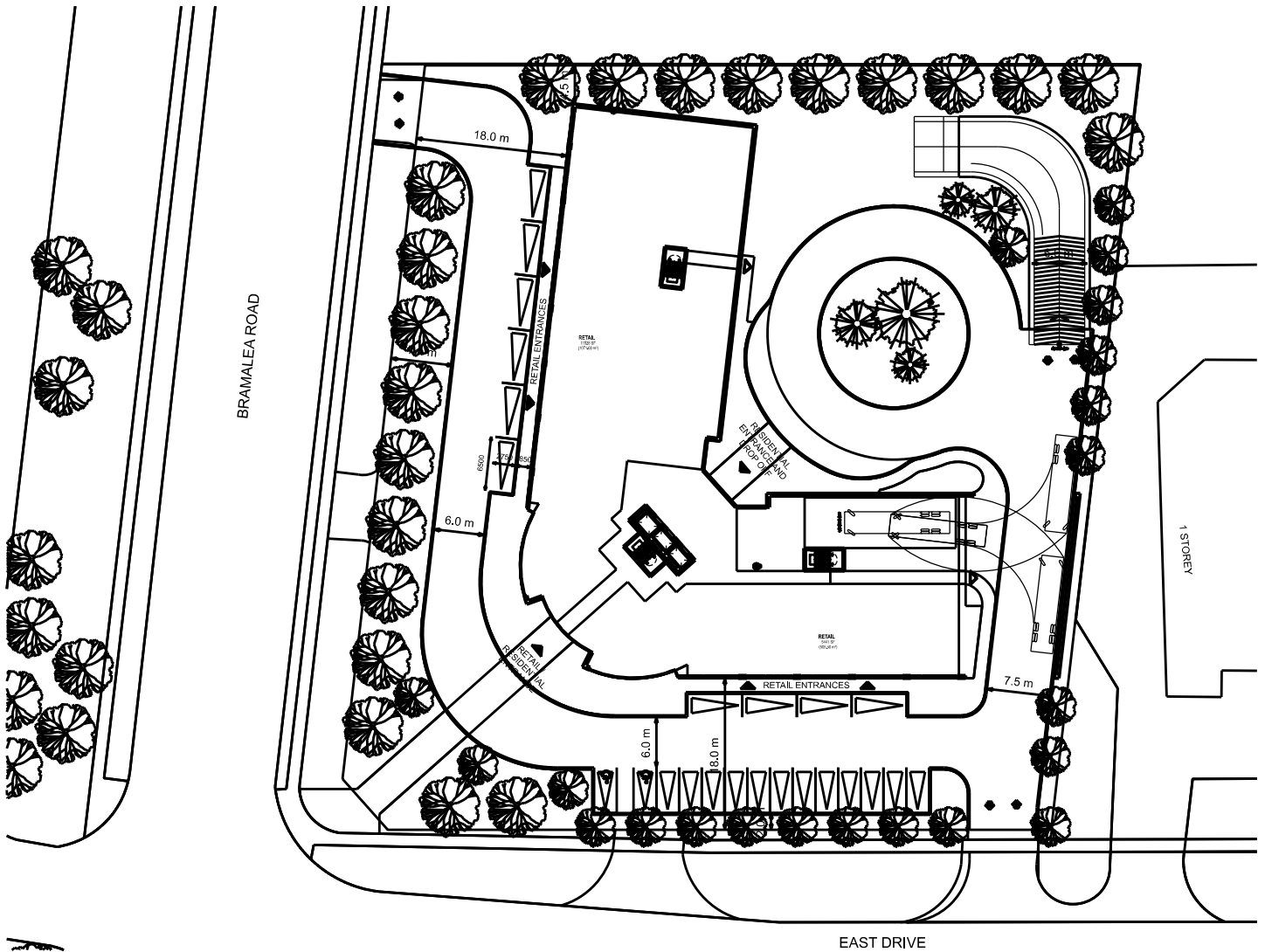
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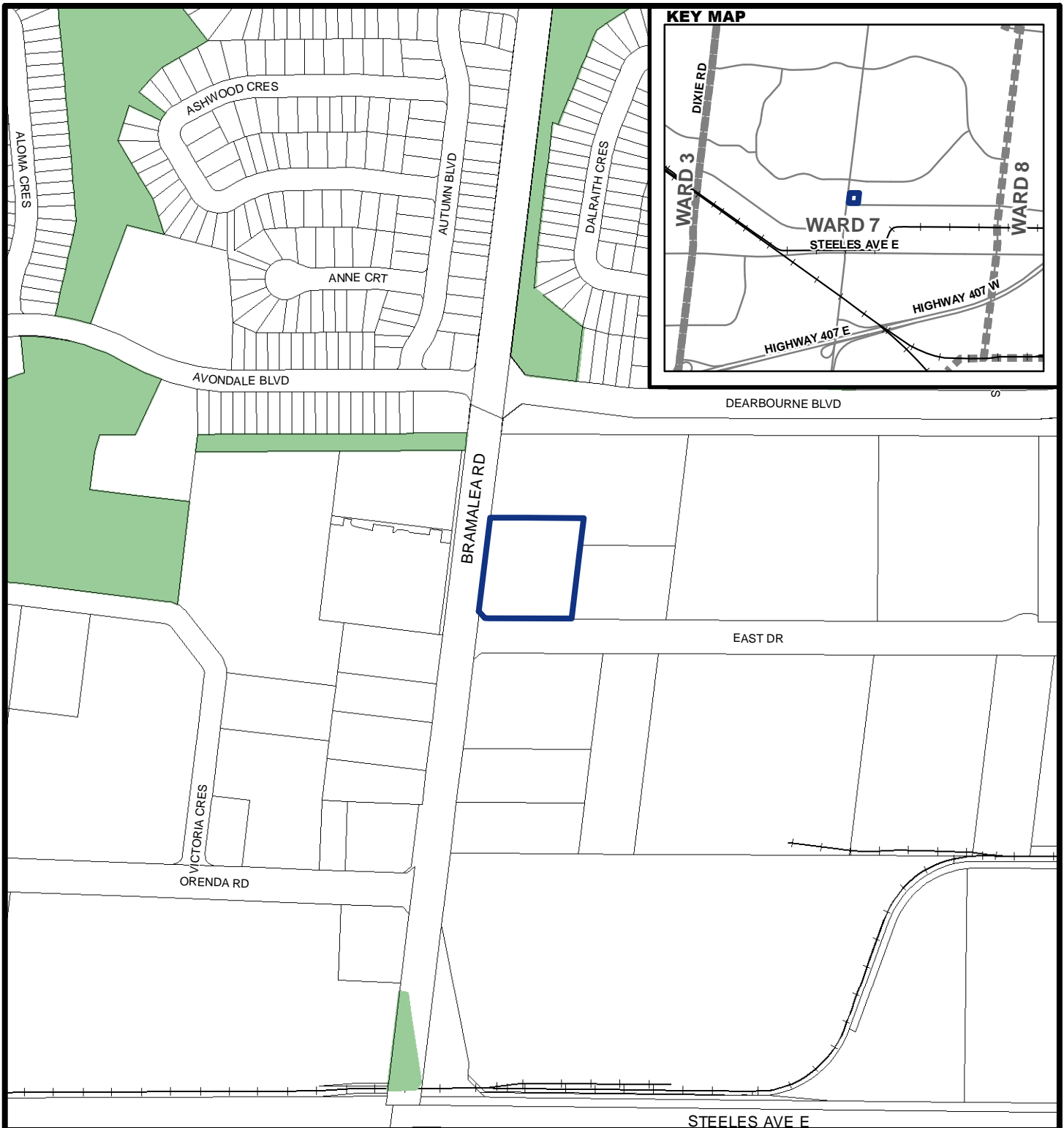
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David Barrick  
Chief Administrative Officer

**Attachments:**

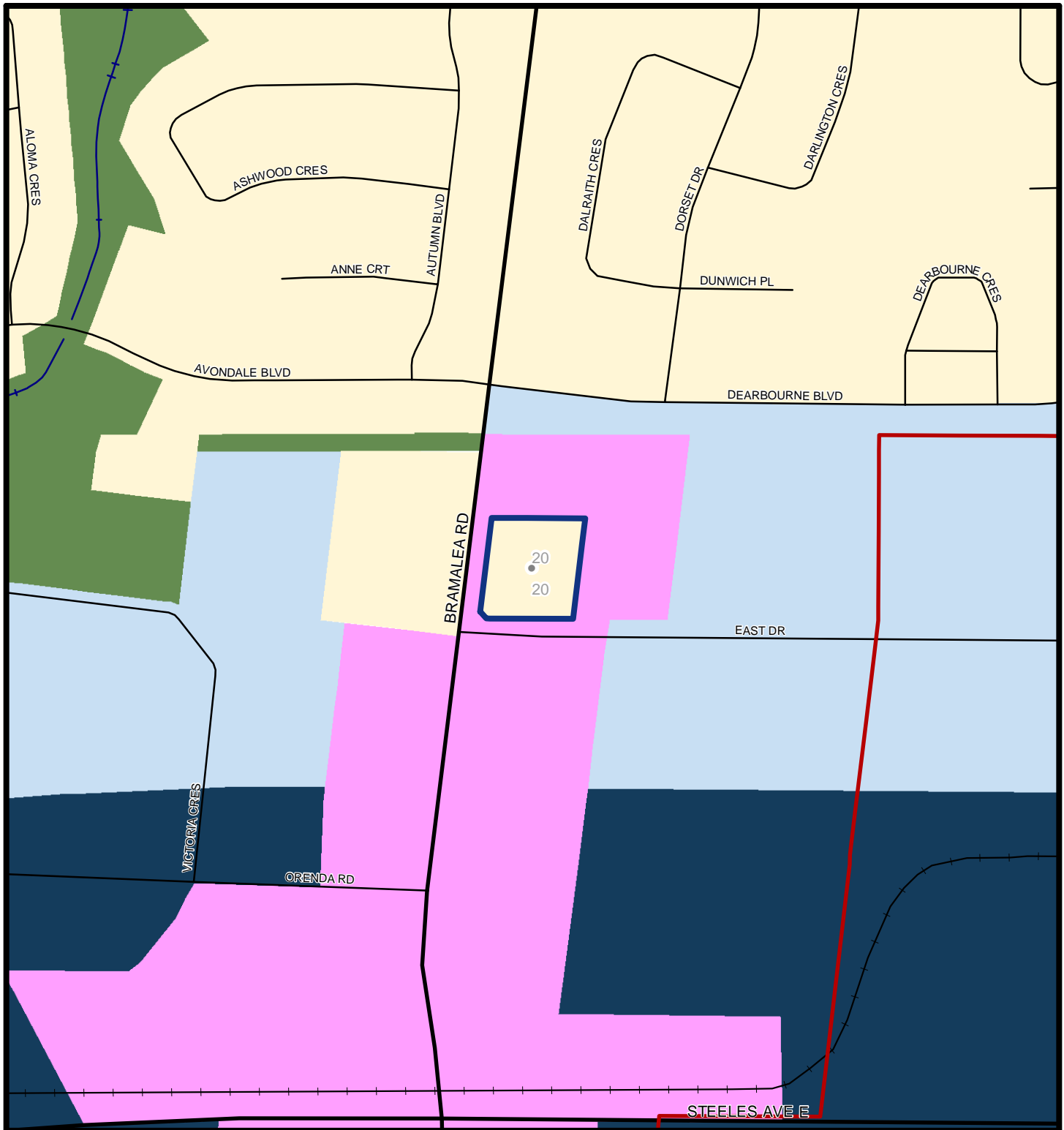
Appendix 1: Concept Plan  
Appendix 2: Location Map  
Appendix 3: Official Plan Designation  
Appendix 4: Secondary Plan Designation  
Appendix 5: Zoning Designation  
Appendix 6: Existing Land Use Map  
Appendix 7: Coloured Elevations





- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- RAILWAYS





EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- |  |  |   |  |
|--|--|---|--|
|  SUBJECT LAND      |  INDUSTRIAL |  OPENSACE    |  SPECIAL LAND USE POLICY AREA |
|  BUSINESS CORRIDOR |  OFFICE     |  RESIDENTIAL |  |



## SUBJECT LANDS



EXTRACT FROM SCHEDULE 9(A) OF THE BRAMALEA MOBILITY HUB SECONDARY PLAN

## LAND USE DESIGNATION

- MIXED USE - OFFICE & RETAIL
- OFFICE
- HIGH DENSITY RESIDENTIAL
- MIXED INDUSTRIAL COMMERCIAL



## SPECIAL SITE AREAS

- SECONDARY PLAN NO. 9 BOUNDARY
- Appealed to LPAT

## ROADS

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY
- RAILWAY



**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES

Author: ckovac  
Date: 2020/11/09

**APPENDIX 4**  
**SECONDARY PLAN DESIGNATIONS**  
**MEDALLION PROPERTIES INC.**  
**GLEN SCHNARR AND ASSOCIATES**

Page 572 of 599  
CITY FILE: PRE17.123



- |  |                        |  |             |  |               |
|--|------------------------|--|-------------|--|---------------|
|  | ZONING MULTIPLE EXPORT |  | RESIDENTIAL |  | INSTITUTIONAL |
|  | ZONING DISSOLVE EXPORT |  | COMMERCIAL  |  | OPEN SPACE    |
|  | SUBJECT LAND           |  | INDUSTRIAL  |  |               |
















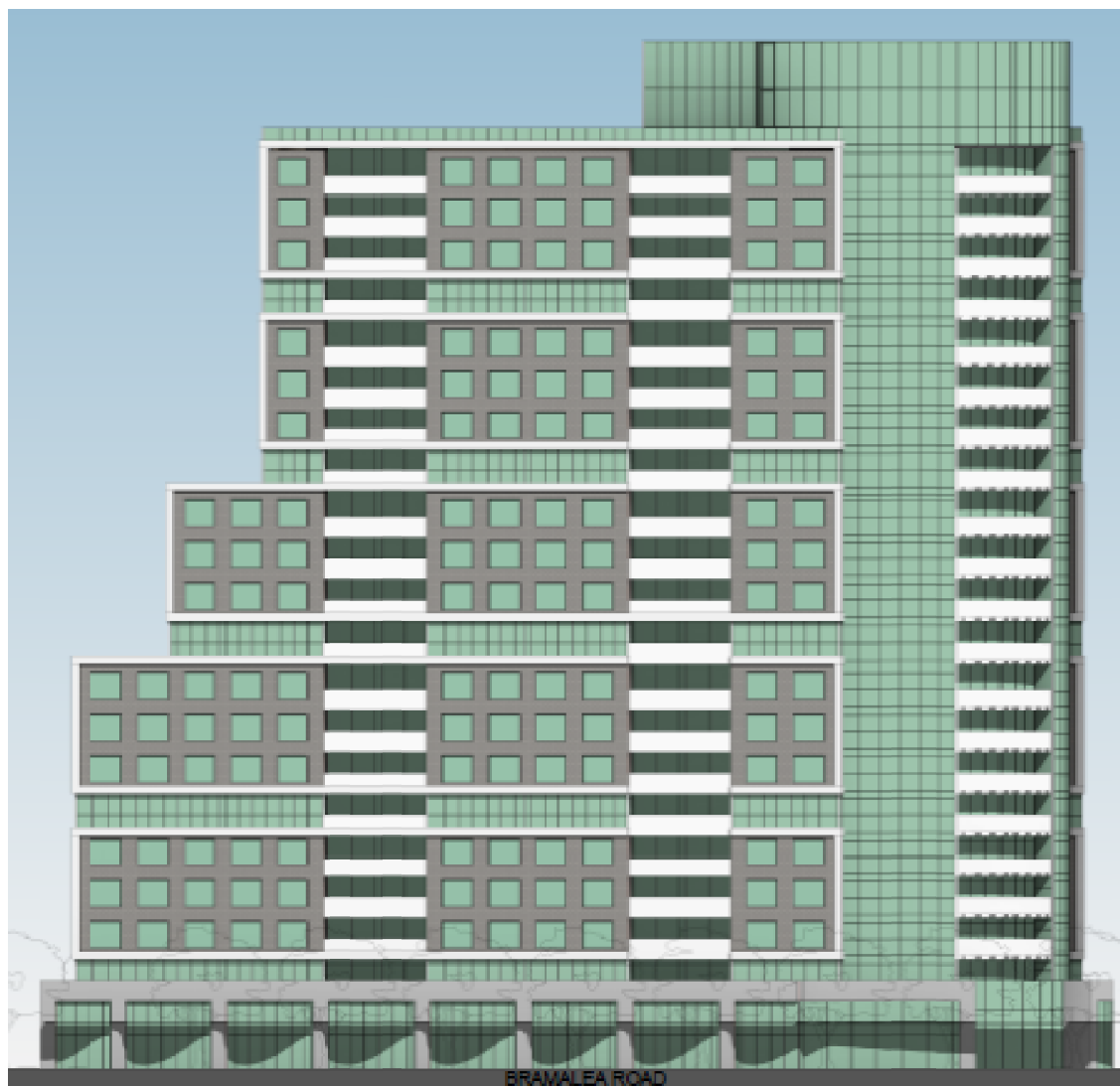
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Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				







**Date:** 2020-12-02

**Subject:** **Recommendation Report – Bill 108 – Amendments to the Planning Act requiring municipalities to authorize the use of Additional Residential Units in detached, semi-detached and townhouse dwellings**

**Contact:** Shahinaz Eshesh and Claudia LaRota, Policy Planners, Planning, Building and Economic Development Department,  
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[jeffrey.humble@brampton.ca](mailto:jeffrey.humble@brampton.ca), 905-874-5179

**Report Number:** Planning, Building and Economic Development-2021-021

**Recommendations:**

1. **THAT** the report titled “**Recommendation Report – Bill 108 – Amendments to the Planning Act requiring municipalities to authorize the use of Additional Residential Units in detached, semi-detached and townhouse dwellings**” to the Planning and Development Committee meeting of January 18, 2021, be received;
2. **THAT** staff be directed to hold a Statutory Public Meeting to present the proposed amendments to the Official Plan and Zoning By-law, implementing Bill 108 requirements.

**Overview:**

- **Bill 108 – More Homes, More Choice Act, 2019** received Royal Assent in June 2019. The Bill made changes to several pieces of legislation, including the *Planning Act*.
- The changes to the *Planning Act*, which came into effect in September 2019, require municipalities to authorize the use of a second residential

unit in a detached, semi-detached or townhouse dwelling, as well as an additional residential unit in a building or structure ancillary to the principal dwelling. These changes are intended to increase housing options and boost housing supply in Ontario.

- The City of Brampton Official Plan and Zoning By-law currently permit second units only within the principal dwelling.
- Staff has initiated a policy review with the intent of bringing the Official Plan and Zoning By-law in conformity with Bill 108, and are requesting direction to hold a public meeting to present the proposed amendments

### **Background:**

Bill 108, the *More Homes, More Choice Act, 2019*, which amended 13 different pieces of legislation, including the *Planning Act*, was introduced on May 2, 2019 and received Royal Assent on June 6, 2019.

The changes to the *Planning Act* came into force on September 3, 2019, and are intended to increase housing options and boost housing supply in order to address Ontario's housing crisis.

Through the consultation process undertaken to prepare "More Homes, More Choice: Ontario's Housing Supply Action Plan", the Province heard support from stakeholders to bring forward changes that would facilitate the creation of a range and mix of housing options, by requiring municipalities to authorize an additional residential unit in both the primary dwelling and an ancillary building or structure.

These legislative changes build on the previous second unit framework that was brought forward in 2011 through Bill 140, expanding the options municipalities have for providing a range of affordable housing in their communities.

Bill 140 required municipal Official Plans and Zoning By-laws to permit second units in detached, semi-detached and townhouse dwellings, as options for delivering affordable housing.

On April 22, 2015, Council adopted an Official Plan Amendment, Zoning By-law Amendment and a Registration By-law, permitting second units in detached, semi-detached and townhouse dwellings, subject to specific zoning requirements. In order to be legal, second units must be registered with the City.

It is noted that in accordance with Official Plan policies, in order to vary any of the Zoning By-law provisions for second units, a rezoning application is required. On

October 28, 2020, Council directed staff to amend the Official Plan policies for second units, to enable the Committee of Adjustment to consider minor variance applications involving the implementing provisions for Two-Unit Dwellings set out in the Zoning By-law (Resolution PDC122-2020). A Staff Report will be presented at a statutory public meeting in January 2021 that will address the Official Plan regulations with regards to second units and rezoning applications through a proposed amendment to the Official Plan.

#### Housing Brampton:

The City of Brampton continues to advance the development of its comprehensive housing strategy, *Housing Brampton*, which will address housing affordability, diversity and innovation.

*Housing Brampton* aims to support the provision of age-friendly and inclusive housing that is affordable and accessible to all. It will recommend policies, identify actions that the City and various stakeholders can undertake to improve the supply of affordable ownership and rental housing, as well as implement city wide initiatives in terms of policy and process improvements stemming from the recommendations.

Various early-impact opportunities have been identified to advance the objectives of the City's emerging housing strategy. This policy review for additional residential units is also an early deliverable of *Housing Brampton*.

#### Infrastructure Capacity Analysis:

Planning, Building and Economic Development is currently undertaking an Infrastructure Capacity Analysis as part of *Housing Brampton*. The analysis reviews the carrying capacity of existing built up areas for gentle intensification such as additional residential units. A range of potential impacts (water, wastewater, storm water, traffic and parking, school capacity, property tax assessments, etc.) will be analyzed for a sample of residential neighbourhoods in Brampton.

The outcome of the Infrastructure Capacity Analysis will inform the work undertaken as part of the policy review to permit additional residential units and will review potential implications to existing municipal infrastructure and services. The results of this analysis are expected to be completed by January 2021 and will assist staff in the formulation of appropriate policies to implement permissions for Additional Residential Units in the City.

#### **Current Situation:**

Through the proclamation of Bill 108 and amendments to the *Planning Act*, municipalities are required to amend their Official Plan policies and Zoning By-law provisions to permit the use of two residential units, as well as an additional unit within a building or structure accessory to a detached, semi-detached, or townhouse dwelling.

Section 16(3) of the *Planning Act* states:

***Additional residential unit policies***

*16 (3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,*

*(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and*

*(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.*

Currently, the Official Plan and Zoning By-law only permit a second residential unit within a detached, semi-detached, or townhouse dwelling, subject to specific zoning provisions. The City of Brampton does not permit an additional residential unit within an accessory building or structure. Residential units within accessory structures may be located within or above a detached garage, or as a stand-alone building, and are also known as granny suites, coach houses and laneway houses.

To ensure the City's policy framework and zoning provisions conform to the recently adopted *Planning Act* amendments to permit Additional Residential Units (ARUs), amendments to the Official Plan, Zoning By-law and Second Units Registration By-law will be required to implement permissions for the third residential unit. These policies are aimed at reducing zoning barriers to the creation of ARUs and supporting the supply and range of affordable rental accommodations in the City.

Staff have undertaken the initial process of the policy review for ARUs and are currently conducting the background research and data collection to inform the review, including a benchmarking exercise across Canada of municipal Zoning By-laws that support additional residential units.

**Intended Course of Action**

This report describes how the work will be undertaken to implement the new legislation, primarily through two major phases: data collection and analysis, and policy directions and recommendations. The policy review will examine the City's Official Plan and Zoning By-law with a view to implementing permissions for up to three unit dwellings, subject to specific performance standards and the City's overall ability to support additional units while protecting the public interest.

The policy review will evaluate the specific performance standards required in order to implement permissions for residential units within detached buildings or structures. Staff will review applicable Ontario Building Code (OBC) provisions in terms of minimum size requirements for habitable spaces and separation distance between the main dwelling and the accessory building.

Other considerations will be incorporated as part of the policy review, including appropriate zoning requirements for additional residential units, such as residential unit size, height, setbacks, and parking. The zoning requirements will further inform building design standards to appropriately accommodate a residential unit within an accessory building or structure. It is recognized that lot sizes of newer residential subdivisions may not be designed to sufficiently support accessory residential buildings. The policy review will also explore various accessory residential building typologies, including laneway housing. To date, the City of Brampton does not have many residential lanes or laneways, therefore the number of opportunities to support laneway housing may be minimal.

City Council recently adopted an amendment to *Section 10.16 Provisions for Two-Unit Dwellings of the Zoning By-law* through *By-law 115-2020*, removing the requirement to provide an additional parking space for a second unit (10.16(d)). The policy review will consider parking requirements for ARUs beyond the second unit.

As part of the policy review, a cross departmental team has been established to oversee the policy review and contribute to the development of appropriate regulations and an updated Registration By-law to legalize ARUs.

It is anticipated that the proposed amendments will be implemented by expanding on the existing Second Unit provisions of the Official Plan (Section 3.2.8.2) and the Two-Unit Dwellings provisions of the Zoning By-law (Section 10.16), and that ARUs will follow the same registration process currently required for second units. The registration process will ensure that ARUs meet all the requirements of the Ontario Building Code and the Building Permit process to ensure residential units are safe, legal and livable.

#### Next Steps:

Staff will explore opportunities to engage with residents and inform the public virtually, and are anticipating holding an open house in early 2021 to inform the public about the policy review.

The proposed amendments will be presented at a statutory public meeting in Spring 2021 for public review and comment, prior to bringing forward a recommendation report for Council's consideration of the Official Plan and Zoning By-law Amendments and a revised Registration By-law.

Information regarding the policy review, date of the open house and other resources will be posted on the City's Housing Strategy webpage:

[www.brampton.ca/affordablehousing](http://www.brampton.ca/affordablehousing)

## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with this report.

### Other Implications:

No other implications have been identified at this time.

### Term of Council Priorities (2019-2022)

This report directly aligns with the Strategic Direction – Brampton is a City of Opportunities, in particular the Council Priority to Create Complete Communities. The proposed amendments to the Official Plan and Zoning By-law to permit Additional Residential Units support the implementation and recommendations of the Housing Strategy, facilitating the creation of a more inclusive and liveable community.

### Living the Mosaic – Brampton 2040 Vision

This report and proposed policy amendments generally align with the Social Matter and Housing Vision, in particular Action #5-2 Housing, by providing additional opportunities to accommodate affordable housing units in the City.

## **Conclusion:**

In accordance with Bill 108 requirements, staff has initiated a policy review to implement Official Plan policies and Zoning By-law provisions, authorizing the use of two residential units, as well as an additional residential unit within a building or structure accessory to a detached, semi-detached, or townhouse dwelling.

The report summarizes the approach that will be undertaken as part of the policy review to conform to Bill 108, supporting the supply and range of affordable rental accommodations in the City.

The proposed amendments will be presented at a future Statutory Public Meeting for public review and comments anticipated in Spring 2021.

Authored by:

Reviewed by:

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Shahinaz Eshesh & Claudia LaRota,  
Policy Planners  
Planning, Building & Economic  
Development Department

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Bob Bjerke, Director, Policy Planning  
Planning, Building & Economic  
Development Department

Approved by:

Submitted by:

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Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner, Planning, Building &  
Economic Development Department

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David Barrick, Chief Administrative  
Officer

Appendices:

Appendix A: Excerpt of Bill 108 – Schedule 12: *Planning Act*- 2. (1) Subsection 16 (3) of the Act.



## Appendix A

Legislative  
Assembly  
of Ontario



Assemblée  
législative  
de l'Ontario

1ST SESSION, 42ND LEGISLATURE, ONTARIO  
68 ELIZABETH II, 2019

# Bill 108

*(Chapter 9 of the Statutes of Ontario, 2019)*

## **An Act to amend various statutes with respect to housing, other development and various other matters**

**The Hon. S. Clark**

Minister of Municipal Affairs and Housing

1st Reading      May 2, 2019

2nd Reading      May 29, 2019

3rd Reading      June 6, 2019

Royal Assent      June 6, 2019



## Appendix A

**Commencement**

**26 This Schedule comes into force on a day to be named by proclamation of the Lieutenant Governor.**

**SCHEDULE 12  
PLANNING ACT**

**1 (1) Subsection 2.1 (1) of the *Planning Act* is amended by striking out the portion before clause (a) and substituting the following:**

**Approval authorities and Tribunal to have regard to certain matters**

(1) When an approval authority or the Tribunal makes a decision under this Act that relates to a planning matter, it shall have regard to,

. . . . .

**(2) Subsection 2.1 (2) of the Act is repealed and the following substituted:**

**Same, Tribunal**

(2) When the Tribunal makes a decision under this Act that relates to a planning matter that is appealed because of the failure of a municipal council or approval authority to make a decision, the Tribunal shall have regard to any information and material that the municipal council or approval authority received in relation to the matter.

**2 (1) Subsection 16 (3) of the Act is repealed and the following substituted:**

**Additional residential unit policies**

(3) An official plan shall contain policies that authorize the use of additional residential units by authorizing,

- (a) the use of two residential units in a detached house, semi-detached house or rowhouse; and
- (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.

**(2) Subsection 16 (5) of the Act is repealed and the following substituted:**

**Same**

(5) An official plan of a municipality that is not prescribed for the purpose of subsection (4) may contain the policies described in subsection (4) in respect of,

- (a) a protected major transit station area identified in accordance with subsection (15) or (16), as the case may be; or
- (b) an area in respect of which a development permit system is adopted or established in response to an order under subsection 70.2.2 (1).

**Adoption of inclusionary zoning policies**

(5.1) The policies described in subsection (4) may be adopted in respect of an area described in clause (5) (a) or (b) as part of an official plan or an amendment to an official plan that includes policies,

- (a) that identify an area as the protected major transit station area described in clause (5) (a); or
- (b) that must be contained in an official plan before the development permit system described in clause (5) (b) may be adopted or established.

**3 (1) Subsection 17 (24.0.1) of the Act is repealed.**

**(2) Section 17 of the Act is amended by adding the following subsections:**

**No appeal re certain matters**

(24.1.4) Despite subsection (24), there is no appeal in respect of any parts of an official plan that must be contained in the plan,

- (a) before a development permit system may be adopted or established; or
- (b) in order for a municipality to be able to exercise particular powers in administering a development permit system, such as setting out the information and material to be provided in an application for a development permit or imposing certain types of conditions.

**Limitation**

(24.1.5) Subsection (24.1.4) applies only if the parts of an official plan described in that subsection are included in the plan in response to an order under subsection 70.2.2 (1) and the municipality has not previously adopted a plan containing those parts in response to the order.

**Date:** 2020-12-12

**Subject:** **Recommendation Report**

**Secondary Title:** Peer Review Consultant for Market Analysis, Inclusionary Zoning Assessment

**Contact:** Bindu Shah, Policy Planner III

**Report Number:** Planning, Building and Economic Development-2021-037

**Recommendations:**

1. **THAT** the report titled: **Peer Review Consultant for Market Analysis, Inclusionary Zoning Assessment**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. **THAT** the proposed selection of urbanMetrics Inc. to provide a written opinion of the market analysis component of the assessment report to be prepared by N. Barry Lyon Consultants Ltd., in accordance with the Planning Act and Ontario Regulation 232/18, be endorsed.

**Overview:**

- The City of Brampton continues to advance the development of its comprehensive housing strategy, Housing Brampton, which will address housing affordability, diversity and innovation.
- A number of housing action items are also well underway as early deliverables of the Housing Strategy. One such item is an assessment report which is required under the Planning Act to be completed by municipalities prior to adoption of Official Plan policies to implement inclusionary zoning (the “Assessment Report”).
- The Assessment Report is required to include, “An analysis of potential impacts on the housing market and on the financial viability of development or redevelopment in the municipality from inclusionary zoning by-laws” (the “Market Analysis”).

- **The City is working in collaboration with the Region on the Assessment Report being undertaken by N. Barry Lyon Consultants (“NBLC”), a consultant retained by the Region.**
- **As per Section 2(1)(7) of the Ontario Regulation 232/18, the City must obtain a written opinion on the Market Analysis by “a person independent of the municipality and who, in the opinion of the council of the municipality, is qualified to review the analysis” (the “Qualified Reviewer”).**
- **The Region has proposed that urbanMetrics Inc. be selected as the Qualified Reviewer of the Market Analysis, and staff recommend that Council endorse the Region’s selection.**
- **The Region will proceed with an agreement with the Qualified Reviewer only after receiving confirmation that all local municipal councils endorse the Region’s selection. Brampton legal staff will review and approve of the agreement at that stage to ensure Brampton’s interests are considered and protected.**
- **This report represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Planning Act, Provincial Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **Housing Brampton is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

### **Background:**

Housing Brampton aims to support the provision of age-friendly and inclusive housing that is affordable and accessible to all. It will recommend policies, identify actions that the City and various stakeholders can undertake to improve the supply of affordable ownership and rental housing, as well as implement city wide initiatives in terms of policy and process improvements stemming from the recommendations.

Affordable housing is a key component of Housing Brampton and is defined within the Provincial Policy Statement and the City’s Official Plan as adequate housing which is affordable to households of low, moderate and middle incomes, or households within the lowest 60 percent of the income distribution for the housing market area.

### **Inclusionary Zoning (IZ)**

Currently, provincial legislation in Ontario authorizes municipalities to adopt inclusionary zoning provisions which would require a proportion of new residential development to be allocated for affordable housing. Various criteria must be satisfied prior to a municipality implementing an inclusionary zoning program, including:

- The Assessment Report which includes the Market Analysis;
- Mandatory peer-review of the Market Analysis by the Qualified Reviewer;
- Enactment of an inclusionary zoning bylaw under Section 34 of the Planning Act, associated official plan policies setting out the City's approach for authorizing IZ, and a determination of various program details; and,
- Update reports to Council, to be prepared every two years.

Inclusionary zoning has been identified as a leading tool available to municipalities to mandate provisions for affordable housing through the development process. Due to recent changes to the *Planning Act* (in particular through Bill 108), IZ can only be applied in Brampton within protected Major Transit Station Areas (MTSAs) and Community Planning Permit System (CPPS) By-Law Areas where a CPPS has been ordered by the Minister of Municipal Affairs and Housing. Municipalities which have recently commenced the development of an IZ framework include Toronto, Markham and Kitchener.

The City of Brampton is working with the Region of Peel on the MTSA exercise that includes development of MTSAs across the Region, delineating station area boundaries, and establishing minimum density targets. Inclusionary Zoning policies can come into effect once MTSA delineations are complete and MTSA policies are established in the Official Plan.

A Recommendation Report was brought forward to Brampton's Planning and Development Committee on July 22, 2020. Staff was directed to initiate the development of an IZ Assessment Report, in collaboration with the Region of Peel, to support the development of an inclusionary zoning framework and policies. The current report speaks to the next phase in the process.

### **Analysis:**

The Region has been working collaboratively with the local municipalities and has retained NBLC to undertake the Assessment Report required by Ontario Regulation 232/18 – Inclusionary Zoning, which will include an overview of local municipal demographics, housing markets, and housing needs and demand.

In addition, the regulation requires the Assessment Report contain the Market Analysis, to review the potential impacts of inclusionary zoning policies on the housing market and on the financial viability of development or redevelopment. The regulation also requires a written opinion of the Market Analysis from the Qualified Reviewer, who is to be, "...a person independent of the municipality and who, in the opinion of the council of the municipality, is qualified to review the analysis."

The Region has proposed that urbanMetrics Inc. be selected as the Qualified Reviewer of the Market Analysis, given their industry expertise in market analytics, feasibility analysis, and economic impacts, as well as recent work reviewing inclusionary zoning market analysis. Brampton staff recommend that Council endorse the Region's selection. The Region will proceed with an agreement with the Qualified Reviewer only after receiving confirmation that all local municipal councils endorse the Region's selection. Brampton legal staff will review and approve of the agreement at that stage to ensure Brampton's interests are considered and protected

Both the Market Analysis and the Peer Review of the Market Analysis are being undertaken with extensive input from Brampton planning staff and are expected to be utilized in implementing the inclusionary zoning program. Following the review of the Market Analysis and completion of all other background analysis, the Region will finalise an IZ Framework and Brampton staff will proceed with developing IZ Official Plan (OP) policies and an IZ Zoning By-law.

Expected process steps are:

- Assessment Report (by NBLC) – ongoing, expected completion by February, 2021;
- Peer review (by Qualified Reviewer)- to commence after February, 2021 (pending Council endorsement of selection of the Qualified Reviewer);
- MTSA delineation and OP policies- ongoing, expected completion by March, 2021;
- Brampton IZ OP Policy and Zoning By-law formulation- to commence once Assessment Report is endorsed, and MTSA policies are in place- expected completion by Fall 2021.

### **Corporate Implications:**

#### Financial Implications:

No financial implications to the City, the Region will bear the cost of retaining the consultant.

#### Other Implications:

No other implications associated with this report have been identified at this time.

### **Strategic Plan:**

This report achieves the Strategic Plan priority of 'Create Complete Communities' through the development of a city-wide affordable housing strategy, ultimately improving the quality of life of residents and the state of housing security.

### Living the Mosaic – 2040 Vision:

This report aligns with Action #5-3 of the 2040 Vision in seeking to diversify the City's housing stock to address the housing needs of all. Action #5-3 identifies the need for a made-in-Brampton comprehensive housing strategy, including partnerships targeting the end of homelessness.

### **Term of Council Priorities (2019-2022):**

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. Affordable housing is a key component of the creation of complete and equitable communities.

### **Conclusion:**

Various early-impact opportunities have been identified to advance the objectives of the City's emerging housing strategy. This report brings forward a recommendation to endorse the Qualified Reviewer for the Market Analysis proposed by the Region of Peel.

Staff will report to Council with the findings of the IZ Assessment Report to support the development of an IZ program.

Authored by:

Bindu Shah  
[Policy Planner III]

Reviewed by:

Robert Bjerke, MCIP, RPP  
\_\_\_\_\_  
[Director, Policy Planning]

Approved by:

Richard Forward, MBA, M.Sc., P.Eng.  
[Commissioner, Planning, Building and  
Economic Development]

Submitted by:

David Barrick  
[Chief Administrative Officer]



## Minutes

### Cycling Advisory Committee

#### The Corporation of the City of Brampton

**Tuesday, December 15, 2020**

Members Present: Pauline Thornham (Co-Chair)  
Rani Gill (Co-Chair)  
Laura Bowman  
Alina Grzejszczak  
Stephen Laidlaw  
Dayle Laing  
Barry Lavallee  
Kevin Montgomery  
Lisa Stokes  
Regional Councillor Rowena Santos

Members Absent: Leslie Benfield  
Eric Lister  
Patrick McLeavey

Staff Present: Henrik Zbogar, Senior Manager, Transportation Planning,  
Planning, Building and Economic Development  
Nelson Cadete, Project Manager, Active Transportation,  
Planning, Building and Economic Development  
Tamara Kwast, Transportation Planner, Planning, Building and  
Economic Development  
Sonya Pacheco, Legislative Coordinator



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1. **Call to Order**

The meeting was called to order at 5:04 p.m. and adjourned at 6:42 p.m.

2. **Approval of Agenda**

The following motion was considered.

**CYC017-2020**

That the agenda for the Cycling Advisory Committee Meeting of December 15, 2020, be approved, as published and circulated.

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Previous Minutes**

The minutes were considered by Planning and Development Committee on November 16, 2020, and approved by Council on November 25, 2020. The minutes were provided for Committee's information.

5. **Presentations / Delegations**

5.1 Presentation by Stephen Laidlaw, Member, re: City of Brampton Snow Clearing Policy To Encourage Winter Cycling

Stephen Laidlaw, Committee Member, addressed Committee regarding the City's snow clearing policy and practices specifically relating to municipal bike parking facilities. He advised that the bike racks at the Earnscliffe Recreation Centre were not cleared from snow, and provided details on staff's response to his inquiry, and request for the snow to be cleared. Mr. Laidlaw advised that bike racks at all municipal facilities should be cleared from snow in order to encourage cycling year-round, and suggested that the related policy and/or practice be amended accordingly.

Committee discussion on this matter included the following:

- Minimum maintenance standards for clearing snow on municipal parking spaces
- A request for information on snow clearing standards for bicycle facilities in other jurisdictions
- Winter maintenance on active transportation facilities, and the need to coordinate snow clearing on sidewalks and pathways to ensure there is no obstruction for active transportation
- Responsibility for clearing snow on municipal bike parking facilities

Nelson Cadete, Project Manager, Active Transportation, advised that he would prepare a summary of current winter maintenance practices for bike parking facilities to present at the next Committee meeting.

The following motion was considered.

#### **CYC018-2020**

1. That the delegation from Stephen Laidlaw, Co-chair, to the Cycling Advisory Committee Meeting of December 15, 2020, re: **City of Brampton Snow Clearing Policy To Encourage Winter Cycling**, be received; and
2. That staff be requested to report back to a future Cycling Advisory Committee meeting with information regarding current winter maintenance practices for municipal bike parking facilities.

Carried

#### 5.2 Presentation by Nelson Cadete, Project Manager, Active Transportation, Transportation Planning, Planning and Development Services, re: Implementation of the Active Transportation Master Plan – Annual Report 2020/2021

Nelson Cadete, Project Manager, Active Transportation, Transportation Planning, Planning and Development Services, provided a presentation entitled "2020/2021 Active Transportation Implementation Annual Report".

Henrik Zbogor, Senior Manager, Transportation Planning, outlined the challenges and opportunities of the COVID-19 pandemic on active transportation in Brampton, which included a culture shift both internally and externally. He highlighted the approval of the budget for the implementation of active transportation, and thanked staff for their efforts and dedication. In addition, Mr.

Zbogar thanked the Committee for their passion and cooperation, and Council for its support.

Committee discussion on this matter included the following:

- Expressions of thanks to staff for their efforts
- The need to focus efforts on prioritizing active transportation at the Region of Peel
- Suggestion for staff to forward the subject presentation to the Region of Peel and that the Cycling Advisory Committee submit a delegation request to the Region on the importance of investing in active transportation and creating connectivity between the Peel municipalities
- Indication that staff would review and provide an update to Committee regarding the recent budget approval for the implementation of active transportation
- Active transportation funding opportunities
  - Staff advised this would be reviewed with Government Relations staff and an update would be provided to Committee
- Indication that the communication insert on bike lanes, which was provided with the municipal tax bill, was well received
- Improvements in the cycling infrastructure in Brampton
- Communication strategy and driver education on how to negotiate active transportation facilities
- Cost of pedestrian crossovers (PXO)
- Suggestion that a fulsome review of the implementation of the ATMP could be undertaken during a sub-committee meeting
- Concerns relating to parking on bike lanes and an indication from staff that an education campaign would be appropriate in 2021
  - Suggestions for the education campaign included distributing information pamphlets at schools and placing them on vehicles parked in bike lanes in lieu of a ticket to educate drivers

Staff responded to questions regarding the implementation of various active transportation elements and "Book 18" guidelines (e.g. green paint standards, solid vs dashed lines, multi-use paths), and advised that any specific questions

or feedback regarding active transportation facilities/elements can be sent to Mr. Cadete.

The following motion was considered.

**CYC019-2020**

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Transportation Planning, Planning and Development, to the Cycling Advisory Committee Meeting of December 15, 2020, re: **Implementation of the Active Transportation Master Plan – Annual Report 2020/2021**, be received;
2. That a copy of the subject presentation be forwarded to the Region of Peel for information; and
3. That Dayle Laing, Committee Member, delegate the Region of Peel on behalf of the Cycling Advisory Committee on the need to increase focus on Active Transportation mode share, in view of the environment and achieving Sustainable Transportation Strategy goals.

Carried

**6. Reports / Updates**

Nil

**7. Other/New Business / Information Items**

**7.1 Cycling Advisory Committee 2021 Schedule of Meetings**

The Cycling Advisory Committee 2021 Schedule of Meetings was provided for information. There was no discussion on this item.

**7.2 Discussion at the request of Kevin Montgomery, Member, re: Williams Parkway Project Status**

This item was withdrawn from the agenda.

**7.3 Discussion at the request of Kevin Montgomery, Member, re: Community Energy and Emissions Reduction Plan**

This item was withdrawn from the agenda.

- 7.4 Discussion at the request of Kevin Montgomery, Member, re: Vodden Street Report and Clarification of Bike Lanes

This item was withdrawn from the agenda.

- 7.5 Discussion at the request of Kevin Montgomery, Member, re: Seasonal Summary of Subcommittee Meetings During Pandemic Period

This item was withdrawn from the agenda.

- 7.6 Minutes - Cycling Advisory Committee - Sub-committee

The following motion was considered.

That the following **Minutes of the Cycling Advisory Sub-Committee Meetings**, to the Cycling Advisory Committee Meeting of December 15, 2020, be received:

- May 19, 2020
- June 16, 2020
- July 21, 2020
- August 18, 2020
- September 15, 2020
- November 17, 2020

Carried

8. **Correspondence**

Nil

9. **Question Period**

Nil

10. **Public Question Period**

Nil

**11. Adjournment**

The following motion was considered.

That the Cycling Advisory Committee do now adjourn to meet again for a Regular Meeting on February 16, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

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R. Gill, Co-Chair

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P. Thornham, Co-Chair

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**To:** Xiao, Yinzhou  
**Subject:** RE: [EXTERNAL]File Number OZS-2020-0026, Development Application at 172 Church Street East

**From:** >  
**Sent:** 2021/01/07 3:22 PM  
**To:** Xiao, Yinzhou <[Yinzhou.Xiao@brampton.ca](mailto:Yinzhou.Xiao@brampton.ca)>  
**Subject:** [EXTERNAL]File Number OZS-2020-0026, Development Application at 172 Church Street East

Dear Yin Xiao

On December 15 I wrote to you asking to keep me informed of the above proposal. You responded on December 21, for which I thank you.

My husband, Michael, and I are now writing to you with our concerns about this proposed development application at 172 Church Street East. Our overall concern is that a project of this size in an area this small has some serious drawbacks. We itemize these below.

1. The plans call for 24 stacked townhouse units, but only 18 are shown on the plan
2. No height of the project is indicated. Is it flat roof or gabled?
3. There does not appear to be access to the rear of the property for emergency vehicles, especially fire trucks. It would also be difficult to get to any of the structures because of the distance between the houses and the neighbouring property fences, 6 feet of which is landscaped.
4. There is no children's playground indicated
5. No fire hydrant locations are indicated
6. Insufficient (only 6) visitor parking spots (1 handicapped) for proposed 27 units.
7. Number of underground parking places is not indicated
8. The individual townhouse widths seem inadequate. Do they meet minimum required under bylaws? Is the footprint of the townhouse development allowed in accordance with the size of the lot.
9. The setbacks on both sides and the rear are insufficient. (1.5 metre sidewalk – 5 feet; and 1.87metre landscape buffer – 6 feet, totalling 3.37 metres - 11 feet). It seems to us that this is insufficient space
10. No ramp or elevator to lower or upper storeys indicated for handicap access.
11. Are these Freehold, Condominium or rental units?
12. What is the floor area of the units? How many bedrooms?
13. Would this development be considered too close to the existing Mini-Skool daycare centre on the east side of the project?

We will be attending the virtual meeting on January 18<sup>th</sup> 2021 and look forward to hearing that our concerns are addressed.

Yours truly,  
Linda and Michael Joll

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**To:** Dykstra, Stephen  
**Subject:** RE: [EXTERNAL]OZS-2020-0019 Public Submission

-----Original Message-----

From: Tushar Sood < >  
Sent: 2021/01/08 1:48 PM  
To: Dykstra, Stephen <Stephen.Dykstra@brampton.ca>  
Subject: [EXTERNAL]OZS-2020-0019 Public Submission

Dear Mr. Dykstra,

I am writing this email to express my unequivocal support for the project of application number OZS-2020-0019, with a dense urban community proposed by 2652367 Ontario Inc. - KLM Planning Partners. The minor updates in this plan, such as the change of location of the supermarket, do not bother me; I still support this development. As someone who lives on Don in the adjacent Claireville neighbourhood, I see this development as a new, exciting, bold undertaking. I have lived here all my life, nearly twenty years, and I have always known that East Brampton, specifically Queen St E, has the potential to be a strong gateway for the City of Brampton. New office developments, urban form residential, and density in the area are a testament to this. I hope council does not give into the NIMBYism that is all too common for projects like these - we are a growing city and the best way to develop is upwards, not outwards. This will breathe new life into our community, bring with it a demand for new amenities, and has so much potential to shape our future in accordance with our 2040 vision. Especially for young people like me, developments like these often attract exciting businesses to the area which will help retain young people. Density is also associated with walkability, increased public transit demand and subsequent services, and overall health and wellbeing - who wouldn't want that? With that said, before progressing I hope you conduct a review of necessary services such as the need for public schooling capacity, traffic patterns, etc.. I would love to see phase one start ASAP - it has long been proposed and is very exciting.

Thank you for putting this project forward. I hope to see it come to fruition in the near future. Please do not hesitate to reach out for a follow-up.

Best,  
Tushar Sood



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**To:** Ganesh, Steve  
**Subject:** RE: [EXTERNAL]OZS-2020-0032 Public Submission

-----Original Message-----

From: Tushar Sood < >  
Sent: 2021/01/08 1:38 PM  
To: Michniak, Mark <Mark.Michniak@brampton.ca>  
Subject: [EXTERNAL]OZS-2020-0032 Public Submission

Dear Mr. Michniak,

I am writing this email to express my unequivocal support for the project of application number OZS-2020-0032, with two residential towers proposed by TACC Holborn Corporation - Malone Given Parsons Ltd.. As someone who lives just up the road from this site, around Gore and Ebenezer, I see this development as a new, exciting, bold undertaking in my neighbourhood. I have lived here all my life, nearly twenty years, and I have always known that The Gore and Queen has the potential to be a strong gateway for the City of Brampton. New office developments, urban form residential, and density in the area are a testament to this. I hope council does not give into the NIMBYism that is all too common for projects like these - we are a growing city and the best way to develop is upwards, not outwards. This will breathe new life into our community, bring with it a demand for new amenities, and has so much potential to shape our future in accordance with our 2040 vision. Especially for young people like me, developments like these often attract exciting businesses to the area which will help retain young people. Density is also associated with walkability, increased public transit demand and subsequent services, and overall health and wellbeing - who wouldn't want that? With that said, before progressing I hope you conduct a review of necessary services such as the need for public schooling capacity, traffic patterns, etc..

Thank you for putting this project forward. I hope to see it come to fruition in the near future. Please do not hesitate to reach out for a follow-up.

Best,  
Tushar Sood