
RESULTS OF CIRCULATION

September 20, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Arjun Singh

Re: Notice of Application and Request for Comments – 1358 Queen St. W
COB File: OZS-2023-0027

Dear Arjun,

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 52 weeks or longer.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs

Alectra Utilities Corporation

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

Henderson, Kelly

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2022/04/20 3:00 PM
To: Henderson, Kelly
Subject: [EXTERNAL]PRE-2022-0058 - 1358 Queen Street West - PD 20-124

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hello Kelly,

CVC staff received the pre-consultation circulation for 1358 Queen Street West (PRE-2022-0058). It is our understanding the proposal is for a youth shelter requiring an Official Plan Amendment and Zoning By-law Amendment.

Although our online mapping indicates that a portion of the property is regulated by CVC, we have had a chance to review information available and the subject property is not located within CVC's Regulated Area. As such, a CVC permit is not required for any development on the subject property and CVC planning staff do not need to be circulated the formal application for review.

We trust the City to ensure appropriate stormwater management measures are implemented in the development of this site.

Based on a site visit attended by CVC staff on March 31, 2021, we offer the following recommendations for the City's consideration in review of a formal application:

- Retain as many trees as possible.
- Restore any disturbed areas with naturalized plantings offering canopy layer, shrub layer, and native ground cover to the extent possible.
- The applicant should consider implementing an invasive species management plan for garlic mustard and buckthorn.

Note, the above recommendations were previously provided to the Region following the site visit.

Should you have any questions regarding the above, please let me know.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



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Archived: 2023/09/18 1:35:16 PM

From: [Hughes, Trisha](#)

Sent: 2023/09/18 11:42:37 AM

To: [Singh, Arjun](#); [Planningcomments](#)

Subject: RE: [External] [OZS-2023-0027] Notice of Application and Request for Comments: DUE SEPT 22/2023

Sensitivity: Normal

Hello Arjun,

As per our pre-con comments (PRE-2022-0058), although our online mapping indicates that a portion of the property at 1358 Queen Street West in Brampton is regulated by Credit Valley Conservation (CVC), we have had a chance to review information available and the subject property is not located within CVC's Regulated Area. As such, a CVC permit is not required for any development on the subject property and CVC planning staff do not need to be circulated the formal application for review.

As such, we will not be reviewing and commenting on this application.

Should you have any questions, please let me know.

Kind regards,

Trisha Hughes | RPP | she/her/hers
Acting Senior Planner, Planning and Development Services | Credit Valley Conservation
905-670-1615 ext 325 | M: 437-855-4056
trisha.hughes@cvc.ca | cvc.ca



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From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Thursday, August 31, 2023 5:03 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; peelplan@trca.ca; Hughes, Trisha <trisha.hughes@cvc.ca>; Bhatt, Stuti <stuti.bhatt@cvc.ca>; Pakulski, Beata <beata.pakulski@cvc.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Suzanne.Blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com

Cc: Singh, Arjun <Arjun.Singh@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>

Subject: [External] [OZS-2023-0027] Notice of Application and Request for Comments: DUE SEPT 22/2023

[CAUTION] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the

sender and know the content is safe. If in doubt contact help211@cvc.ca

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **1358 Queen Street West** with an assigned file number of **OZS-2023-0027** was submitted to City of Brampton for review and the applicant submitted materials are made public on **BramPlan Online** for review.

Please review and provide your comments going forward directly to planningcomments@brampton.ca and the assigned planner by **September 22, 2023**

If you have any concerns please contact Arjun at Arjun.Singh@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



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Archived: 2023/09/15 12:56:33 PM

From: [Koops, Krystina](#)

Sent: 2023/09/15 11:59:45 AM

To: [Planningcomments](#); [Singh, Arjun](#)

Cc: zach.tessaro@peelsb.com

Subject: [EXTERNAL]Comments OZS 2023-0027

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

**RE: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
1358 Queen Street West
North side of Queen St W, east of Creditview Rd
OZS 2023-0027**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for youth shelter, DPCDSB has no comments or objection to the further processing of this application.

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

Website: www.dpcdsb.org | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | Instagram: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)

Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

Extraordinary lives start with a great Catholic education.

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September 21, 2023

Arjun Singh
Planner Development Services
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Arjun,

RE: **Official Plan Amendment & Zoning By-law Amendment
Arcadis
1358 Queen Street West
OZS-2023-0027
City of Brampton – Ward 5**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of a Youth Shelter. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
0	2

The students generated from this development would reside within the boundaries of the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Springbrook P.S.	797	776	5
David Suzuki S.S.	1,584	1,554	4

PDSB requires the following conditions be placed in 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.

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, from the date of registration of the development agreement:

- a) "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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

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 zach.tessaro@peelsb.com or 905-890-1010, ext. 2217.

Thank you,

Zachary Tessaro

Zach Tessaro, BES
Planner – Development
Planning and Accommodation Dept.

- c. K. Koops, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

September 22nd, 2023

Arjun Singh
Development Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
arjun.singh@brampton.ca

**RE: Region of Peel Comments
Official Plan Amendment & Zoning By-law Amendment
1358 Queen Street West, City of Brampton
City File: OZS-2023-0027
Regional File: OZ-23-027B**

Dear Arjun,

Regional staff have reviewed the first submission materials for the above noted Official Plan Amendment and Zoning By-Law Amendment application to permit an existing temporary youth shelter to become permanent. The four-story building is proposed to contain 46 studio units, and 19 parking spaces and GFA of 2,924 sq m. The Region has reviewed the submitted material and offer the following comments.

Real Estate Comments

- There are no Regional easements on the subject property.

Servicing Requirements

Water Servicing

- An existing 150 mm diameter water main is located on Queen Street West.
- An existing 600 mm diameter water main is located on Queen Street West.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.

Sanitary Sewer

- An existing 600 mm diameter sanitary sewer is located on Queen Street West.

Regional roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional.
- We have received the SWMR dated 2023-03-03 and prepared by IBI Group/Angelo Covello P.Eng. The Report is satisfactory.

Functional Servicing Review Requirements

- We have received the FSR dated 2023-03-03 and prepared by IBI Group/Angelo Covello P.Eng. The Report is satisfactory.

Site Servicing

- To facilitate servicing approvals for Regional facilities, we will accept the final servicing drawing, that has been reviewed and approved by the Region of Peel Project Manager, so that the facility can be added to the billing system and an approval letter can be generated. This approval letter can be provided to the City of Brampton Building Division by the Region of Peel Project Manager.
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements.
- The Region will not accept property line chambers and maintenance holes within foundation walls and in the road allowance. These appurtenances shall be to Region standards, accessible, separated from the foundation and accommodated with a notch out in the foundation wall, where applicable.

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>.
- Please refer to Section 3 of our Site Plan Procedure document found on-line
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>.
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- Public and private services, appurtenances, materials, and construction methods must comply with the most current Region of Peel standards and specifications, the Local Municipality's requirements for the Ontario Building Code and Ontario Provincial Standards. All works shall adhere to all applicable legislation, including Regional by-laws.

Transportation Development Comments

Access/Study Requirements

- A Traffic Impact Study (TIS) will be required; terms of reference must be submitted to the Region for review and comment prior to study commencement;
- The Region acknowledges that an interim full movement access is being proposed off of Queen Street West and will be supported until the surrounding land develops.
- The Region acknowledges that should be an internal connection via Covina Road be established with the property to the east, the existing access will be closed or physically restricted to a right-in/right-out.
- Should the existing access be closed, the boulevard must be restored and reinstated to the Region's satisfaction.

Public Works

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Tel: 905-791-7800 www.peelregion.ca

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 6 (Queen Street West) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 6 (Queen Street West) behind the property line, except at any approved access point;
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.

Site Plan

- The centreline of roadways with property dimensions should be reflected on the site plan.

Engineering Requirements

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission **MUST** include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 6 (Queen Street West);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;

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- Completed [Notice to Commence Work](#) ;
- Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
- Please note that any proposed construction within the Region of Peel's right of way is pending PUCG approval (minimum six week process). Please note that PUCG circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner;

Waste Management Comments

- The site is not within the vicinity of a landfill.
- The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.
- The Region of Peel will provide Front-End collection of Garbage and Recyclable Materials subject to Section 2.0 and 4.0 of the Waste Collection Design Standards Manual and the following conditions being met and labelled on the Site Plan drawing:
 1. Road width – All roads must be designed to have a minimum width of 6m, including the drive aisle. Since there is no specific drawing that shows Waste Management Plan, some drawings are still showing moloks instead of the proposed earthbins and Drive aisle width is insufficient at 5.930m and 5.9m especially on the Tertiary Plan drawings.
 2. Turning Radius from the centre line must be a minimum of 13m on all turns, including the entrance and exit of the site.
 3. The T-turnaround must adhere to WCDSM Appendix 3: T-turnaround Specification (there are proposed accessibility parking spaces obstructing the T-turnaround).
 4. Reverse Distance – In a situation where a Waste Collection Vehicle must reverse, the maximum back-up distance is 15m. Please label the drawing with dimensions to show adherence to this requirements.
 5. Waste collection vehicle is not permitted to reverse past parked cars. The site is very restricted and in this case, we are willing to consider as long as it meets our T-turnaround specification and max. 15m back-up distance. Please refer to Appendix 3 of the WCDSM and label the required T-turnaround specifications/dimensions.

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6. Earth Bins must have the equivalent capacity of the following and must be stated on the drawing:
 - a. 1 – 3 cubic yard Front-end Bin for Garbage Compacted or 1 – 4 cubic yard Front-end Bin for Garbage non-compacted. For Recyclable Materials, it requires 6 BIA recycling Carts (1 BIA Cart for every 7 beds).
7. All outdoor storage must be concealed. Please refer to concealed collection point WCDSM Appendix 5. Earth bins need to be concealed with 18m head on approach to a concealed collection point
- For more information, please consult the Region of Peel Waste Management Plan for Official Plan Amendment / Rezoning Application available at: <https://www.peelregion.ca/planning/business/pdf/waste-management-plan.pdf> and the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>.

Public Health Comments

- Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), 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.
- A key policy is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City of Brampton Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- The proposal received a score of 49 which is above the Bronze threshold. The development is on the path to supporting a healthy community.
- The following are our recommendations:
 - Recommend landscaping along pedestrian walkways.
 - If feasible, consider permeable and/or light-colored paving instead of black asphalt to reduce negative aesthetic and environmental impact.

Concluding Comments

If you have any questions or concerns, please contact the undersigned (sara.feshangchi@peelregion.ca | 905.791.7800-ext4145) at your earliest convenience. Thank you.

Yours Truly,



Sara Feshangchi, B.URPI
Junior Planner
Planning and Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

CC John Hardcastle, Manager, Development Services (Region of Peel)
Amy Shepherd, Manager, Planning (Arcadis Professional Services (Canada) Inc.)

Public Works

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Public Works

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tel: 905-791-7800

peelregion.ca

December 18th, 2023

Arjun Singh
Development Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
arjun.singh@brampton.ca

**RE: Region of Peel Comments – Updated
 Official Plan Amendment & Zoning By-law Amendment
 1358 Queen Street West, City of Brampton
 City File: OZS-2023-0027
 Regional File: OZ-23-027B**

Dear Arjun,

Regional staff provided comments on September 22nd, 2023 for the first submission materials (received August 31st, 2023), pertaining to the above noted Official Plan Amendment and Zoning By-Law Amendment application to permit a youth shelter containing a four-story building with 46 studio units (80 beds), and 19 parking spaces, 16 bicycle parking spaces and total GFA of 2,824 sq m.

Subsequent to discussions related to Transportation and tertiary plan studies, Regional comments have been updated to reflect those discussions and replace comments provided September 22nd, 2023.

Development Services

- There are no Regional easements on the subject property.
- A planning application fee of \$9,225 has been received.
- The Region of Peel has no objection with the proposed Official Plan Amendment and Zoning By-law Amendment development proceeding for Council consideration.
- Outstanding items identified below will be addressed in a subsequent site plan application.

Servicing Requirements

Water Servicing

- An existing 150 mm diameter water main is located on Queen Street West.
- An existing 600 mm diameter water main is located on Queen Street West.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.

Sanitary Sewer

- An existing 600 mm diameter sanitary sewer is located on Queen Street West.

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's ROW, and that no new connections are made to Regional.
- We have received the SWMR dated 2023-03-03 and prepared by IBI Group/Angelo Covello P.Eng. The Report is satisfactory.

Functional Servicing Review Requirements

- We have received the FSR dated 2023-03-03 and prepared by IBI Group/Angelo Covello P.Eng. The Report is satisfactory.

Site Servicing

- To facilitate servicing approvals for Regional facilities, we will accept the final servicing drawing, that has been reviewed and approved by the Region of Peel Project Manager, so that the facility can be added to the billing system and an approval letter can be generated. This approval letter can be provided to the City of Brampton Building Division by the Region of Peel Project Manager.
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements.
- The Region will not accept property line chambers and maintenance holes within foundation walls and in the road allowance. These appurtenances shall be to Region standards, accessible, separated from the foundation and accommodated with a notch out in the foundation wall, where applicable.

General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>.
- Please refer to Section 3 of our Site Plan Procedure document found on-line
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>.
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- Public and private services, appurtenances, materials, and construction methods must comply with the most current Region of Peel standards and specifications, the Local Municipality's requirements for the Ontario Building Code and Ontario Provincial Standards. All works shall adhere to all applicable legislation, including Regional by-laws.

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Transportation Development Comments

Access and Traffic Impact Study

- Traffic Impact Study is not required due to the scope of the development.
- Traffic staff have reviewed the submitted scoped tertiary plan.
- Future potential secondary connection via Antibes Drive is noted.
- An interim full move access will be supported until surrounding lands develop.

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 6 (Queen Street West) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 6 (Queen Street West) behind the property line, except at any approved access point;
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.

Site Plan

- The centreline of roadways with property dimensions should be reflected on the site plan.

Engineering Requirements

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission **MUST** include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";

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- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 6 (Queen Street West);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - Completed [Notice to Commence Work](#) ;
 - Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
 - Please note that any proposed construction within the Region of Peel's right of way is pending PUCG approval (minimum six week process). Please note that PUCG circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner;

Waste Management Comments

- The site is not within the vicinity of a landfill.
- The owner/proponent acknowledges that the records of the Regional Municipality of Peel concerning the location and nature of waste disposal sites or hazardous wastes are incomplete and that the Regional Municipality of Peel makes no representation that records may be relied upon in determining whether or not lands have been used for the disposal of waste or hazardous wastes. However, should there be any doubt about the integrity of the listed application with respect to the possibility of a waste disposal site or hazardous wastes on or adjacent to the property, we recommend that the applicant carry out a detailed soil investigation by a qualified Geotechnical Engineer. If it is found that the subject lands have been used for the disposal of waste or hazardous waste, then approval of the Minister, for the proposed use, as per Section 46 of the Environmental Protection Act (Ontario), may be required.
- The Region of Peel will provide Front-End collection of Garbage and Recyclable Materials subject to Section 2.0 and 4.0 of the Waste Collection Design Standards Manual and the following conditions being met and labelled on the Site Plan drawing:
 1. Road width – All roads must be designed to have a minimum width of 6m, including the drive aisle. Since there is no specific drawing that shows Waste Management Plan, some drawings are still showing moloks instead of the proposed earthbins and Drive aisle width is insufficient at 5.930m and 5.9m especially on the Tertiary Plan drawings.

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2. Turning Radius from the centre line must be a minimum of 13m on all turns, including the entrance and exit of the site.
 3. The T-turnaround must adhere to WCDSM Appendix 3: T-turnaround Specification (there are proposed accessibility parking spaces obstructing the T-turnaround).
 4. Reverse Distance – In a situation where a Waste Collection Vehicle must reverse, the maximum back-up distance is 15m. Please label the drawing with dimensions to show adherence to this requirements.
 5. Waste collection vehicle is not permitted to reverse past parked cars. The site is very restricted and in this case, we are willing to consider as long as it meets our T-turnaround specification and max. 15m back-up distance. Please refer to Appendix 3 of the WCDSM and label the required T-turnaround specifications/dimensions.
 6. Earth Bins must have the equivalent capacity of the following and must be stated on the drawing:
 - a. 1 – 3 cubic yard Front-end Bin for Garbage Compacted or 1 – 4 cubic yard Front-end Bin for Garbage non-compacted. For Recyclable Materials, it requires 6 BIA recycling Carts (1 BIA Cart for every 7 beds).
 7. All outdoor storage must be concealed. Please refer to concealed collection point WCDSM Appendix 5. Earth bins need to be concealed with 18m head on approach to a concealed collection point
- For more information, please consult the Region of Peel Waste Management Plan for Official Plan Amendment / Rezoning Application available at: <https://www.peelregion.ca/planning/business/pdf/waste-management-plan.pdf> and the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>.

Public Health Comments

- Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), 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.
- A key policy is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City of Brampton Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- The proposal received a score of 49 which is above the Bronze threshold. The development is on the path to supporting a healthy community.
- The following are our recommendations:
 - Recommend landscaping along pedestrian walkways.
 - If feasible, consider permeable and/or light-colored paving instead of black asphalt to reduce negative aesthetic and environmental impact.

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Concluding Comments

If you have any questions or concerns, please contact the undersigned (sara.feshangchi@peelregion.ca | 905.791.7800-ext4145) at your earliest convenience. Thank you.

Yours Truly,



Sara Feshangchi, B.URPI
**Junior Planner, Planning and Development Services
Region of Peel**

CC **John Hardcastle, Manager, Development Services (Region of Peel)**
 Amy Shepherd, Manager, Planning (Arcadis Professional Services (Canada) Inc.)

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