

Public Works

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

peelregion.ca

July 28, 2023

Angelo Ambrico
Development Services
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Angelo.ambrico@brampton.ca

**RE: Region of Peel Comments
 Official Plan Amendment and Rezoning
 75 Clarence Street
 Soniel Clarence Inc.
 City File: OZS-2019-0006
 Regional File: OZ-2019-006B**

Dear Mr. Ambrico,

Further to the comments provided on February 3, 2022, Region of Peel staff have reviewed the above noted Official Plan Amendment and Rezoning Application resubmission (consisting of Plans, a Functional Servicing and Stormwater Management Report, and TIS) proposing to permit an 8-storey mixed use building containing 82 units with commercial at grade and offer regional clearance based on the following:

Prior to Site Plan Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Site Plan approval:

Waste Management Requirements

- For this type of development rear end packer is not permitted. Multi-Residential complexes with 60 or more dwelling units must set out front-end bins for garbage and recycling material.
- Prior to Site Plan Approval the applicant must submit a satisfactory Waste Management Plan meeting all applicable design requirements for Front End collection in the Waste Collection Design Standards Manual.
- For Mixed - Use Buildings with less than 500 Sq meters of commercial space within the development, the Region 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 (WCDSM) being met and labelled on a Waste Management Plan or Site Plan.
- A satisfactory Waste Management Plan is required demonstrating the following:
 - All roads must be designed to have a minimum width of 6m.
 - A 13m turning radii on all vehicular turns entering, internal to, and exiting the site.

- A minimum 18m head on approach to the collection point
- A 7.5m height clearance at the internal collection point
- For all waste management site design and collection requirements please refer to the [Waste Collection Design Standards Manual](#)

If you have any questions or concerns, please contact the undersigned at megan.meldrum@peelregion.ca 905.791.7800 x3558) at your earliest convenience.

Yours truly,



Megan Meldrum
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

May 30, 2022

Angelo Ambrico
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Angelo:

**RE: Application for an Official Plan Amendment and Zoning By-law Amendment
OZS-2019-0006 – Resubmission #1
Soneil c/o Glen Schnarr & Associates Inc.
75 Clarence Street
South side of Clarence Street, east side of Erlesmere Avenue
City of Brampton (Ward 3)**

The Peel District School Board has reviewed the above-noted application (82 apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to Grade 8	Grade 9 to Grade 12
9	6	2

The students generated from this development will attend the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Helen Wilson P.S. <i>(Kindergarten to Grade 5)</i>	199	266	0
William G. Davis Sr. P.S. <i>(Grade 6 to Grade 8)</i>	437	507	1
Turner Fenton S.S. <i>(Grade 9 to Grade 12)</i>	1,558	2,040	0

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.
2. Prior to final approval, 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 until the permanent school for the area has been completed:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are 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 #39. You are advised to contact the Planning and Accommodations 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 students will meet the school bus on roads presently in existence or at another designated place, designated by the Peel District School 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 nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, H.B.A, MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

OZS-2019-0006 comment.doc

June 22, 2022

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

Re: Application for Zoning by-Law Amendment – 75 Clarence Street

COB File: OZS-2019-0006

Dear Angelo,

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:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- 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 26 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>.

Alectra Utilities Corporation

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

alectrautilities.com

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 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

Padhya, Harsh

From: Nicholas Cascone <ncascone@trca.on.ca>
Sent: 2019/03/20 1:03 PM
To: Sarah Clark
Subject: RE: Property Inquiry - 75 Clarence st

Hello Sarah,

Unfortunately, I was unable to locate our past pre-consultation comments for this one. However, the site is located outside of our Regulated Area and is quite some distance from any natural features and/or hazards. Furthermore, the site is relatively small in size. As such, I suspect we deferred SWM review to the City of Brampton. Given the above, I do not expect the City of Brampton will circulate us on any future development applications for the site.

Regards,

Nick Cascone, M.Sc.PI
Planner
Development Planning and Permits | Development and Engineering Services

T: 416.661.6600 ext. 5927
E: ncascone@trca.on.ca
A: 101 Exchange Avenue, Vaughan, ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

From: Sarah Clark <sarahc@gsai.ca>
To: Nicholas Cascone <ncascone@trca.on.ca>
Date: 03/20/19 10:51 AM
Subject: RE: Property Inquiry - 75 Clarence st

December 2017 was the precon I believe.

Sarah Clark | Planner
700 - 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K6
T: 905-568-8888 x237 | F: 905-568-8894
www.gesai.ca



From: Nicholas Cascone <ncascone@trca.on.ca>
Sent: March-20-19 10:50 AM
To: Sarah Clark <sarahc@gsai.ca>
Subject: Re: Property Inquiry - 75 Clarence st

Hello Sarah,

When was the pre-consultation application submitted for this one? I would like to see if we provided any comments to the City of Brampton before I provide you with a response.

Regards,

Nick Cascone, M.Sc.PI
Planner
Development Planning and Permits | Development and Engineering Services

T: 416.661.6600 ext. 5927
E: ncascone@trca.on.ca
A: 101 Exchange Avenue, Vaughan, ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

From: Sarah Clark <sarahc@gsai.ca>
To: Nicholas Cascone <ncascone@trca.on.ca>
Date: 03/19/19 01:43 PM
Subject: Property Inquiry - 75 Clarence st

Good afternoon Nicholas,

Im coming in with an OPA/RZ for the property municipally addressed as 75 Clarence Street which is located within the Etobicoke Creek watershed and, as I understand, within the jurisdiction of the Toronto and Region Conservation Area.
Can you confirm for me if I will be required, based on its location, to provide the TRCA with a review/processing fee?

Our precon notes make no mention of it however I wanted to make sure, at risk of a set back, if this would be required or not
Thanks.

Sarah Clark | Planner
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