

**RESULTS OF CIRCULATION**

**Archived:** 2020/11/06 8:03:19 PM

**From:** [Debnath, Madhuparna](#)

**Sent:** 2020/11/05 4:17:25 PM

**To:** [Mahmood, Nasir](#); [Colangelo, Mike](#); [Kwast, Tamara](#)



**Cc:** [Owusu-Gyimah, Cynthia](#)

**Subject:** FW: T05W15.004 - Steeles Ave W/Mississauga - Hotel/Banquet Hall/Office dev - Request for Comment

**Response requested:** No

**Sensitivity:** Normal

**Attachments:**

[T05W15.004 2009 Steeles & 7920 Miss Rd, Mixed Use Dev - 2nd sub UDB Landscape Comments.docx](#)  [3\\_Urban Design Brief-MARKED.pdf](#) 

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Good afternoon,

With respect to the sensitivity of this application, Urban Design, Open Space, and Active Transportation is agreeable to advance this application for rezoning. We have received commitment from the applicant that the site layout and detailed architectural and landscape design will be revised at the site plan application stage as per staff comments.

However, please note that certain refinements/revisions to the high level Urban Design Brief has to be made as per the attached comments from Open Space, and redlined Urban Design and Active Transportation comments on the Urban Design Brief itself, before we sign off the document.

Please coordinate with Mike Colangelo if there are any questions on the landscape comments.

Please let me know if there are any questions.

Thanks,

**Madhuparna Debnath**

*MUD, MRAIC, MCIP, RPP*

**Urban Designer**

Planning, Building and Economic Development

City of Brampton | Tel: 905. 874. 2084 | Fax: 905. 874. 3819

E-mail: [madhuparna.debnath@brampton.ca](mailto:madhuparna.debnath@brampton.ca)

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**From:** Owusu-Gyimah, Cynthia <[Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)>

**Sent:** 2020/11/04 1:35 PM

**To:** Debnath, Madhuparna <[Madhuparna.Debnath@brampton.ca](mailto:Madhuparna.Debnath@brampton.ca)>; Yeung, Yvonne <[Yvonne.Yeung@brampton.ca](mailto:Yvonne.Yeung@brampton.ca)>

**Cc:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Subject:** T05W15.004 - Steeles Ave W/Mississauga - Hotel/Banquet Hall/Office dev - Request for Comment

Hi Madhu/Yvonne,

I am reaching out to you for your assistance in advancing this application. The revised submission was circulated last week with response date of November 5.

Please let Nasir and I know the status of your comments. The Recommendation Report is scheduled for the upcoming December 7th agenda which needs to be finalized this week, however we need your final sign off prior to moving forward.

Please let Nasir and I know if there is anything you need. Also don't hesitate to contact the applicant directly for any clarification you may need from the.

Thank you

**Cynthia Owusu-Gyimah, MCIP, RPP**

Acting Manager, Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

O: 905-874.2064

M: 437-213-7991

[Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)

**Archived:** 2020/11/06 8:02:02 PM

**From:** [McIntyre, Scott](#)

**Sent:** 2020/11/05 11:48:52 AM

**To:** [Mahmood, Nasir](#)

**Cc:** [Monaghan, David](#); [Owusu-Gyimah, Cynthia](#)

**Subject:** TP Cmts - T05W15.004 - Hotels, Banquet Hall, Office Development

**Sensitivity:** Normal

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Nasir,

Comments pertaining to the above noted application submission are summarized herein and uploaded to Accela.

1. If the city's zoning office has issue with the proposed parking supply, our office is to be advised.
2. Should the Region of Peel be satisfied with the revised TIS volumes our office will have no further concerns with the TIS for the reason that both Steeles Avenue and Mississauga Road are under the jurisdiction of the Region of Peel.
3. Barring any issues pertaining to the above comments, our office has no further concern with the above noted rezoning application.

Regards,

**Scott McIntyre**

**Transportation Planning Technologist** | Engineering Division / Public Works & Engineering Department | City of Brampton

T: 905.874.2540 | F: 905-874-2599 | C: 437-213-8608 | 1975 Williams Parkway | ON L6S 6E5

Please note I am currently working remotely due to building occupancy limits during COVID-19. For information on safety, closures and reopening, please visit [www.brampton.ca/reopening](http://www.brampton.ca/reopening)

Please reach out to me between the business hours of 8:30 AM until 4:30 PM on weekdays.



**Archived:** 2020/11/06 8:01:24 PM

**From:** [Tang, Daniel](#)

**Sent:** 2018/10/01 2:20:11 PM

**To:** [Mahmood, Nasir](#)

**Subject:** RE: T05W15.004 2009 Steeles Ave West Zoning By Law Amendment - Noise Clearance

**Sensitivity:** Normal

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Hi Nasir,

I have reviewed the revised concept plan as well as the Addendum letter provided by Valcoustics Canada dated Aug 2, 2018 for the above noted application, and still find it capable of supporting Zoning By-Law Amendment.

Regards,

Daniel Tang  
Environmental Technologist – Noise  
City of Brampton  
Engineering Division / Public Works & Engineering Department  
T: 905-874-2472

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**From:** Tang, Daniel

**Sent:** 2016/11/16 4:19 PM

**To:** Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>

**Subject:** T05W15.004 2009 Steeles Ave West Zoning By Law Amendment - Noise Clearance

Hi Nasir,

I have reviewed the Environmental Noise Feasibility Study dated December 21, 2015 prepared by Valcoustics for the above noted application and find it capable of supporting Zoning By Law Amendment.

Regards,

Daniel Tang  
Environmental Technologist – Noise  
City of Brampton  
Engineering Division / Public Works & Engineering Department  
T: 905-874-2472

**Archived:** 2020/11/06 8:00:14 PM

**From:** [Chirco, Sabrina](#)

**Sent:** 2020/04/01 8:20:13 PM

**To:** [Mahmood, Nasir](#)

**Subject:** T05W15.004

**Response requested:** No

**Sensitivity:** Normal

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Hi Nasir,

I am closing up all of EcDev outstanding Accela comments and tried to insert ones for the following file: T05W15.004 – 2009 Steeles and realized I couldn't add in my comments because the file is closed. Will you accept my comments below?

"Economic Development supports the subject application in light of its proximity to major employment generators such as Canon, Medtronic and Loblaw's. The proposed two hotels, banquet centre and office building are also consistent with the overall vision for the Mississauga Road and Steele's Avenue area and will complement future employment uses. Given the site's visual prominence and that the City is looking to entice more major office and prestige industrial uses, please ensure that the proposal is well designed from both an architectural and landscaping perspective.

This application supports an on-going need for more professional office space that will support the overall goal of this employment area. As mentioned in the Employment Target Analysis the development estimated over 600 jobs, this will help achieve the forecasted growth numbers included in the 2040 Vision, Economic Development Masterplan, and the 2018-2022 Term of Council priorities. (140,000 new jobs in the next 20 years)

Please note that with our current Foreign Direct Investment Strategy and Business Expansion and Retention program, Economic Development can work further with the client to help attract a high quality tenant for the office building."

Thank you,

**Sabrina Chirco**, Central Area Research Analyst  
City of Brampton | Economic Development & Culture  
2 Wellington Street West, Brampton, Ontario L6Y 4R2  
O 905 874 5157  
C 437 215 1176  
E [sabrina.chirco@brampton.ca](mailto:sabrina.chirco@brampton.ca)

**For resources and support for your business during COVID19 please connect [here](#)**

Archived: 2020/11/06 8:02:49 PM  
From: [Thompson, Rebecca](#)  
Sent: 2018/11/28 1:17:00 PM  
To: [Mahmood, Nasir](#)  
Subject: RE: T05W15.004 2009 Steeles Ave W & 7920 Mississauga Road  
Sensitivity: Normal

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Hi Nasir,

Great. Thanks for following up with me. We have no further comments from a transit planning perspective.

Rebecca

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From: Mahmood, Nasir  
Sent: 2018/11/28 11:02 AM  
To: Thompson, Rebecca <[Rebecca.Thompson@brampton.ca](mailto:Rebecca.Thompson@brampton.ca)>  
Cc: Stowe, David <[David.Stowe@brampton.ca](mailto:David.Stowe@brampton.ca)>; Lafleur, Chris <[Chris.Lafleur@brampton.ca](mailto:Chris.Lafleur@brampton.ca)>  
Subject: RE: T05W15.004 2009 Steeles Ave W & 7920 Mississauga Road

Hi Rebecca,  
The latest circulation, as attached, was sent out on Sept 11, 2018. It included the revised concept plan, and the representative rendering. As you can see from the revised concept plan (attached), on the Development Services insistence, a higher density development, including a 10 story office/retail building (in addition to two hotels and one banquet hall), has been proposed now. All the related information/studies are available in the Repository through the following web link:

[http://ourbrampton.brampton.ca/sites/025/Business-Services/TS/PDD\\_Development\\_Repository/SUBDIVISIONS/Forms/AllItems.aspx?RootFolder=%2fsites%2f025%2fBusiness%2dServices%2fTS%2fPDD%5fDevelopment%5fRepository%2fSUBDIVISIONS%2fT05W15%2e004%2f1%5fAPPLICANT%5fSUBMITTED%5fDOCS%2f1%5fRECEIVED&FolderCTID=&View=%7b3B32A6F6%2d93ED%2d4AF1%2d82EF%2dE32C4FF45C38%7d](http://ourbrampton.brampton.ca/sites/025/Business-Services/TS/PDD_Development_Repository/SUBDIVISIONS/Forms/AllItems.aspx?RootFolder=%2fsites%2f025%2fBusiness%2dServices%2fTS%2fPDD%5fDevelopment%5fRepository%2fSUBDIVISIONS%2fT05W15%2e004%2f1%5fAPPLICANT%5fSUBMITTED%5fDOCS%2f1%5fRECEIVED&FolderCTID=&View=%7b3B32A6F6%2d93ED%2d4AF1%2d82EF%2dE32C4FF45C38%7d)

Regards,

Nasir Mahmood MCIP, RPP  
Planner III, Planning & Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



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From: Thompson, Rebecca  
Sent: 2018/11/27 2:32 PM  
To: Mahmood, Nasir <[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)>  
Cc: Stowe, David <[David.Stowe@brampton.ca](mailto:David.Stowe@brampton.ca)>; Lafleur, Chris <[Chris.Lafleur@brampton.ca](mailto:Chris.Lafleur@brampton.ca)>  
Subject: RE: T05W15.004 2009 Steeles Ave W & 7920 Mississauga Road

Hi Nasir,

I do not have records of us receiving the updated concept plan. However, at the development Team review Sept 15, 2016 we made the following comments:

- “Higher density development is preferred from transit. High frequency primary transit corridor”

If there have been any major changes since our review in Sept 15, 2016 that will impact transit, please send us the updated Concept Plan and studies.

Thanks,

Rebecca

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From: Rieger, Doug  
Sent: 2018/11/22 3:53 PM  
To: Stowe, David <[David.Stowe@brampton.ca](mailto:David.Stowe@brampton.ca)>; Lafleur, Chris <[Chris.Lafleur@brampton.ca](mailto:Chris.Lafleur@brampton.ca)>; Thompson, Rebecca <[Rebecca.Thompson@brampton.ca](mailto:Rebecca.Thompson@brampton.ca)>  
Subject: FW: T05W15.004 2009 Steeles Ave W & 7920 Mississauga Road  
Importance: High

For review and appropriate response.

Thanks,  
Doug

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From: Mahmood, Nasir  
Sent: 2018/11/22 1:56 PM  
To: Waters, David <[David.Waters@brampton.ca](mailto:David.Waters@brampton.ca)>; Corazzola, Elizabeth <[Elizabeth.Corazzola@brampton.ca](mailto:Elizabeth.Corazzola@brampton.ca)>; Mertiri, Olti <[Olti.Mertiri@brampton.ca](mailto:Olti.Mertiri@brampton.ca)>; Kassaris, Stavroula <[Stavroula.Kassaris@brampton.ca](mailto:Stavroula.Kassaris@brampton.ca)>; Heike, Christopher <[Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca)>; Kozar, Donna <[Donna.Kozar@brampton.ca](mailto:Donna.Kozar@brampton.ca)>; McIntyre, Scott <[Scott.McIntyre@brampton.ca](mailto:Scott.McIntyre@brampton.ca)>; Almasri, Nada <[Nada.Almasri@brampton.ca](mailto:Nada.Almasri@brampton.ca)>; Rieger, Doug <[Doug.Rieger@brampton.ca](mailto:Doug.Rieger@brampton.ca)>; Palynchuk, Meaghan <[meaghan.palynchuk@bell.ca](mailto:meaghan.palynchuk@bell.ca)>; Vicky Khamar <[VKhamar@hydroonebrampton.com](mailto:VKhamar@hydroonebrampton.com)>

Cc: Kuemmling, Werner <[Werner.Kuemmling@brampton.ca](mailto:Werner.Kuemmling@brampton.ca)>; Debnath, Madhuparna <[Madhuparna.Debnath@brampton.ca](mailto:Madhuparna.Debnath@brampton.ca)>; Farr, Adam <[Adam.Farr@brampton.ca](mailto:Adam.Farr@brampton.ca)>; Hoy, Michael <[Michael.Hoy@brampton.ca](mailto:Michael.Hoy@brampton.ca)>; Jasinski, Cassandra <[Cassandra.Jasinski@brampton.ca](mailto:Cassandra.Jasinski@brampton.ca)>; Herallall, Michael <[Michael.Heralall@brampton.ca](mailto:Michael.Heralall@brampton.ca)>

**Subject:** T05W15.004 2009 Steeles Ave W & 7920 Mississauga Road

**Importance:** High

Hello Folks,

Please refer to our circulation of Sept 11, 2018 for the revised concept plan and additional/updated studies for the subject application. The revised concept plan contains the proposed development containing two 7-storey hotels, one 2-storey banquet hall, and a 10-storey office building. Your comments were due here by Oct 11 2018.

The original proposal (containing two hotels, and two banquet halls) and studies were earlier circulated on Sept 23, 2016, and reviewed in the Dev Review Team meeting of Sept 15, 2016. Some departments/agencies provided their comments on the original proposal.

A meeting of the City and CVC staff was held with the applicant and his consultants on Nov 19, 2018 to highlight the environmental constraints/issues which need to be tackled. Please review the revised concept plan and studies, as circulated on Sept 11, 2018 and provide your updated comments by the end of the day on Nov 28.

Regards,

**Nasir Mahmood MCIP, RPP**

Planner III, Planning & Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



**Date:** November 4, 2020  
**To:** Nasir Mahmood, Development Planning  
**From:** Stav Kassaris, Environmental Planning  
**File:** T05W15.004  
**Subject:** **Application to amend the Zoning By-law  
2009 Steeles Ave W and 7920 Mississauga Rd**

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Thank you for circulating to Environmental Planning for our review the Response Matrix prepared by Gagnon Walker Domes (GWD) and dated October 29, 2020, a Site Plan prepared by Henry W Chiu Architects Ltd and dated October 8, 2020, a "Revised Environmental Implementation Study (Revision #2) for the Proposed Office, Hotel and Banquet Hall at 2009 Steeles Avenue West and 7920 Mississauga Road, Brampton, Ontario" prepared by Stantec and dated October 13, 2020, as well as a comment response table for the EIS from Stantec dated October 13, 2020.

Provided below are Environmental Planning's comments.

- As requested in our previous comment memo, Appendix I of the EIS was to provide a Conceptual Restoration Plan for the buffer, compensation areas, and restoration areas that will result in net ecological gain, which will be used to inform detailed design. Instead, Appendix I of the EIS submitted provides a Landscape Plan for the tableland portion of the site. To address the outstanding matter, Environmental Planning will not be requesting a resubmission of the entire EIS, but the submission of an addendum to Appendix I prior to Site Plan approval. Provided below is the associated condition:

#### **Prior to Site Plan Approval**

Prior to Site Plan approval the Owner will provide an addendum to Appendix I of the Environmental Impact Study (EIS) that contains a Restoration Planting Plan for the environmental buffer, compensation areas, and restoration areas to the satisfaction of the City and Credit Valley Conservation.

Should you have any questions, please do not hesitate to contact the undersigned.

Stav Kassaris  
Environmental Planner  
905-874-2083  
stavroula.kassaris@brampton.ca

Michael Hoy  
Supervisor, Environmental Planning  
905-874-2608  
michael.hoy@brampton.ca

## Heritage Comments

1. The owner acknowledges and agrees that should any archaeological resources be discovered, they may constitute a new archaeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, and the Policy Division (Heritage Section) of the City's Planning, Building and Economic Development Department shall be notified.
2. The owner acknowledges and agrees that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City is provided to the Owner.
3. The owner agrees that it releases and forever discharges the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law, from any and all claims, demands, actions, cause of actions and other proceedings and any liability for damages, costs and expenses for or relating to any loss which the owner may suffer arising out of, incidental to, or in connection with (a) an archaeological assessment(s) and/or field work that is inaccurate, incomplete, misleading or fraudulent; or (b) the issuance of any written notice from the Policy Division (Heritage Section) of the City's Planning, Building and Economic Development Department permitting the owner to continue to work on the Lands; or (c) the period of time during which the owner is not allowed to work on the Lands.
4. The owner further agrees to indemnify and forever save harmless the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law from and against any claim, suit, demand, causes of action, and proceedings by whomsoever made or brought, in respect of any costs, expenses, loss, damage or injury including death as well as legal fees arising out of, incidental to or in connection with items (a), (b), or (c) listed immediately above.

There are no issues to comment on at this time. Any changes to the site plan may require further review.

Anamaria Martins  
Assistant Heritage Planner  
City of Brampton  
905-874-2697 - [anamaria.martins@brampton.ca](mailto:anamaria.martins@brampton.ca)

September 21, 2020

## Open Space Development Comments

1. The updated Tree Evaluation Report dated July 24, 2020 and response matrix is satisfactory at this stage of the project.
2. City staff will determine the compensation requirements at the detailed design stage once a formal site plan submission is circulated.
3. Landscape drawing package (prepared by an OALA member) and cost estimate will be required at the site plan submission stage. Package is to include a Tree Inventory & Preservation plan along with a landscape restoration plan (NHS buffer and edge planting along the existing valley).
4. Open Space Development staff will defer to Urban Design staff to finalize the site layout prior to a formal site plan submission.

Mike Colangelo  
Landscape Architect  
City of Brampton  
905-874-2322- [mike.colangelo@brampton.ca](mailto:mike.colangelo@brampton.ca)

September 21, 2020

## Public Works

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

[peelregion.ca](http://peelregion.ca)

November 6, 2020

Nasir Mahmood  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca)

**RE:      Region of Peel Comments  
Rezoning Application  
2009 Steeles Avenue West and 7920 Mississauga Road  
1942411 Ontario Inc.  
City File: T05W15.004  
Regional File: RZ-16-5W15-4B**

Dear Mr. Mahmood,

Region of Peel Development staff have reviewed the fourth formal submission for the above noted rezoning application to permit two hotels, one banquet hall, and office/retail uses and are pleased to offer Regional clearance based on the following:

### **Prior to Rezoning Approval:**

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

### **Regional Traffic Requirements**

- Prior to rezoning approval, the Region will require a satisfactory Traffic Impact Study.
- The Region has reviewed the Traffic Brief (dated October 21, 2020) prepared by AECOM Canada Ltd with accompanying Traffic Functional Plan and finds it satisfactory.
- The Region is satisfied with the functional design submitted as part of the rezoning application for the two accesses proposed to the site.
  - The Region will permit a restricted left-in/right-in/right-out access onto Steeles Avenue, and a restricted right-in/right-out access onto Mississauga Road. The accesses are to be equipped with auxiliary turn lanes as illustrated within the functional design.
- As part of the future site plan application an engineering submission for access works will be required. Detailed design of both accesses will be dealt with through the engineering review.
- The applicant is advised that the Region currently has an ongoing capital project (Regional file number: 16-4020) which is currently at the 60% Design Stage. Depending upon when the applicant plans to proceed with construction, the Region may require an interim and final design submission for the proposed access and turn lanes.



## Development Services Engineering Requirements

- Prior to rezoning approval, the applicant must submit a satisfactory Functional Servicing and Stormwater Management Report to determine the adequacy of the existing services for the proposed development. The FSR/SWMR must be in digital format and signed by a Professional Engineer.
- The Region is in receipt of the revised FSR (last revised October 22, 2020) and confirms there is adequate water and wastewater to service the site based on the proposed uses.
- The Region is in receipt of the SWMR (last revised October 22, 2020) and is satisfied in principle for the rezoning application. As part of the future site plan application a satisfactory stormwater management report will be required addressing outstanding comments (dated November 2, 2020) provided to the engineering consultant by the project manager.
- The Region did not receive the \$515 Report fee as part of the rezoning application. The report fee will be required as part of the future site plan application.

If you have any questions or concerns, please contact me ([Alex.Martino@peelregion.ca](mailto:Alex.Martino@peelregion.ca) 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel

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## Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)



**Credit Valley  
Conservation**  
inspired by nature

November 5, 2020

VIA EMAIL

City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Attention: Nasir Mahmood, Planner III**

Dear Mr. Mahmood,

**Re: CVC File No. OZ 16/001  
City File No. T05W15.004  
1942411 Ontario Inc.  
Part of Lot 15, Concession 5 WHS  
2009 Steeles Avenue West and 7920 Mississauga Road  
City of Brampton**

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Credit Valley Conservation (CVC) staff have had the opportunity to review the above-noted application and the following comments are provided for your consideration:

**SITE CHARACTERISTICS:**

A portion of the subject property is regulated by CVC due to Levi Creek and its associated floodplain, meander belt and valley slope, as well as wetland (Provincially Significant Levi's Creek Wetland Complex). As such, the property is subject to Ontario Regulation 160/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. A permit will be required from CVC for any development proposed within the regulated area.

**Peel Greenlands**

The subject property is partially within an area designated as Core Greenlands by the Region of Peel. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands. We suggest you contact the Region of Peel if you have questions on this matter.

**Endangered Species Act (ESA)**

It should be noted that Levi Creek is considered regulated habitat of Redside Dace which is an endangered species. It is our understanding that the applicant is in consultation with the Ministry of the Environment, Conservation and Parks (MECP) for their review and any necessary approvals.

**COMMENTS:**

CVC Staff have reviewed a revised submission made by Gagnon Walker Domes (GWD) Professional Planners on October 29, 2020.

Based on our review, the proposed stormwater management strategy reflected in the revised Functional Servicing Report (Premier Engineering Solutions, October 22, 2020), Stormwater Management Report (Premier Engineering Solutions, October 22, 2020), and responses to previous comments (Comment Response Table, October 29, 2020), is generally acceptable at this stage.

CVC staff have previously provided additional comments in September 2020 that are to be addressed during detailed design (i.e. through the future site plan application). These comments have been acknowledged by the applicant in the Comment Response Table (October 29, 2020). We expect a revised response to those comments with the future submission of a site plan application. As such, the remaining comments can be worked out through the subsequent planning stage (i.e. site plan) and do not impact the proposed rezoning.

In principle, CVC staff generally have no major concern with the proposed land use (Commercial); however the appropriate restrictive zoning (Floodplain/Open Space) is to be accurately applied to the natural heritage system and hazards, including the appropriate buffers and compensation areas. Based on review of the Site Plan (Henry W Chiu Architect Limited, last revised October 8, 2020) and the proposed zoning schedules (GWD, dated October 13, 2020), it is our understanding that the natural heritage system, hazards, and buffers/compensation areas will be zoned Floodplain (F).

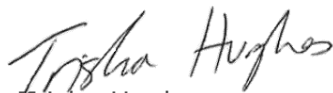
In this regard, CVC staff have **no objection** to the proposed Zoning by-law Amendment and will provide further comments at the site plan stage.

Please be advised that a permit from CVC pursuant to Ontario Regulation 160/06 will be required for any development proposed within the regulated area.

Please circulate CVC on any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at [trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) or 905-670-1615 (ext. 325) should you have any further questions or concerns.

Sincerely,

  
Trisha Hughes  
Planner

c.c. Alex Martino, Region of Peel  
Andrew Walker, GWD

September 26, 2018

Nasir Mahmood,  
Development Planner II  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Neal,

Re: Zoning By-Law Amendment  
Henry Chiu Architect Limited – 1942411 Ontario Inc.  
2009 Steeles Ave West and 7920 Mississauga Road  
City of Brampton  
File No.: T05W15-004

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AC/jh

November 23, 2018

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

Re: Application to Amend the Zoning By-Law  
2009 Steeles Ave West and 7920 Mississauga Road  
Ward: 6  
COB File: T05W15.004

Dear Nasir,

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

A/ 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 (formerly Brampton Hydro) is 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV distribution circuit.

B/ The above comments are preliminary and do not guarantee a supply to the proposed new buildings. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities (formerly Brampton Hydro) regarding permanent electrical supply to the proposed new buildings as soon as possible. Equipment delivery times may take up to 20 weeks.

C/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities (formerly Brampton Hydro) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://www.bramptonhydro.com/>

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

Yours Truly,

Gaurav Rao, P.Eng  
Supervisor, Distribution Design – ICI & Layouts  
Alectra Utilities Corporation



December 4, 2018

City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Attn: Nasir Mahmood

Re: Condition Letter  
File Number: T05W15.004

Dear Nasir,

We have reviewed the circulation regarding the above noted application. The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easement that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.”

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is services with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications system (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative



communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

Should you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, reading "Meaghan Palynchuk".

Meaghan Palynchuk

Urban Planner, Municipal Relations  
Access Network Provisioning, Ontario  
Phone 905-540-7254  
Mobile: 289-527-3953  
Email: [Meaghan.Palynchuk@bell.ca](mailto:Meaghan.Palynchuk@bell.ca)



CANADA POST  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7  
[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7  
[POSTESCANADA.CA](http://POSTESCANADA.CA)

October 10, 2018

The City of Brampton  
Planning Design and Department

**Attention:** Nasir Mahmood, Development Planner III  
**Re:** Application to Amend the Zoning By-Law  
**Henry Chiu Architect Limited**  
**1942411 Ontario INC.**  
2009 Steeles Ave West and 7900 Mississauga Rd  
City File Number: **T05W15.004**

Canada Post Corporation appreciates the opportunity to comment on the above noted project and has no objections to the amendment of the Zoning By-laws.

In order to provide mail service to the commercial units, Canada Post requests that the owner/developer comply with the following conditions:

1. The owner/developer will consult with Canada post to determine a suitable location for the placement of a Community Mailbox (CMB) site and to indicate this location on the appropriate servicing plans.
2. The owner/developer agrees to provide the following for the Community Mailbox site and include these requirements on appropriate servicing plans:
  - (a) A Community Mailbox concrete base pad per Canada Post specifications
  - (b) Any required walkway across the boulevard, as per municipal standards
  - (c) Any required curb depressions for wheelchair access
3. The owner/ developer further agrees to define, provide and maintain a suitable and safe temporary CMB location (s) to be "fit up" prior to first occupancy. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent CMB site location. This will enable Canada Post to provide mail service to occupants pending the completion of the permanent location as defined.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned at 647-221-8241.

Sincerely,

Nirmal Rai  
Delivery Planning Officer – GTA  
[nirmaljit.ra@canadapost.ca](mailto:nirmaljit.ra@canadapost.ca)