



Public Works

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peelregion.ca

November 1, 2023

Tejinder Sidhu, MCIP, RPP
Development Planner III
Planning, Building and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
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tejinder.sidhu@brampton.ca

**RE: Region of Peel Comments
Official Plan Amendment and Zoning By-law Amendment Applications
'O' Steeles Avenue West and 1735 Steeles Avenue West
Metrus Central Properties Inc.
Regional Files: OZ-23-014B & OZ-23-015B
City Files: OZS-2023-0014 & OZS-2023-0015
Pre-consultation Files: PRE-21-105B / Pre-21-106B**

Dear Ms. Sidhu,

Region of Peel staff have reviewed the above noted Official Plan and Zoning By-law Amendment applications received on June 16, 2023, for the development of 4,697 residential units within stacked back-to-back townhouses and mixed-use apartment buildings; two 5-storey office buildings; parkland; and a total of 3,616 residential and office parking spaces below and at grade.

Technical comments received to date on the first submission are provided below; however, as discussed in our meeting yesterday, we are now in receipt of the second submission materials for the files, and in addition understand that the Revised Functional Servicing Reports are forthcoming from the applicant's team.

In light of this second submission to be circulated to Regional departments and appreciating that the second submission may address issues presented in the original submission, please be advised that ***these comments do not include general comments from the Planning and Development Services Division, which will be provided upon review of the latest submission.***

Please note that comments for the two applications have been combined here for the subject lands, which are located on both the north side of Steeles Avenue West (OZ-23-014B) and on the south side of Steeles Avenue West (OZ-23-015B). Technical comments on the original submission are as follows:

Capital Project

Please note that Peel Region will require land dedications from the owner for the reconstruction of Steeles Avenue West (Capital Project# 14-4030).

Waste Management

Prior to issuance of final approvals for the 4,546 apartment units within 18 buildings and the stacked back-to-back townhouses, the Region of Peel will provide Front-End collection of Garbage and Recyclable Materials subject to Section 2.0, 4.0 and 5.0 of the Waste Collection Design Standards Manual requirements being met and labelled on the Waste Management Site Plan Drawing. The Waste Management Site Plan Drawing must demonstrate:

Waste Collection Vehicle Access Route:

- The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the Waste Management Site Plan.
- **Overhead clearance outside of the Collection Point – Outside the Collection Point, a clear height of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route is required. The clear height of 4.4 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies. This must be shown and labelled on subsequent revised submissions.**
- The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the entrance and exit of the site and collection point areas.
- All roads shall be designed to have a minimum width of 6 metres.
- Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
- In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.
- If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate or transformer cover), the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.
- The maximum grade permitted along the waste collection vehicle access route is 8 percent.

All Collection Point Areas:

- A minimum 18 meter straight head-on approach to the Collection Point areas are required.
- Overhead clearance at the Collection Point areas– A minimum of 7.5 metres from the concrete pad is required at the Collection Point. The clear height of 7.5 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies. This must be shown and labelled on subsequent revised submissions.
- A Collection Point: solid level (+/- 2%) concrete pad is required. The concrete pad must extend a minimum of 1.5 metres in length outside of the concealed collection point to accommodate the front wheels of the waste collection vehicle.
- All the Collection Point must also show 10 square meters for the set-out of Bulky Items.
- All bins must be shown in the Concealed Collection Point. The number, size, and type (Garbage/ Recyclable Materials) of bins and must be labelled.
- The collection areas should not require the jockeying of front-end bins (i.e., manually positioning one front-end bin at a time for the waste collection vehicle to pick up) by property management staff. The Region discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection. Please see Appendix 4 for waste collection point specifications.

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- However, where all reasonable attempts have been undertaken and these requirements cannot be met, reliance on property management staff to facilitate waste collection will be considered at the Region's discretion subject to the following requirements:
 1. The bins should be properly positioned in the collection area on the day of collection before 7 am.
 2. The driver is not required to exit the collection vehicle to facilitate collection.
 3. Property management is responsible for moving bins during collection.
 4. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
 5. Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
 6. Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
 7. Property management staff will be responsible for moving bins to the staging area at the time of collection and returning to storage room following collection.
- If jockeying is required, please provide the following jockeying notes stated above on the Waste Management Site plan drawing.
- In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.

All Garbage Rooms:

- The Garbage Rooms must also show 10 square meters for the storage of Bulky Items.
- If present, the location of the compactor must be shown and labelled.
- The developer will need to identify the chute systems to be used.
- All bins must be shown in the Garbage Rooms. The number, size, and type (Garbage/ Recyclable Materials) of bins and carts must also be labelled. The calculation showing the required number of front-end bins must also be shown on the drawing. Please refer to WCDSM Appendix 6 Front-End Garbage and Recycling Bins and Appendix 7 Waste Bin Calculations.
- For the stacked back-to-back townhouses, the drop-off points must be convenient for all residents (within 100m walking distance of the furthest unit).
- Stacked townhouse units must have a designated waste disposal point.
- For the office/retail units more than 500 Sq meters per building, private waste collection is required. Office/retail more than 500 Sq, waste must be stored and set out separate from residential waste and labeled on a Waste Management Site Plan.
- Please Note: Under the Food and Organic Waste Framework in Ontario statement and the potential that the Region of Peel may have an organics collection program for residential buildings in the future, the Region of Peel is recommending residential buildings install a dedicated chute for organic material. In addition, the Region is recommending the storage area rooms will need to be larger to accommodate future organics bins. The rooms will also need to be well ventilated, equipped with running water and sewer drain for washdown, be well lit, located away from fresh air intakes and have measures for pest control.

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>

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Servicing Connections**Regional File: OZ-23-014B****Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of an 825mm sanitary sewer on Steeles Avenue and a 625mm sanitary sewer on Mississauga Road.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the developments and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region as part of Pre-consultation application.
- A sanitary model has been completed for this development. The outcomes of the sanitary model evaluation have identified capacity limitations in both the 1500 mm (Credit Valley trunk sewer) and 825 mm (Steeles Ave. West Trunk sewer) sewers.

Water Facilities

- The lands are located within Water Pressure Zone 4.
- Municipal water supply infrastructure consist of 900mm and 400mm watermains on Steeles Avenue West. Connections to the 900mm Watermain will not be permitted.
- Municipal water supply infrastructure consists of a 300mm watermain on Mississauga Road. A 400mm watermain at pressure zone 5 is within right of way limits on Mississauga Road. Connections to the 400mm watermain will not be permitted as the lands are located within water pressure zone 4.
- A Functional Servicing Report (FSR) showing proposed watermain servicing plans for the developments and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region as part of Pre-consultation application.

Region Roads

- The proposed developments abut Steeles Avenue West (RR#15).
- OZ-23-014B also has frontage on Mississauga Road (RR#1).
- Region of Peel will not permit any changes to grading within Mississauga Road ROW or Steeles Avenue West ROW along the frontage of proposed development.
- Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel).
- A Stormwater Management Report is required for review and approval by the Region.

General

- All costs associated with the servicing of the proposed development will be at the applicant's expense
- The Applicant may be required to enter into applicable development agreements with appropriate agencies
- The Applicant may be required to dedicate required easements/road widenings and other land dedications as required by the Region as per latest Official Plan
- The above are high level comments. Detailed comments will be provided at the engineering stage.

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Regional File: OZ-23-015B**Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of an 825mm sanitary sewer on Steeles Avenue.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the developments and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region as part of Pre-consultation application.
- A sanitary model has been completed for this development. The outcomes of the sanitary model evaluation have identified capacity limitations in both the 1500 mm (Credit Valley trunk sewer) and 825 mm (Steeles Avenue West Trunk sewer) sewers.

Water Facilities

- The lands are located within Water Pressure Zone 4.
- Municipal water supply infrastructure consist of 900mm and 400mm watermains on Steeles Avenue West. Connections to the 900mm Watermain will not be permitted.
- A Functional Servicing Report (FSR) showing proposed watermain servicing plans for the developments and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region as part of Pre-consultation application.

Region Roads

- The proposed developments abut Steeles Avenue West (RR#15).
- Region of Peel will not permit any changes to grading within Steeles Avenue West ROW along the frontage of proposed development.
- Any future access shall be in accordance with the Region of Peel Access Control By-law.
- Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel).
- A Stormwater Management Report is required for review and approval by the Region.

General

- All costs associated with the servicing of the proposed development will be at the applicant's expense
- The Applicant may be required to enter into applicable development agreements with appropriate agencies
- The Applicant may be required to dedicate required easements/road widenings and other land dedications as required by the Region as per latest Official Plan
- The above are high level comments. Detailed comments will be provided at the engineering stage.

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Traffic Connections

Access and TIS

- The Region is in receipt of a Traffic Impact Study (TIS); comments will be provided under a separate cover.
- The Region in theory will support a restricted right in, right out access in the interim, after review of the TIS.
- The Region requests that a functional design be included as part of the next submission which addresses auxiliary turn lane requirements and geometrics for the restricted access for our review and comment.
- Please revise site plan to include capital road widening lane configurations.
- The Region requests that intersection costs be shared between Unipetro, the gas station and Metrus Central Properties Limited.

Land Dedication

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 15 (Steeles Avenue) which has a right of way of 54 meters; 27 meters from the centreline of the road allowance, within 245 metres of intersections 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 15 x 15 metre daylight triangle as **permanent easement at the intersection of Steeles Avenue and Private Driveway;**
- The Region will require the gratuitous dedication of a **0.3 metre reserve along the frontage Regional Road 15 (Steeles Avenue)** behind the property line and daylight triangle, except at any approved access point;
- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for **Regional Road 1 (Mississauga Road)** which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of intersections 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 15 x 15 metre daylight triangle at the **intersection of Mississauga Road and Steeles Avenue;**
- The Region will require the gratuitous dedication of a **0.3 metre reserve along the frontage Regional Road 15 (Mississauga)** behind the property line and daylight triangle, except at any approved access point;
- The applicant is required to gratuitously dedicate the 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;
- Reference plan(s) and transfer document(s) must be completed prior to granting execution of the site plan agreement and/or final site plan approval.

Landscaping/Encroachments

- Landscaping, cranes, signs, fences, 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 license has been granted.

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Engineering Requirements

- A detailed engineering submission for the road and access works is 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 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 Roads;
- 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 works will be 100% paid by the Owner.

Capital Project Dedications

North Side of Steeles Avenue West:

- The fee simple lands designated as Parts 2, 4, 6, 8, 10, 11 and 13 on Reference Plan 43R-39305;
- A permanent aerial easement to construct, repair, replace extend, operate and maintain lines of overhead electric power, service wires, cables and equipment and all appurtenances and accessories thereto across a portion of the Owner's Lands designated as Parts 15 and 16 on Reference Plan 43R-39305;
- A permanent anchor easement to install construct, repair, replace and maintain pole support wires, down guys and anchors to overhead lines of electrical power and service, including telecommunications facilities forming part of continuous lines and facilities and all appurtenances and accessories thereto under and upon a portion of the Owner's Lands designated as Parts 3 and 14 on Reference Plan 43R-39305;
- A temporary working easement for the purpose of grading and related works on, over, under and through a portion of the Owner's Lands designated as Parts 1, 3, 5, 7, 9, 12, 14, 15 and 16 on Reference Plan 43R-39305

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South Side of Steeles Avenue West:

- The fee simple lands designated as Part 1 on Reference Plan 43R-39269;
- A permanent anchor easement to install construct, repair, replace and maintain pole support wires, down guys and anchors to overhead lines of electrical power and service, including telecommunications facilities forming part of continuous lines and facilities and all appurtenances and accessories thereto under and upon a portion of the Owner's Lands designated as Part 5 on Reference Plan 43R-39269;
- Temporary working easement for the purpose of grading and related works on, over, under and through a portion of the Owner's Lands designated as Parts 2, 3, 4 and 5 on Reference Plan 43R-39269.

Public Health

Public Health does not object to the approval of the Official Plan Amendment and Zoning By-Law Amendment application, however, we have recommendations on the subsequent subdivision and site plan applications.

This proposal received a score of 19 and a bronze rating for block plans. This development is on its way to contributing to a healthy community.

At subsequent Site Plan Approval application stage, the following are our recommendations:

- Bicycle parking for visitors near building entrance and secure parking for residents.
- Pedestrian scaled lighting (up to 4.6m in height) along walkways.
- Permeable and or light-coloured paving instead of black asphalt.
- Explore age friendly design guidelines when designing spaces for multi-generational use.
- Shared parking between uses at different times of the day (i.e., retail/office and residential).
- Preferential parking for carpool and/or carshare vehicle spaces.

Public Housing

[Table 4](#) of the Peel 2051 Regional Official Plan identifies new Peel-wide housing unit targets on rental, density, and affordability . These targets are based on need as determined through the [\Peel Housing and Homelessness Plan](#) and the [\Regional Housing Strategy](#) .

For planning applications of approximately 50 units or more, Regional policies require applicants to submit a housing assessment that is consistent with local and Regional housing objectives and demonstrates contributions towards the housing targets. The required housing assessment can be included as part of a planning justification report or housing report or as its own report. It is acknowledged that the applicant submitted housing analysis as part of the planning justification report.

Affordability: The applicant references a previous concept plan that included affordable housing. While it is acknowledged that the revised concept for the proposed development will provide housing types that provide more affordable options, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households to better contribute to the Peel-wide affordable housing target, respond to City of Brampton Official Plan Policy [\4.2.5](#), and respond to SPA 40c Bram West Policies [\3.4.32](#) and [\3.4.33](#) . The definition of 'affordable housing' can be

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found in the [Glossary](#) section of the Regional Official Plan. The applicant can consider providing information on pricing (sale price) and affordability period (i.e., 25 years or more) of units.

While it is anticipated that units identified to address moderate income needs will be predominantly provided by the private sector, partnerships between the applicant, the Region of Peel, the City of Brampton, and the non-profit sector could be explored to provide units that are affordable to low-income households. As part of the applicant's contribution to the Peel-wide new housing unit target for affordability, the applicant may consider a contribution of land or units to the Region and/or a non-profit housing provider to be used for affordable housing. Regional staff would be interested in working with the applicant to establish terms of such a contribution involving the Region of Peel and/or connecting the applicant with a non-profit housing provider.

This application is within an area in the City of Brampton that is eligible for inclusionary zoning (IZ). Consequently, the applicant should be aware of ongoing [consultation and policy development](#) regarding the potential for IZ and further efforts by the City of Brampton to develop and implement an IZ by-law. Affordable units secured through IZ are part of an applicant's demonstration of a contribution to the Peel-wide new housing unit targets.

Density: It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing to develop townhouse and apartment units. It is acknowledged that the applicant references an anticipated mix of townhouse units and apartment units that range in size and include two bedroom and three-bedroom units, which will provide more housing options for larger households. The applicant is encouraged to provide an appropriate number and proportion of family-sized (two-bedroom, two bedrooms plus den, three bedroom) units that responds to community need. The applicant is requested to provide more information regarding size of units (such as a breakdown of the anticipated unit mix that includes number of units by bedroom type and unit square footage). The applicant is encouraged to include units of all sizes that are affordable to moderate income households.

Rental: The applicant is encouraged to review opportunities for purpose-built rental apartment units. The applicant should explore all available funding sources to support affordable rental housing, such as the [Peel Affordable Rental Incentives Program](#), the [Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#). Where purpose-built rental units are not possible, the applicant is encouraged to explore opportunities for affordable condo rental.

The applicant is encouraged to incorporate universal accessibility and design features in the development.

This application is located within an area that is a priority community for childcare expansion. The applicant is encouraged to explore the opportunity of co-locating a licensed childcare centre within the proposed development, such as in podium or amenity spaces or ground floor retail spaces, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca who can connect the applicant with staff in the Region of Peel's Human Services Early Years and Child Care Services Division.

Regional staff can meet with applicants to clarify housing objectives and policies as needed. We look forward to working with the applicant to review opportunities to further contribute to Peel-wide new housing unit targets, including partnerships.

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As noted above, this letter includes technical comments received to date on the original submission but does not include general policy and development review comments. Comprehensive Planning and Development Services Division comments will be provided with those of the resubmission received on October 31, 2023.

Regional staff appreciate having had the opportunity to meet in concert with City of Brampton staff and the applicant during pre-consultation and the filing of the formal applications. We likewise look forward to working together to ensure the delivery of the proposed development through the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision or other appropriate staging and implementation tools which address core matters of Regional interest.

If you have any questions or concerns, please contact me at dana.jenkins@peelregion.ca or 905.791.7800 x 4027 at your earliest convenience. Thank you, TJ.

Regards,

Dana Jenkins

Dana Jenkins
Development Services
Department of Public Works

cc: John Hardcastle, Manager, Development Services, Region of Peel
Angelo Ambrico, Manager, Development Services, City of Brampton
Juli Laudadio, Project Manager, Planning, DG Group

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November 28, 2023

Tejinder Sidhu, MCIP, RPP
Development Planner III
Planning, Building and Growth Management
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**RE: Region of Peel Employment Policy Comments
 Official Plan Amendment and Zoning By-law Amendment Applications
 ‘O’ Steeles Avenue West and 1735 Steeles Avenue West
 Metrus Central Properties Inc.
 Regional Files: OZ-23-014B & OZ-23-015B
 City Files: OZS-2023-0014 & OZS-2023-0015
 Pre-consultation Files: PRE-21-105B / Pre-21-106B**

Dear Ms. Sidhu,

Region of Peel staff have completed the policy review for the above-noted Official Plan and Zoning By-law Amendment applications received on June 16, 2023, for the development of 4,697 residential units within stacked back-to-back townhouses and mixed-use apartment buildings; two 5-storey office buildings; parkland; and a total of 3,616 residential and office parking spaces below and at grade.

This letter follows technical comments received on the first submission as provided on November 1, 2023. Second submission comments, including those for the Functional Servicing Reports received informally via email and circulated on November 21, 2023 will be provided upon receipt.

Please note that comments for the two applications have been combined here for the subject lands, which are located on both the north side of Steeles Avenue West (OZ-23-014B) and on the south side of Steeles Avenue West) (OZ-23-015B). Employment policy comments are as follows:

- An extensive review of Employment Areas was undertaken through the 2051 Region of Peel Official Plan Review and Municipal Comprehensive Review process to meet the long-term market demands and locational requirements to protect and preserve existing and future Employment Areas. High-density employment uses are encouraged to be located in Strategic Growth Areas, such as MTSAs, with existing frequent transit or existing or planned higher order transit service. Peel staff would like to stress that protecting employment areas and planning for jobs are both critical to maintaining a healthy economy, furthering economic development objectives, and contributing to the development of complete communities.
 - Under RPOP Section 5.8, a local municipality is required to designate, protect, and preserve Employment Areas as identified on Region of Peel Official Plan (RPOP) Schedule E-4 – Employment Areas.

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- The proposed development is located within an Employment Area and the Primary Major Transit Station Area (MTSA) known as HUB-3 Steeles at Mississauga Road as identified on Schedules E-4 and E-5 of the RPOP.
 - Schedule E-4 – Employment Areas and RPOP Policy 5.8.36 prescribes select MTSA's, such as the HUB-3 Steeles at Mississauga Road MTSA, which may permit integration of non-employment uses, such as residential, to develop vibrant mixed-use areas and innovation hubs, subject to a municipally-initiated study and local official plan policies that address the criteria outlined in RPOP Policy 5.8.36 to the satisfaction of Peel. However, RPOP Policy 5.8.36 can only be addressed by a local municipality that considers the entire MTSA delineated boundary.
 - Until Peel approves the municipally initiated study addressing RPOP Policy 5.8.36, the proposed residential uses are not in conformity with the RPOP as the lands remain under the Employment Area designation, requiring an employment conversion under RPOP Policy 5.8.34 to introduce the proposed residential uses.
 - At this time, Peel is in receipt of the November 1, 2023, Adopted Brampton Official Plan and currently reviewing the record submission package in accordance with the *Planning Act* and Ontario Regulation 543/06. The Adopted Brampton Official Plan encompasses an MTSA policy framework for the HUB-3 Steeles at Mississauga Road MTSA that will be under review and consideration during Peel's conformity review. Peel comments on the development may differ upon completion of the Adopted Brampton Official Plan conformity review.

Regional staff appreciate the opportunity to work with City of Brampton staff and the applicant as required to move the project forward.

Should you have any questions or concerns, please contact me at or 905.791.7800 ext. 4027 at your earliest convenience. Thank you, TJ.

Regards,

Dana Jenkins

Dana Jenkins
Development Services
Department of Public Works

John Hardcastle, Manager, Development Services, Region of Peel
Angelo Ambrico, Manager, Development Services, City of Brampton
Juli Laudadio, Project Manager, Planning, DG Group

Henderson, Kelly

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2021/06/25 3:21 PM
To: Henderson, Kelly
Subject: [EXTERNAL]PRE-2021-0105 and PRE-2021-0106 for 1750 Steeles Avenue West & 0 Steeles Avenue West

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

Hi Kelly,

Credit Valley Conservation (CVC) staff have received the Pre-consultation Applications (PRE-2021-0105 and PRE-2021-0106) for 1750 Steeles Avenue West & 0 Steeles Avenue West in the City of Brampton.

The lands are within CVC's jurisdiction, but do not contain features regulated by CVC. Although our online mapping indicates that a portion of the property at 0 Steeles Avenue West is regulated by CVC, I have had a chance to review the file history around this site and the subject property is not located within CVC's Regulated Area. The property at 1750 Steeles Ave West is also not within CVC's Regulated Area. As such, a CVC permit will not be required for development on these sites.

Further, I understand that the sites will drain to an existing SWM pond owned by the City. Therefore, we defer review of the SWM strategy to the City, and do not need to be circulated on the formal applications.

Please be advised that the subject properties are within Sub-Areas 40-1 and 40-2 of the Bram West Secondary Plan and are subject to the Sub-Areas 40-1 & 40-2 Functional Servicing & Environmental Implementation Report. The report identifies SWM criteria and onsite controls applicable to the properties. We trust the City to ensure the stormwater management strategy is in compliance with the Sub-Areas 40-1 & 40-2 Functional Servicing & Environmental Implementation Report and the design of the existing SWM pond.

If you have any questions regarding the above, or would like to discuss, please let me know.

Thanks,

Trisha Hughes

Planner | Planning and Development Services | Credit Valley Conservation
905.670.1615 ext 325 | Cell: 437-855-4056 | 1.800.668.5557
trisha.hughes@cvc.ca | cvc.ca

July 18, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Emma Demelo

Re: Request for Comments
KLM Planning Partners Inc – Metrus Central Properties Inc
1735 & 1750 Steeles Ave W
City File Numbers: OZS-2023-0015 & OZS-2023-14
Alectra EP File: C4-61

Dear Emma,

As per your request for comments regarding the above project, we respond as follows:

Please include the following as conditions of approval:

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.
- For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions (Central)

June 29, 2023

Emma Demelo
 Development Planner
 City of Brampton
 2 Wellington Street West
 Brampton, ON L6Y 4R2

Dear Emma Demelo,

RE: **Applications for Official Plan Amendment and Zoning By-law
 Amendment
 Metrus Central Properties Inc.
 1735 Steeles Ave W
 OZS-2023-0014/OZS-2023-0015
 City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of multiple buildings and 4,697 residential units located at the above-noted address. 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
721	220

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
Elorado P.S. (K-8)	827	778	6
Jean Augustine S.S. (9-12)	1,313	1,533	0

Please be advised that the PDSB is aware of a capacity issue within this community. This development will contribute to the neighbourhood school's which are over capacity.

PDSB requires the following conditions be placed in the Development Agreement, and warning clauses conveyed by the property owner to potential residents:

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

3. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by 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 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



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

June 30, 2023

Emma De Melo
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Emma,

Re: Zoning By-law Amendment
Metrus Central Properties Limited
0 & 1735 Steeles Avenue West
City of Brampton
File No.: OZS-2023-0014, OZS-2023-0015

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.



Aug 01,2023

Ms/Mr. Shawntelle Trdoslavic
Planning Department
City of **Brampton**,
Ontario

Re:

Rogers Reference #: M23AX45A01

Dear Shawntelle Trdoslavic:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton. We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

June 22, 2023

Emma De Melo
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Secondary Plan, Block Plan and Zoning By-law
South side of Steeles Ave W, east of Mississauga Rd
File: OZS 2023-0015
City of Brampton – Ward 6**

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 4 buildings with a total of 740 residential units and 28 townhouses, which are anticipated to yield:

- 49 Junior Kindergarten to Grade 8 Students; and
- 24 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. Alphonsa	391	553	0
Secondary School	St. Augustine	935	1320	3

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale 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."

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: Z. Tessaro, Peel District School Board (via email)

June 22, 2023

Emma De Melo
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Emma:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Secondary Plan, Block Plan and Zoning By-law
Northeast corner of Steeles Ave W and Mississauga Rd
File: OZS 2023-0014
City of Brampton – Ward 4**

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 16 mixed-use buildings with a total of 3809 residential units and 120 townhouses, which are anticipated to yield:

- 246 Junior Kindergarten to Grade 8 Students; and
- 123 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. Alphonsa	391	553	0
Secondary School	St. Augustine	935	1320	3

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale 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."

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: Z. Tessaro, Peel District School Board (via email)