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# RESULT OF EXTERNAL CIRCULATION

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May 13, 2021

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

Re: Application for Zoning By-Law Amendment – 2 Bartley Bull Parkway - COB File: OZS-2021-0010

Dear Nicholas:

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.

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 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV.

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 20 weeks.

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

E/ If there is any existing plant 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.

F/ All service removal requests are to be initiated by the property owner and, the property owner will be responsible for all costs associated with the service removal.

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

Yours Truly,

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

## Li, Wang Kei (Edwin)

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2021/04/12 3:20 PM  
**To:** Trdoslavic, Shawntelle  
**Cc:** Deibler, Nicholas  
**Subject:** [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0010] Notice of Application and Request for Comments: DUE APR 27/2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

The Conseil scolaire Viamonde has no comments regarding Zoning By-law Amendment application (File no. OZS-2021-0010) for the development of a 25 storey high-rise residential building at 2 Bartley Bull Parkway.

Best regards, and have a great day!

### Kenny Lamizana

Agente de Planification, Secteur de l'immobilisation, de l'entretien et de la planification  
Planning Officer, Building, Maintenance and Planning Department  
Conseil Scolaire Viamonde, 116 Cornelius Parkway, Toronto, ON M6L 2K5



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**De :** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

**Envoyé :** 6 avril 2021 15:04

**À :** Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Emily Pelleja <Emily.Pelleja@alecrautilities.com>; Chris Kafel <Chris.Kafel@alecrautilities.com>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Development.Coordinator@metrolinx.com; Tony To <Tony.To@metrolinx.com>; Pedano, Vito <vito.pedano@peelpolice.ca>

**Cc :** Deibler, Nicholas <Nicholas.Deibler@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>

**Objet :** [EXTERNE] - [OZS-2021-0010] Notice of Application and Request for Comments: DUE APR 27/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and **Applicant Submitted Documents** for **OZS-2021-0010** for **2 Bartley Bull Parkway**.

If you have any concerns please contact the assigned planner, Nicholas at [Nicholas.Deibler@brampton.ca](mailto:Nicholas.Deibler@brampton.ca)

Please note comments are due to Nicholas by **April 27, 2021**.

Thanks and have a great day!

## *Shawntelle Trdoslavic*

Development Services Clerk

Planning, Building and Economic Development

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

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

Our Focus Is People 



## *Shawntelle Trdoslavic*

Development Services Clerk

Planning, Building and Economic Development

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

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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April 15, 2021

Nicholas Deibler  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Deibler:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law  
Litwillow Holdings Ltd. – Bousfields Inc.  
2 Bartley Bull Parkway  
File: OZS 2021-0010  
City of Brampton – Ward 3**

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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 25-storey high-rise building with 242 residential units which are anticipated to yield:

- 4 Junior Kindergarten to Grade 8 Students; and
- 3 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. Francis Xavier	483	375	4
Secondary School	Cardinal Leger	1261	1239	6

**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,

*K. Koops*

Krystina Koops, MCIP, RPP  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24407  
krystina.koops@dpcdsb.org

c: P. Sousa, Peel District School Board (via email)

December 2, 2022

Edwin Li  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Edwin:

**Re: Notice of Application and Request for Comments – Revised Submission  
Application to Amend the Zoning By-law  
Litwillow Holdings Ltd. – Bousfields Inc.  
2 Bartley Bull Parkway  
File: OZS 2021-0010  
City of Brampton – Ward 3**

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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 29-storey high-rise building with 330 residential units which are anticipated to yield:

- 5 Junior Kindergarten to Grade 8 Students; and
- 5 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. Francis Xavier	478	375	4
Secondary School	Cardinal Leger	1245	1239	6

**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@dpacsb.org

c: N. Gooding, Peel District School Board (via email)

August 10, 2023

Edwin Li  
Development Planner  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Edwin,

Re: Zoning By-Law Amendment - Resubmission 2  
Litwillow Holdings Ltd  
2 Bartley Bull Parkway  
City of Brampton  
File No.: OZS-2021-0010

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

Sincerely,



**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

April 22<sup>nd</sup>, 2021

Nicholas Deibler  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Deibler:

**RE: Application to Amend the Zoning By-law to permit the development of a 25 storey high-rise residential building.  
OZS-2021-0010  
Litwillow Holdings Ltd. – Bousfields Inc.  
2 Bartley Bull Parkway  
Northeast corner of Main Street South and Bartley Bull Parkway  
City of Brampton (Ward 3)**

The Peel District School Board has reviewed the above-noted application (242 residential apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

<b>Kindergarten to Grade 5</b>	<b>Grade 6 to Grade 8</b>	<b>Grade 9 to Grade 12</b>
22	7	4

The students are presently within the following attendance areas:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Portables</b>
Parkway P.S. <i>(Kindergarten to Grade 5)</i>	348	458	0
William G. Davis Sr. P.S. <i>(Grade 6 to Grade 8)</i>	459	507	4
Turner Fenton S.S. <i>(Grade 9 to Grade 12)</i>	1,544	2,040	0

**Trustees**

Carrie Andrews  
Susan Benjamin  
Stan Cameron  
Robert Crocker  
Nokha Dakroub  
Will Davies

David Green  
Sue Lawton  
Brad MacDonald  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Director of Education and Secretary to the Board**  
Colleen Russell-Rawlins

**Associate Director – Operations & Equity of Access**  
Jaspal Gill

**Associate Director – Instruction & Equity**  
Poleen Grewal

**Associate Director – School Improvement & Equity**  
Camille Logan

**Associate Director – School Improvement & Equity**  
Lynn Strangway

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. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
  - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
  - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchasers that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com) or 905-890-1010, ext. 2217.

Yours truly,

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

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

## Li, Wang Kei (Edwin)

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**From:** Gooding, Nick <nick.gooding@peelsb.com>  
**Sent:** 2022/12/14 2:04 PM  
**To:** Li, Wang Kei (Edwin)  
**Cc:** Wigle, Julian; Sousa, Phillip; Blakeman, Suzanne  
**Subject:** RE: [EXTERNAL] [OZS-2021-0010] REVISION 1: DUE DEC 13/2022  
**Attachments:** OZS-2021-0010 comment.pdf

Hi Edwin,

PDSB comments remain consistent with those provided on April 22, 2021. There has been minimal change in enrolment and projected yields.

Thanks,  
Nick

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**Nick Gooding, BES | Intermediate Planner - Development**  
Planning & Accommodation Support Services  
Peel District School Board  
5650 Hurontario Street,  
Mississauga ON, L5R 1C6  
P. 905-890-1010 ext. 2215  
E. [nick.gooding@peelsb.com](mailto:nick.gooding@peelsb.com)

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Tuesday, November 29, 2022 4:27 PM  
**To:** ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Jason.Wagler@trca.ca; peelplan@trca.ca; Anthony.Syhlonyk@trca.ca; planification <planification@csviamonde.ca>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Gooding, Nick <nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>  
**Cc:** Li, Wang Kei (Edwin) <WangKei.Li@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>  
**Subject:** [EXTERNAL] [OZS-2021-0010] REVISION 1: DUE DEC 13/2022

**CAUTION:** This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Good Afternoon

**Revision 1** document for **2 Bartley Bull Parkway** with the assigned file number of **OZS-2021-0010** was submitted to City of Brampton for review and the applicant submitted materials are made public on **BramPlan Online** for review.

Please review and provide your comments to the assigned planner, **Edwin by December 13, 2022**  
If you have any concerns please contact Edwin Li at [WangKei.Li@brampton.ca](mailto:WangKei.Li@brampton.ca)

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

***How to Access Applicant Submitted Documents***

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

Thanks and have a great afternoon!

***Shawntelle Trdoslavic***

**Development Services Clerk**

Planning, Building and Growth Management

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

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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## Public Works

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

peelregion.ca

June 11, 2021

Nicholas Deibler  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Nicholas.Deibler@brampton.ca](mailto:Nicholas.Deibler@brampton.ca)

**RE: Region of Peel Comments  
Rezoning Application  
2 Bartley Bull Parkway  
Litwillow Holdings Ltd.  
OZS-2021-0010  
Regional File: RZ-21-010B**

Dear Mr. Deibler,

Region of Peel staff have reviewed the first formal submission for the above noted rezoning application for the subject site to permit the development of 242 residential units with 25 and 23-storey residential buildings connected by a 2-storey podium and offer the following comments:

### **Planning Information to Support A Future Resubmission**

**The following are pre-emptive and are to assist the applicant in preparation of a future resubmission:**

#### **Public Health Recommendations**

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region of Peel and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize environmental impacts. This can be achieved by incorporating the following:
  - A pedestrian connection to the existing sidewalk on Main Street.
  - Benches, shading, and pedestrian scaled lighting along walkways internal to the site.

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

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

#### **Site Servicing Requirements**

- An existing 300mm diameter watermain and 375mm diameter sanitary sewer are located on Bartley Bull Parkway. Due to the size and function of the 400mm diameter watermain on Main Street South, 900mm diameter and 1350mm diameter sanitary sewers north of the site connection will not be permitted.
  - For this type of development proposal, the Region recommends where possible the consideration for a domestic water and fire system looped to municipal water to provide a redundant water supply.
  - All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Prior to rezoning approval, the applicant must submit a satisfactory Functional Servicing Report to determine the adequacy of the existing services for the proposed development. The FSR must be in digital format and signed by a Professional Engineer. The Region is in receipt of the FSR (dated December 2020) prepared by Masongsong Associates Engineering Ltd. The report is complete and has been sent for modelling. Detailed comments will be provided directly to the engineering consultant.
- Please include with the Functional Servicing Report the \$515 Report fee as per current fee by-law 67-2019. Payment shall be in the form of a certified Cheque, money order or bank draft and made payable to the Region of Peel.
  - All fees are currently being processed through an EFT system. The site servicing technician will coordinate payment details and next steps to process payment.

#### **Waste Management Requirements**

- The Region will provide front-end collection of garbage and recyclable materials for the residential units. Commercial waste collection is required through a private waste hauler and must be stored separately from residential waste.
- Prior to rezoning approval, the applicant must submit a satisfactory Waste Management Plan demonstrating the proposed access route and collection point meet Regional requirements. The Region has reviewed the Ground Floor Plan and Parking Level 01 Floor Plan. The plans must be revised to show the following:
  - Parking Level 01 Floor Plan
    - Label the size and type of bin
    - Delineate 10m<sup>2</sup> of bulky storage space
  - Ground Floor Plan
    - Show set out of garbage or recycling bins (whichever is more) in set out area
    - Delineate 10m<sup>2</sup> of bulky storage space
    - Show the vehicle access route (inclusive of 13m turning radii on all vehicular turns) entering and exiting the site.

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

**The following requirements shall be completed by the applicant to the satisfaction of the Region**

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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)



## **prior to Site Plan approval:**

### **Development Services Planning Requirements**

- As part of the formal Site Plan Application the Region will require the Site Plan Review Fee in the form of a certified cheque made payable to the “Region of Peel”.
- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 67-2019) in the form of a certified cheque made payable to the “Region of Peel”.
- The Region will require 5 full sized folded copies of the Site Plan, Landscape Plan, Site Servicing Plan, Site Grading Plan, and Streetscape Plan.
- Prior to Site Plan Approval the Region will require 3 paper copies of the most current PINS and all easement documents for the subject lands.
- All plans must be updated to reflect Local road widening requirements as well as properly label any easements on the subject site.

### **Waste Management Requirements**

- Prior to site plan approval the applicant must submit a satisfactory Waste Collection Plan meeting all applicable requirements for front-end collection in the Waste Collection Design Standards Manual.

### **Additional Notes and Links**

#### **Development Services Planning Notes**

- For more information about Development Services submission requirements and applicable fees please visit <https://www.peelregion.ca/planning/about/devservices.htm>

#### **Site Servicing Notes**

- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant’s expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- Servicing for the proposed development must comply with the local municipality’s requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- Fire protection approval from the local municipality is required prior to Site Servicing Approval.
- To accompany the servicing review, the supporting Mechanical Drawings are required prior to issuing site servicing approval.
- Provision(s) for the installation of the property line sanitary manhole and water valve and chamber must be made where parking structures abut property lines.
- Should the tenure change to multiple or a phased condominium, the Region will require that the servicing drawings be revised to reflect the Local Municipality’s requirements for the Ontario Building Code. As a result, additional comments and requirements may apply.
- At the time of a Condominium application, the Region may require a Condominium Water Servicing Agreement prior to Condominium Registration.

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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)

- Review of the draft Declaration and Description is required prior to Condominium Registration.
- For location of existing water and sanitary sewer infrastructure please contact Records at 905-791-7800 extension 7882 or by email at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)
- For Underground Locate Requests please go to the following link:  
<https://www.peelregion.ca/pw/locaterequest/>
- Please refer to the Latest User Fee By-law:  
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>
- Please refer to our standard drawings to determine which standards are applicable to your project: [www.peelregion.ca/pw/other/standards/linear/drawings/](http://www.peelregion.ca/pw/other/standards/linear/drawings/)
- Complete Public Works Design, Standards Specification & Procedures Manual:  
<http://www.peelregion.ca/pw/other/standards/>
- Sanitary Sewer Design Criteria:  
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- Water Design Criteria:  
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>
- Please refer to the Region's Public Works Stormwater Design Criteria and Procedural Manual:  
<https://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sewer-design-update.pdf>
- Please refer to the Region's Functional Servicing and Stormwater Management Report Criteria found at the following link:  
<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found online at:  
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>

### **Waste Management Notes**

- For more information about waste design requirements prior to official plan amendment and rezoning approval, please review the [Waste Management Plan Guidelines](#)
- 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 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)

December 15, 2022

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

## Public Works

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

**RE: Region of Peel Comments  
Rezoning Application  
2 Bartley Bull Parkway  
Litwillow Holdings Ltd.  
OZS-2021-0010  
Regional File: RZ-21-010B**

Dear Mr. Li,

This letter follows Regional comment letter dated June 11, 2022. Region of Peel staff have reviewed the second formal submission for the above noted rezoning application for the subject site. Under this submission the proposed use has been intensified by increasing the proposed residential units to 330, height to 29 storeys and the gross floor area to 24 400m<sup>2</sup>. Regional staff have reviewed the submitted material and offer the following comments:

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

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

#### **Development Services Planning Requirements**

- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 65-2021) in the form of a certified cheque made payable to the "Region of Peel".
- We will accept Electronic Fund Transfers (EFT). Please contact Servicing Connection at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca) for the process to submit an Electronic Fund Transfer for your servicing application fees. You will be notified through Regional comments if you are required to be party to the agreement.

#### **Servicing**

##### **Water Servicing**

- There is an existing 300 mm diameter water main located on Bartley Bull Parkway.

- Due to the size and function of the 400 mm diameter watermain on Bartley Bull Parkway, connection will not be permitted (Watermain Design Criteria 6.1).
- This proposal requires connection to a minimum municipal watermain size of 300mm (Watermain Design Criteria 2.1).
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- This proposal will require a secondary fire line in compliance with the Ontario Building Code, which is administered by the Local Municipality. We require confirmation that this has been addressed with the Local Municipality. We recommend a system looped to municipal water including a secondary domestic water supply where possible.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Water Design Criteria found on-line.

### **Sanitary Sewer Servicing**

- There is an existing 375 mm diameter sanitary sewer located on Bartley Bull Parkway.
- Due to the size and function of the 900 mm and 1350mm diameter sanitary sewers North of the site, connection will not be permitted (Sanitary Sewer Design Criteria 8.4)
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Sanitary Sewer Design Criteria found on-line.

### **Functional Servicing Review Requirements**

- A satisfactory Functional Servicing Report is required prior to OZ/RZ Approval.
- We have received the FSR dated 2022-09-01 and prepared by Masongsong Associates Engineering Ltd. The Report is complete and will be sent for modelling.
- the non-refundable Functional Servicing Report Fee of \$515 is required as per the current Fees By-law  Prior to OZ/RZ approval

### **Regional Easement/Infrastructure Review Requirements**

- Please provide copies of all registered easement documents, if applicable, prior to OZ/RZ approval.
- Through the servicing review, we will require cross sections to be provided to verify whether there is a conflict with the tie backs and servicing connections. The Region shall be satisfied with the cross sections prior to servicing approval.
- To identify conflicts with Region of Peel Infrastructure and the municipal corridor/easement, shoring drawings shall be submitted for review and approval. Shoring Drawings are required to be submitted with the Site Plan application first submission. If shoring drawings are

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- unavailable at this stage, the applicant shall acknowledge through written confirmation that they will adhere to the Region's current shoring standards. The Region of Peel shall be satisfied with the shoring proposal prior PUC approval and may require the applicant to enter into a Tie-back Agreement with the Region prior to commencement of work.
- Please be advised that the Region will require the Developer to submit as-constructed drawings for tie-backs. The 2023 Fees by-law update will include a new fee of \$169.50 to support updating the Region's as-constructed information with the location of the tie-backs for this development. In addition, the Region will be collecting \$15,000 in securities, which will be released once the Developer has submitted the as-constructed drawings. The new fee and securities will be collected with the final payment for Regional site servicing connection approval.

### **Site Servicing Requirements**

- A satisfactory site servicing submission and the 1st submission fee as per the latest fee by-law are required prior to site plan approval.
- The 1st submission fee as per the latest fee by-law is required prior to site plan approval.
- Please confirm tenure prior to RZ/OZ approval.
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- All Servicing and Grading drawings shall reflect the Local Municipality's road widening requirements.
- The Region will not accept property line chambers and maintenance holes within foundation walls and in the road allowance. These appurtenances shall be to Region standards, accessible, separated from the foundation and accommodated with a notch out in the foundation wall.
- Confirmation that the City of Brampton Will permit shared servicing is required prior to Prior to OZ/RZ approval.
- Fire protection approval from the City of Brampton is required prior to Region of Peel site servicing connection approval. It is the applicant's responsibility to provide the Region with evidence of fire approval i.e. email and/or the Building Division's approved or latest drawing revision.
- Regional site servicing connection approval and Regional preliminary acceptance of the municipal servicing connections is required prior to the City of Brampton issuing full building permit.

### **Legal Requirements**

- All drawings shall be revised to show all existing easements and their limits; the purpose of each of the easements, the easement instrument numbers, parts and reference plan numbers and indicate whether they are private or municipal, if applicable.
- The applicant is required to provide to the Region with copies of the most current PINS prior to rezoning Approval Further comments/requirements will be provided once the PINS are reviewed by a Regional Law Clerk.

### **Waste Management**

- For Mixed - Use Buildings with more than 500 Sq meters of commercial/retail space within a development, the Region of Peel will provide front-end collection of garbage and recyclable

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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)

materials for the residential component only, subject to Section 2.0, 4.0 and 5.0 of the Waste Collection Design Standards Manual (WCDSM) and the following conditions being met and labelled on a site plan drawing:

- Vehicle Access Route:
  - 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.
  - If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, transformer cover, or underground parking garage) 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. Please confirm.
  - 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.
  - 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.
  - All roads shall be designed to have a minimum width of 6 metres.
- Collection Point/Staging Area:
  - The proposed waste collection point is a safety concern for the vehicle to reverse out of and reversal around a corner is not permitted. In a situation where a waste collection vehicle must reverse, the maximum straight back-up distance is 15 metres.
  - A redesign is recommended.
  - A minimum 18 meter straight head-on approach to the Collection Point is required.
  - A collection point made of a 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. See Appendix 4.0 and 5.0 of the WCDSM.
  - The Collection Point must also show 10 square meters for the set-out of Bulky Items.
  - The Collection Point should be designed with sufficient area to eliminate the need for property management staff to Jockey Front-End bins to make them accessible to the Waste Collection Vehicle.
- The collection area 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 of Peel strongly discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection.
- 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.
  - The bins should be properly positioned in the collection area on the day of collection before 7 am.
  - The driver is not required to exit the collection vehicle to facilitate collection.
  - Property management is responsible for moving bins during collection.
  - The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.

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## Public Works

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- Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
- Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
- If jockeying is required, please provide notes above on site plan.
- Private waste collection is required for commercial/retail waste. Commercial/retail waste must be stored and set out separate from residential waste and labeled on the Site Plan drawings.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

## **Housing**

- Table 4 of the new Peel 2051 Regional Official Plan identifies Peel-wide new 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.
- It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing higher density apartment units. While it is appreciated that the revised anticipated unit mix includes more larger family-sized two bedroom units, the proposal no longer contains any three-bedroom units. The applicant is encouraged to review opportunities to increase the proportion of two-bedroom units and should explore ways to incorporate three-bedroom units in the revised proposal, where feasible.
- To contribute to the Peel-wide affordable housing target and to address Hurontario-Main Corridor Secondary Plan policy 5.2.5, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households and are consistent with the definition of 'affordable housing' outlined in the Glossary section of the Peel 2051 Regional Official Plan and the Provincial Policy Statement to contribute to the affordability target. Information is needed on pricing and affordability period (i.e., 25 years or more). 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/or the non-profit sector could be explored to provide units that are affordable to lower 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 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 applicant to establish terms of such a contribution involving the Region of Peel and/or connecting the applicant with a non-profit housing provider.
- The applicant is encouraged to explore opportunities to incorporate purpose-built rental apartment units into this design, where possible.
- The applicant is encouraged to explore the opportunity for co-locating a licensed child care centre within the proposed development, such as in the podium or 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 encourage applicants to contact Regional staff to engage in an active dialogue about how development proposals can be adjusted to better respond to Regional housing policies. We look forward to working with applicants to review opportunities to contribute to Peel-

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## **Public Works**

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wide new housing unit targets and identify options (including partnerships) that are most relevant to the proposed development.

If you have any questions or concerns, please contact me ([Herman.Wessels@peelregion.ca](mailto:Herman.Wessels@peelregion.ca) 905.791.7800 X4209) at your earliest convenience.

Regards,

A handwritten signature in black ink that reads "Herman Wessels". The signature is stylized and cursive.

Herman Wessels  
Intermediate 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)



## Public Works

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

December 6, 2023

Edwin Li, MScPI  
Development Services Planner III  
Planning, Building, and Growth Management  
Corporation of the City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Edwin.li@brampton.ca](mailto:Edwin.li@brampton.ca)

**RE:      Region of Peel Comments  
Application for Zoning By-law Amendment  
2 Bartley Bull Parkway  
Litwillow Holdings Ltd.  
Regional File: RZ-21-010B  
City File: OZS-2021-0010**

Dear Mr. Li,

Region of Peel staff have reviewed the third submissions for the above noted Zoning By-law Amendment application to develop a 29-storey building with 330 residential units and ground level retail. These comments follow first submission comments of June 11, 2021 and second submission comments of December 15, 2022. We offer the following comments on the current submission:

### General Development Services Requirements

- Please note that the Region of Peel may be party to any future site plan, site servicing, condominium water servicing or other agreements as appropriate.

### Waste Management Requirements

Updated comments are as follows:

- On the attachment, the collection point is showing a 4.0 m x 13.0 m opening which does not meet the standards. As per Section 2.0 of the WCDSM, the collection point area must have overhead clearance of 7.5 m with a minimum 18 meter straight head-on approach, a 6 m width opening and can hold all waste bins of the larger stream.
- All retail waste must be stored and set out separate from residential waste and labeled on the drawing.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

## Site Servicing Requirements

- Site servicing drawings have been received and logged. The submission will be assigned and tasked for review by Servicing staff, the submission fee as per the latest fee by-law are required prior to site plan approval.

## Payment Process

- Please be advised that the 2023 Fees by-law update included an increase in Engineering Fees. Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval.

## Public Health

- Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- Public Health staff have no further comments on the rezoning application. Additional comments will be provided upon submission of a site plan application.

## Public Housing

- Previous Housing comments remain in place and are acknowledged in the applicant comments response matrix.
- The applicant should explore all available funding sources to support affordable rental housing, such as the Peel Affordable Rental Incentives Program (<https://peelregion.ca/housing/development/affordable-housing-incentives>) which has an open call for applications and revised eligibility criteria); the Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative (<https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/rental-construction-financing-initiative>) and Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund (<https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/affordable-housing-innovation-fund>).
- Where purpose-built rental units are not possible, the applicant is encouraged to explore opportunities for affordable condo rental.
- It is noted and appreciated that the applicant has incorporated three-bedroom units in the anticipated unit mix.
- The applicant is encouraged to incorporate universal accessibility and design features in the development.

If you have any questions or concerns, please contact me at [dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca) or 905.791.7800 x 4027 at your earliest convenience. Thank you, Edwin.

Regards,

*Dana Jenkins*

Dana Jenkins  
Development Services  
Region of Peel Public Works

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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)

April 7, 2021

City of Brampton  
Planning Department  
City of  
Ontario

Dear Nicholas Deibler

APPLICATION NO OZS-2021-0010  
APPLICATION TYPE Amend the Zoning By-law  
ADDRESS 2 Bartley Bull Parkway

GENERAL LOCATION Northeast corner of the intersection of Main Street South and Bartley Bull Parkway.

DESCRIPTION 25-storey high-rise residential building with a 2-storey podium element extending north along Main Street South. The building will be comprised of 242 residential units, with 5 levels of below-grade parking. A total of 231 vehicular parking spaces will be provided.

Rogers Reference Number M211636

Rogers Communications ("Rogers") has reviewed the application for the above Condominium and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

(1) Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.

(2) Prior to registration of the plan of Condominium, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the planners' report recommending draft approval before it goes to Council or any of its committees.

Yours truly

*Monica LaPointe*

Monica LaPointe  
Coordinator  
gtaw.newarea@rci.rogers.com  
Rogers Communications, Wireline Access Network  
3573 Wolfedale Rd, Mississauga Ontario

April 30, 2021

CFN 64214.03

**BY E-MAIL (Nicholas.Deibler@Brampton.ca)**

Mr. Nicholas Deibler, Development Planner  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Deibler:

**Re: Zoning By-Law Amendment OZS-2020-0010  
Lot 621, Reg. Plan 695.  
2 Bartley Bull Parkway  
City of Brampton, Region of Peel  
Phil Litowitz c/o Litwillow Holdings Ltd. (Agent: Peter Smith c/o Bousfields Inc.)**

This letter acknowledges receipt of the above noted application circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) on April 6, 2021. TRCA staff has reviewed the above noted application, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice related to provincial plans.

**Purpose of the Application**

It is our understanding that the purpose of the above noted application is to undertake a Zoning By-Law Amendment to modify the current zoning from HC1 (Highway Commercial one) Exception 3132 (HC1-3132) to Residential Apartment Four – Special Section XXXX (R4A-XXXX) to permit a proposed 25-storey residential condominium tower.

**Background**

As part of TRCA’s comments dated January 20, 2020 on PRE-2020-0001, staff identified significant concerns with the concept development plan submitted in support of the pre-consultation application. As noted in our comments, staff identified concerns with encroachments into required buffers associated with natural hazards and natural features associated with this site.

**Ontario Regulation 166/06**

The eastern portion of the subject lands are located in close proximity to Etobicoke Creek, a tributary and valley corridor of the Etobicoke Creek Watershed. Also, a portion of the subject lands are located within the Regulatory Floodplain. As such, a portion of the subject lands are located within TRCA’s Regulated Area of the Etobicoke Creek Watershed. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on

the property. Further details regarding TRCA's permitting process will be provided to the proponent as the application progresses through the planning process.

### **Application-Specific Comments**

TRCA staff have completed a review of the noted application and offer detailed comments in Appendix 'B'. TRCA comments speak primarily to the following key issues:

- Proper delineation of the natural features and hazards on the property.
- The provision of proper setbacks for the new development to the long-term stable top of slope (LTSTOS) and other features.

### **Recommendations**

Based on the comments noted in this letter, it is the position of TRCA staff that formal recommendations for OZS-2021-0010 are **premature** at this time.

To facilitate TRCA's continued review of this application the comments identified in Appendix B of this letter will need to be addressed.

### **Fee**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a fee of \$12,600.00 (Zoning By-Law Amendment – Major). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

### **Conclusion**

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

Anthony Syhlonyk  
Planner  
Planning and Development  
Extension 5272

**Appendix 'A': Materials Reviewed by TRCA***Materials received by TRCA on April 6, 2021*

- Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated December, 2020.
- Preliminary Geotechnical Engineering Investigation, prepared by Terraprobe, dated August 8, 2019.
- Hydrogeological Assessment Report, prepared by Terraprobe, dated August 8, 2019.
- Engineering Drawings Set, prepared by IBI Group, dated April 2020.
- Scoped EIS, prepared by Beacon Environmental, dated February 2021.

## **Appendix 'B': Application-Specific Comments**

The following comments are based on a review of the materials noted in Appendix 'A'.

### **Development Limits**

1. The proposed development involves encroachment into the required 10 m buffer from the features and hazards present on the property. The encroachments involve both surface development, as well as subsurface parking structures which are not supported by staff. Further, it appears that existing development consisting of parking spaces within natural hazards are proposed to be reused as part of the final development condition.

It is staff's opinion that a comprehensive Zoning By-law Amendment application in support of a fulsome redevelopment project that fundamentally shifts the permitted land use of the site provides the appropriate planning mechanism to appropriately remediate the existing risk and remove the existing development from the hazard.

2. The development appears to propose encroachments within the valley feature. Please remove all encroachments into the feature and properly delineate this setback on the larger constraints map.
3. It appears that the proposed development encroaches into the required 10m buffer to the Regulatory Floodplain. While the LTSTOS will remain the larger of the required setbacks, please illustrate the location of the Regulatory Floodplain and buffer on the constraints map and subsequent engineering drawings.

### **Geotechnical Engineering**

4. Staff have completed their review of the submitted geotechnical report. While the report methodology is correct, as noted above, the parking lot extends into the LTSTOS. Please revise the development plan to ensure that the development is located outside of the LTSTOS and 10 m buffer.

### **Environmental Impact Study/Natural Heritage Evaluation**

5. Significant encroachments into the buffer have been proposed. The EIS indicates that the redevelopment will not result in any additional impact on the valley due to the presence and extent of the existing land use. Given the scale of the redevelopment, there will likely be an increase in the intensity of indirect impacts. Also, the impact analysis only considers the existing management of the valley rather than the potential through changes in management. A change in management of the valley and associated parklands could be implemented in short order, should the public agencies deem it reasonable and appropriate, and could be done in an effort to improve the ecological function of the NHS which would align with various public policy initiatives. The opportunity to implement a buffer to reduce impacts of the adjacent land uses could only be realized through a further redevelopment which would be unlikely within any reasonable timeframe. The increased stress on the natural system will be permanent while the reduced ecological function of the proposed system could be considered temporary. The proposed development should not preclude management opportunities that would improve ecological functions within the NHS over the long term. Limited as the current NHS function may be, please ensure that appropriate buffers are provided recognizing the proximity to the NHS and potential for improved ecological function if managed as a broader system. Please also ensure that buffers are densely planted with native, non-invasive trees and shrubs.

**Stormwater Management**

6. The TRCA water balance criteria (i.e. first 5 mm on-site retention) was not discussed within the FSR. Typically, the proponent must perform a water balance analysis showing that the post-development water budget can match the pre-development scenario, as closely as possible. TRCA staff recognizes that this site is relatively small at 0.27 ha, and a full-scale water balance is not necessary. However, TRCA's Stormwater Management Criteria to address water balance and erosion for sites such as this one is to provide the on-site retention of runoff from a 5mm storm event through infiltration, evapotranspiration and/or water reuse. This reduction of runoff volume to receiving waters can be achieved through low impact development (LID) including green roofs, rainwater harvesting, infiltration measures, etc. Please revise the report to address this criterion and adjust the site design to show how the 5mm on-site target is being achieved. Please also include supporting calculations and plans of the proposed mitigation measures being utilized. Please note that the strategy for retaining the first 5mm on-site is required before the detailed design to ensure that adequate property has been established for the facility.
7. The site will be connected to the existing municipal infrastructure. We will defer to the City to review and confirm that the existing trunk sewer can handle potential additional flows from the proposed development.
8. As part of the approval process, it is important to ensure that an operation and maintenance plan is developed for the proposed Oil and Grit Separator (OGS) and that the unit is inputted into the City SWM monitoring database for further inspections.

**Groundwater Management**

9. The EIS indicates that a Hydrogeological assessment should be completed to address groundwater impacts to Etobicoke Creek. An assessment dated February 10, 2021 has been submitted to TRCA. Please ensure that an assessment of the impacts of dewatering on the ecological function of Etobicoke Creek is provided in the EIS.



## Li, Wang Kei (Edwin)

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**From:** Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>  
**Sent:** 2023/01/14 9:19 PM  
**To:** Li, Wang Kei (Edwin)  
**Cc:** Cooper, Pam  
**Subject:** RE: [EXTERNAL]RE: COMMENTS REQUESTED (past due) | OZS-2021-0010 (2 Bartley Bull Parkway) R1 Submission - TRCA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Edwin,

TRCA staff have completed their review of OZS-2021-0010 and are satisfied the majority of our remaining comments have been adequately addressed with only minor remaining items that can be completed through future Site Plan or TRCA permit applications.

As such, we have no further objection to the approval of OZS-2021-0010.

As part of future applications, we would require the following items to be addressed:

- 1) The revised FS & SWM report proposes retention of the first 5.0mm by installing a cistern on P1 and capturing clean runoff from the roof. The report states that hard surfaces comprise a total of 2,575 m<sup>2</sup>. However, the calculations include an area of 2,417m<sup>2</sup>. Please adjust the value or provide clarification as part of future submissions.
- 2) A site irrigation usage report confirming the cistern will be emptied every 72 hours will be required at the detailed design stage.
- 3) Please revise the provided landscape plan to provide 100% tree or shrub coverage within the buffer area.

Please let me know if you have any questions or would like to discuss these further.

Thank you,

**Anthony Syhlonyk, MPlan**  
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*All digital submissions and documents can be submitted to the following e-mail addresses:*  
*Enquiries/ applications within Peel Region municipalities – [peelplan@trca.ca](mailto:peelplan@trca.ca)*  
*Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*