

**Costa, Tristan**

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**From:** Monaghan, David  
**Sent:** 2022/12/22 9:56 AM  
**To:** Costa, Tristan  
**Subject:** RE: Airport/Mayfield Road Draft Policies  
**Attachments:** SPA49 - Working Doc.docx

See attached markup

David Monaghan  
Supervisor, Traffic Planning| Public Works and Engineering  
T: 905-874-2591 | C: 416-806-0860 |  
1975 Williams Parkway, Brampton

“Notice”

Thank you for your message. I am currently working remotely due to building occupancy limits during COVID-19. Please note Williams Parkway Operations Centre has re-opened to the public by appointment only. For information on safety, closures and reopening, please visit [www.brampton.ca/reopening](http://www.brampton.ca/reopening) To book an appointment, visit [www.brampton.ca/skiptheline](http://www.brampton.ca/skiptheline)

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**From:** Costa, Tristan <Tristan.Costa@brampton.ca>  
**Sent:** 2022/12/21 10:45 AM  
**To:** Monaghan, David <David.Monaghan@brampton.ca>  
**Subject:** Airport/Mayfield Road Draft Policies  
**Importance:** High

Good morning Dave,

I hope all is well!

I am sharing with you the draft policies resulting from the Airport Road/Mayfield Road charrette exercise. Hoping to get your support in reviewing the draft policies, and in particular related to roads and access. One item of note is the road and access above the cemetery has been flagged by Heritage staff regarding its proximity so perhaps this is something we need to discuss, but feel free to offers suggestions. For simplicity, I attached the draft policies and their location within the current Secondary Plan (Vales of Castlemore SP49) and a document with only the policies. Also attaching the concept for reference. FYI we are hoping to go to public meeting on Feb 13<sup>th</sup> with the draft policies and tertiary concept plan.

If you have any questions, concerns or would like to have a brief chat let me know – your feedback is greatly appreciated.

Kind regards,

**Tristan Costa MES (PI), MCIP, RPP**

Planner III, Official Plan & Growth Management  
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## Costa, Tristan

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**From:** Cooper, Pam  
**Sent:** 2023/02/28 10:29 AM  
**To:** Costa, Tristan  
**Subject:** RE: Airport and Mayfield Road - Draft Policy and Schedule  
**Attachments:** SPA49 Vales of Castlemore North\_Redlined Version.docx

Hi Tristan,

Minor comments on pages 40 and 42 attached.

Thanks,  
Pam

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**From:** Costa, Tristan <Tristan.Costa@brampton.ca>  
**Sent:** 2023/02/08 2:31 PM  
**To:** Cooper, Pam <Pam.Cooper@brampton.ca>; Swinfield, Shelby <Shelby.Swinfield@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; Massah, Saghar <Saghar.Massah@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Lakeman, Brian <Brian.Lakeman@brampton.ca>; Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; Majeed, Malik <Malik.Majeed@brampton.ca>  
**Cc:** Balram, Anand <Anand.Balram@brampton.ca>; Brooks, Shannon <Shannon.Brooks@brampton.ca>  
**Subject:** Airport and Mayfield Road - Draft Policy and Schedule

Good afternoon everyone,

I am happy to share with you the draft policies and schedule resulting from the Airport and Mayfield Road charrette exercise in April 2022. For simplicity, I have attached a redlined version of the Secondary Plan (SPA49) with the policies located within (majority of the changes can be found on pages 8-11 and 35-42). I am hoping to receive your support in reviewing the draft policies and schedule, and in particular as it pertains to your respective area of work.

Kindly provide your comments on the attached **by Monday February 27<sup>th</sup>**. Please ensure track changes is turned on when conducting your review. The draft is going to public meeting on March 20<sup>th</sup>, however there will be an opportunity to incorporate feedback beyond the meeting date.

If you have any questions, concerns or would like to have a brief chat let me know – your feedback is greatly appreciated!

Kind regards,

**Tristan Costa MES (PI), MCIP, RPP**

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## Costa, Tristan

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**From:** Swinfield, Shelby  
**Sent:** 2023/01/20 2:00 PM  
**To:** Costa, Tristan  
**Cc:** Carscallen, Charlton  
**Subject:** RE: Airport/Mayfield Road Draft Policies  
**Attachments:** Draft Policies\_Heritage Studies Update.docx; Draft Policies\_Heritage Section.docx; PN2014\_05186 (2).tif; PN2014\_05187 (2).tif; Early Garage Photo.PNG; PN2009\_00593 (3).tif

Hi Tristan,

Please see attached my comments and policies for the Tertiary Plan. I've also updated the list of required materials to include a few more heritage documents. I've also attached the photos I used so they can be included.

Let me know if you want to chat at all about these or if you need anything else from me for this.

Thank you!  
Shelby

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**From:** Costa, Tristan <Tristan.Costa@brampton.ca>  
**Sent:** 2022/12/21 10:54 AM  
**To:** Swinfield, Shelby <Shelby.Swinfield@brampton.ca>; Padhya, Harsh <Harsh.Padhya@brampton.ca>  
**Subject:** Airport/Mayfield Road Draft Policies  
**Importance:** High

Good morning Shelby and Harsh,

I am sharing with you the draft policies resulting from the Airport Road/Mayfield Road charrette exercise. Hoping to get your support in reviewing the draft policies, and in particular related to the cultural heritage resources. I have listed the CHR policies below. Please let me know if there is anything further you would like me to capture. Also attaching the concept and current SP for reference. FYI we are hoping to go to public meeting on Feb 13th with the draft policies and tertiary concept plan.

If you have any questions, concerns or would like to have a brief chat let me know – your feedback is greatly appreciated.

**4.2.43** Development adjacent to or near the St. Mary's (Tullamore) Cemetery and listed cultural heritage resource at 11903 Airport Road will protect the function and features of these resources, and adhere to the Cemetery and Cultural Heritage policies of this Chapter and the Official Plan.

**4.2.44** Development within the Airport Road/Mayfield Road – Tertiary Plan Area will have regard for and integrate the cultural heritage resources into site design to enhance the overall character of the area. Appropriate conservation, mitigation and/or commemoration measures will be undertaken to the satisfaction of City of Brampton Heritage Staff.

**4.2.47** In accordance with the objective of pursuing a unified Tertiary Plan and the Tertiary Plan policies of this Chapter, all development will assess and address various issues through technical input from various component studies, including but now limited to:

- i. Scoped Subwatershed Study;
- ii. Environmental Impact Study/Implementation Report
- iii. Infrastructure Servicing Study;
- iv. Multimodal Transportation Master Plan;
- v. Traffic Impact
- vi. Cultural Heritage Study;**
- vii. Community Energy Study;
- viii. Urban Design and Open Space Study;
- ix. Healthy Development Framework Study;
- x. Economic Impact Study;
- xi. Employment Study;
- xii. Staging and Sequencing Study;
- xiii. Community Services and Facilities Strategy;

Kind regards,

**Tristan Costa MES (PI), MCIP, RPP**

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Please consider the environment before printing this email.

## Costa, Tristan

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**From:** De Luca, Jason <jason.deluca@peelregion.ca>  
**Sent:** 2023/03/28 3:08 PM  
**To:** Costa, Tristan  
**Cc:** Brooks, Shannon; Dewar, Kathryn; Hardcastle, John; Detaramani, Tina  
**Subject:** RE: [EXTERNAL]RE: Airport/Mayfield - Draft Tertiary Plan  
**Attachments:** Peel Transp. Comments on Tertiary Plan - Airport & Mayfield - SP49 (March 28 2023).pdf

Hi Tristan,

As requested, please find attached the Region's preliminary transportation/traffic comments on the draft Mayfield Rd & Airport Rd Tertiary Plan. You will note that Region transportation staff cannot provide specific direction to the City on the preferred locations of accesses within the Tertiary Plan until the following is provided:

- Extend the geographic boundary of the Tertiary Plan to include the east side Airport Road so that accesses on the that side of the road can be coordinated, as part of a holistic approach.
- Spacing dimensions between the accesses shown;
- Traffic Impact Study;
- Any other reasons mentioned in the comments.

If you have any questions, please contact me.

Regards,



**Jason De Luca RPP MCIP**  
**Principal Planner**  
Planning & Development Services, Public Works  
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Brampton, Ontario L6T 4B9  
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[jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca)

---

**From:** Costa, Tristan <[Tristan.Costa@brampton.ca](mailto:Tristan.Costa@brampton.ca)>  
**Sent:** March 14, 2023 5:07 PM  
**To:** De Luca, Jason <[jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca)>  
**Cc:** Brooks, Shannon <[Shannon.Brooks@brampton.ca](mailto:Shannon.Brooks@brampton.ca)>  
**Subject:** RE: [EXTERNAL]RE: Airport/Mayfield - Draft Tertiary Plan

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Hi Jason,

If we could receive high-level comments by end of next week that would be helpful. As mentioned, there will be a more formal opportunity to provide comment once we are prepared to go forward with the statutory public meeting process.

## Costa, Tristan

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**From:** De Luca, Jason <jason.deluca@peelregion.ca>  
**Sent:** Friday, March 24, 2023 2:44 PM  
**To:** Costa, Tristan  
**Cc:** Brooks, Shannon; Dewar, Kathryn  
**Subject:** RE: [EXTERNAL]RE: Airport/Mayfield - Draft Tertiary Plan  
**Attachments:** Pre and Post conversion growth allocation - Vales of Castlemore North.xlsx; Vales of Castlemore North.pdf

Hi Tristan,

Please find attached the growth allocation info within Vales of Castlemore North for the pre and post the employment conversion scenarios. Also attached is a map to provide context of the SGUs.

I am still waiting for the preliminary traffic comments. I should have them by today or Monday. Will send as soon as I get them.

Please let me know if you need more information on the SGU info, or if you would like to discuss anything further on the issue around employment.

Regards,



**Jason De Luca RPP MCIP**  
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[jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca)

---

**From:** Costa, Tristan <Tristan.Costa@brampton.ca>  
**Sent:** March 16, 2023 11:40 AM  
**To:** De Luca, Jason <jason.deluca@peelregion.ca>  
**Cc:** Brooks, Shannon <Shannon.Brooks@brampton.ca>; Dewar, Kathryn <kathryn.dewar@peelregion.ca>  
**Subject:** RE: [EXTERNAL]RE: Airport/Mayfield - Draft Tertiary Plan

**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.**

Hi Jason,

Thanks for sharing – this is helpful. I took a look at the SGU forecasts prior and following RPOP adoption. Looks like the TOTEMP increased from 235 to 435. From a jobs perspective, I think we would lean towards trying to achieve the larger number.

Kind regards,

## Tristan Costa MES (PI), MCIP, RPP

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---

**From:** De Luca, Jason <[jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca)>

**Sent:** 2023/03/15 3:11 PM

**To:** Costa, Tristan <[Tristan.Costa@brampton.ca](mailto:Tristan.Costa@brampton.ca)>

**Cc:** Brooks, Shannon <[Shannon.Brooks@brampton.ca](mailto:Shannon.Brooks@brampton.ca)>; Dewar, Kathryn <[kathryn.dewar@peelregion.ca](mailto:kathryn.dewar@peelregion.ca)>

**Subject:** RE: [EXTERNAL]RE: Airport/Mayfield - Draft Tertiary Plan

Hi Tristan,

I dug up some materials that provides insight into Region Staff's rationale for the conversion of the sites west of Mayfield Rd, south of Airport Rd (the 'subject sites').

Refer to the minutes of Regional Council on April 22, 2022. <https://pub-peelregion.escribemeetings.com/filestream.ashx?DocumentId=22266>

- You were aware of **Resolutions 2022-348 and -349** contained in the minutes of the Region Council meeting on April 22, 2022. These motions were carry-overs from the PGMC meeting where staff were directed to reconsider the subject sites for conversion.
- In the same meeting, Regional Council approved the resolutions under **Item 8.1** to adopt the new Regional Official Plan (**Resolutions 2022-378 and -379**).
- Also in the same meeting, Region Council carried a motion to go ahead and convert a 'wishlist' of sites for conversion as part of their approval of the RPOP. See **Resolution 2022-377** under **Item 20.4**. This conversion went against the recommendations of staff as contained in the associated April 14 staff report and the Employment Planning Implementation Report (see extracts attached). Based on discussion with Region staff, it sounds like councillors were not willing to support the approval of the RPROP unless these conversions were approved.
- Following **Resolution 2022-377**, Region staff added Appendix D to the Employment Planning Implementation Report. See extract attached. As noted in the chart, the reason for conversion is the Resolution itself. No planning rationale is cited because it was never supported by staff.
- You will note that staff's recommendation states that conversion could be reconsidered if the City were to undertake comprehensive work to identify lands in the broader employment area where mixed use and residential would be considered. In other words, the Region was strongly supportive of maintaining the job creation / employment purpose even if the lands were removed from the Regional Employment Area and sensitive uses introduced.

- **Resolution 2022-377** was carried in spite of Region staff's continued recommendation against conversion. The report extract is attached and the full report is available here: <https://pub-peelregion.escribemeetings.com/Meeting.aspx?Id=c51a4d18-4ba5-444e-b1c2-da37e5daa42a&lang=English&Agenda=PostAgenda&Item=77&Tab=attachments>

In response to your request regarding 'appropriate quantum of employment': I think the best place to start is looking at the SGU for this area prior to the RPOP adoption on April 22, 2022. I am talking to Growth Mgmt staff and will get back to you soon.

Regards,



**Jason De Luca RPP MCIP**  
**Principal Planner**  
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[jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca)

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**From:** Costa, Tristan <[Tristan.Costa@brampton.ca](mailto:Tristan.Costa@brampton.ca)>  
**Sent:** March 15, 2023 11:22 AM  
**To:** De Luca, Jason <[jason.deluca@peelregion.ca](mailto:jason.deluca@peelregion.ca)>  
**Cc:** Brooks, Shannon <[Shannon.Brooks@brampton.ca](mailto:Shannon.Brooks@brampton.ca)>  
**Subject:** RE: [EXTERNAL]RE: Airport/Mayfield - Draft Tertiary Plan

**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.**

Hi Jason,

While conducting your review, we are hoping to gain a bit more clarity of what quantum of employment (as a condition of the MCR) should be prescribed through the policy. Is there a specific number or analysis you could provide that would help provide context for the conversion/employment targets? We are hoping to provide landowners with a bit more detail since local area councillors asked staff to revise the draft concept to include more office along the perimeter, specifically along Mayfield Road.

Kind regards,

**Tristan Costa MES (PI), MCIP, RPP**  
Planner III, Official Plan & Growth Management  
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City of Brampton

T: 905.874.2557



## Costa, Tristan

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**From:** Lakeman, Brian  
**Sent:** 2024/04/12 4:13 PM  
**To:** Costa, Tristan  
**Cc:** Cadete, Nelson  
**Subject:** RE: City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan

Tristan,

Thank you for the opportunity to review the draft OPA for SP49(b). On behalf of the Transportation Planning group, I offer the following comments for your consideration:

### Transportation

1. Policy 7.1.47 speaks to "...the development of new streets that facilitate the development of the local street network as show (sic) conceptually on Schedule SP49(b)." Is this referencing the Conceptual Road or local streets? If the latter, the Schedule requires amendment to show the local street network referenced in the policy.

### Other

2. In Policy 4.1.14(i) delete the second instance of townhouses in the list of permitted uses.
3. The land use categories and associated policies in sections 4.1.X are duplicated in sections 7.1.X. Is this intentional? Is Section 7.0 meant to be a subset to Section 4? If so, an explanation re this in the text would be useful. Alternately, can the sections be merged?
4. Consider putting the two topics addressed in Policy 7.1.6 into dot points under the first sentence – this would allow for better separation of the conceptual trail network and the cultural heritage resources spoken to in the policy.
5. In Policy 7.1.9, replace the word "is" after the words "Mid-Rise Residential designation" with the word "are".
6. The final sentence in Policy 7.1.11 feels awkward. Should the word "and" be replaced with the word "to"?
7. In Policy 7.1.24, consider replacing the term "office-supported" with "office-supporting".
8. Wording regarding Nixed Institutional land and the Sikh Heritage Centre in Policies 7.1.32 and 7.1.34 ("Adjacent development will be sympathetic to its use, daily function and provide connections to the site" and "Development occurring within the Airport Road and Mayfield Road Tertiary Plan area shall have regard for the Sikh Heritage Centre...") feels duplicative. Consider revising one or both policies to address this.
9. Policies 7.1.58 and 7.1.59 look to be poor fits in the Cost Sharing section. Consider placing these in a separate Implementation section.

I will let you know if I receive any additional comments on the draft OPA.

## Brian Lakeman, RPP, MCIP

Transportation Policy Planner, Integrated City Planning  
City of Brampton

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## Costa, Tristan

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**From:** Yadav, Jessica  
**Sent:** 2024/03/28 3:48 PM  
**To:** Costa, Tristan  
**Cc:** Yogendran, Melinda  
**Subject:** RE: City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan  
**Attachments:** Mayfield Airport - Draft Official Plan Amendment\_JY.docx

Good afternoon Tristan,

Please see attached track changes incorporating affordable housing and purpose-built rental policies in the draft Mayfield/Airport OPA. We are happy to chat further about wording and placement as needed!

Let me know if you have any questions or concerns.

Have a great long weekend,

### Jessica Yadav

Policy Planner

Planning, Building & Growth Management

City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2

t. 905-874-3834 | e. [jessica.yadav@brampton.ca](mailto:jessica.yadav@brampton.ca)



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**From:** Costa, Tristan <Tristan.Costa@brampton.ca>  
**Sent:** Monday, March 18, 2024 9:15 AM  
**To:** Yadav, Jessica <Jessica.Yadav@brampton.ca>  
**Subject:** RE: City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan

Morning Jessica,

I did – hope the same for you!

Yes the deadline is March 28 and you have until then to submit comments.

Kind regards,

### Tristan Costa MES (PI), MCIP, RPP

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The Corporation of the City of Brampton

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## Costa, Tristan

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**From:** Sunny, Chinoye  
**Sent:** Thursday, April 11, 2024 9:08 AM  
**To:** Costa, Tristan  
**Cc:** Ambrico, Angelo; Sidhu, Tejinder (TJ)  
**Subject:** RE: City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan

Hi Tristan,

Thanks for reaching out regarding the Airport and Mayfield Tertiary Plan. Development Services has no comments on the proposed OPA for this area.

We note that currently there are two (2) pre-consultation applications in the area:

1. PRE-2021-0099
  - The proposal is for 91 Three Storey Freehold Townhome Units on 5.5 metre Lot Frontages with an 8m private lane with sidewalk and Outdoor Amenity Area. Associated Parking is proposed at two (2) Parking Spaces per Unit and twenty-two (22) Visitor Parking Spaces with a total of 204 Parking Spaces. The proposed development would form part of a Common Element Plan of Condominium.
  - The lands are proposed to be designated 'Mixed-Use' and 'Office Mixed-Use' in the draft Tertiary Plan.
2. PRE-2023-0133
  - The residential development proposal on the Subject Lands consists of one (1) conceptual apartment building and fifty-seven (57) three-storey condominium townhomes. The condominium townhomes consist of eleven (11) units being 6.1m front-loaded towns, fourteen (14) units being 6.0m dual frontage towns, and thirty-two (32) units being 6.4m back-to-back towns. The proposal includes two (2) parking spaces per unit for the condominium townhouses.
  - The lands are proposed to be designated 'Mixed-Use', 'Office Mixed-Use' and 'Neighbourhood Park' in the draft Tertiary Plan.

Kind regards,

**Chinoye Sunny**  
**Planner III**  
**Planning, Building and Growth Management**  
City of Brampton  
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**Our Focus Is People** 

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**From:** Costa, Tristan <Tristan.Costa@brampton.ca>  
**Sent:** Thursday, March 14, 2024 1:51 PM  
**To:** Cooper, Pam <Pam.Cooper@brampton.ca>; Lakeman, Brian <Brian.Lakeman@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Massah, Saghar <Saghar.Massah@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; Carscallen, Charlton <Charlton.Carscallen@brampton.ca>; Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; Sunny, Chinoye <Chinoye.Sunny@brampton.ca>  
**Cc:** Singer, Geoffrey <Geoffrey.Singer@brampton.ca>  
**Subject:** City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan

## Costa, Tristan

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**From:** Massah, Saghar  
**Sent:** 2024/04/15 4:36 PM  
**To:** Costa, Tristan  
**Cc:** Serravite, Giuseppe; Colangelo, Mike; Bajwa, Jaskiran  
**Subject:** RE: City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan  
**Attachments:** Final option.tif

Hi Tristan,

Park Planning and Open Space are requesting changes to the Tertiary Plan. These changes consist of:

Park Planning and Open Space are requesting changes to the Tertiary Plan. These changes consist of:

1. Ensuring that the park depicted on the tertiary plan remains unaffected by any easements or underground infrastructure. It has been brought to Park Planning's attention as of today, April 15, 2024, that the easement will bisect the park. Please retain only the southern part of the park, making it as large as possible, and designate it as NP (Neighborhood Park) on the map.
2. Updating the GIS map to reflect the accurate boundary of the NHS (Neighborhood Housing Scheme) area, as it seems that the engineering drawings may have been based on survey information.
3. Based on information from our Open Space Development Section, the trails outlined on the tertiary plan are deemed unnecessary due to the existing trail alignment to the west within Block 48. Please update the trail and bridge connection based on the provided sketch.

Note: The base map is received from the engineering consultant and has not been reviewed or approved by the City. However, the location of the easement will be approximately as shown (Yellow Line).

Sincerely,

### Saghar Massah

Park Planner

Planning & Delivery

Parks Maintenance & Forestry Division, Community Services Department

[Saghar.massah@brampton.ca](mailto:Saghar.massah@brampton.ca)



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**From:** Costa, Tristan <Tristan.Costa@brampton.ca>

**Sent:** Thursday, April 11, 2024 12:18 PM

**To:** Massah, Saghar <Saghar.Massah@brampton.ca>

**Cc:** Serravite, Giuseppe <Giuseppe.Serravite@brampton.ca>; Colangelo, Mike <Mike.Colangelo@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>

**Subject:** RE: City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan

Hi Saghar,

Thanks for this info. Could you produce a rough markup of the tertiary plan in addition this this?

Kind regards,

## Tristan Costa MES (PI), MCIP, RPP

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**From:** Massah, Saghar <[Saghar.Massah@brampton.ca](mailto:Saghar.Massah@brampton.ca)>

**Sent:** Thursday, April 11, 2024 12:10 PM

**To:** Costa, Tristan <[Tristan.Costa@brampton.ca](mailto:Tristan.Costa@brampton.ca)>

**Cc:** Serravite, Giuseppe <[Giuseppe.Serravite@brampton.ca](mailto:Giuseppe.Serravite@brampton.ca)>; Colangelo, Mike <[Mike.Colangelo@brampton.ca](mailto:Mike.Colangelo@brampton.ca)>; Bajwa, Jaskiran <[Jaskiran.Bajwa@brampton.ca](mailto:Jaskiran.Bajwa@brampton.ca)>

**Subject:** RE: City-Initiated Draft Official Plan Amendment - Airport and Mayfield Tertiary Plan

Hi Tristan,

Please see the Parks Planning and Delivery comments:

- 1- The park shown on the tertiary plan must not be affected by any easement and underground infrastructure. It has come to Park Planning's attention as of today April 11, 2024, that the easement will be bisecting the park. We request that the easement be realigned so that it does go through the park or further discussion be conducted to relocate the park to one side of the easement.
- 2- As per the direction of the Open Space Development group, the trails shown on the tertiary plan are not required given the trail alignment to the west within Block 48.

Regards,

### Saghar Massah

Park Planner

Planning & Delivery

Parks Maintenance & Forestry Division, Community Services Department

[Saghar.massah@brampton.ca](mailto:Saghar.massah@brampton.ca)

May 10, 2024

Tristan Costa, MES (PI), MCIP, RPP  
Planner III, Official Plan and Growth Management  
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## Public Works

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

**RE: Vales of Castlemore Secondary Plan – Updated Comments  
Lands south of Mayfield Road and west of Airport Road  
City of Brampton Proposed Tertiary Plan 49(b)  
Regional File: 49(b) Mayfield and Airport Tertiary Plan  
City File: 49(b) Mayfield and Airport Tertiary Plan**

Dear Mr. Costa,

I am writing to update our comments sent to you on May 2, 2024. This update includes population and employment forecasts to 2041 and 2051 for the lands located generally southwest of Mayfield and Airport Roads (Tertiary Plan 49(b)). All other comments aside from the Growth Management section remain the same.

### Growth Management Forecast

Population and employment forecasts have been developed for the small geographical unit (SGU) coinciding with this Vales of Castlemore tertiary plan boundary. These lands are anticipated to yield a total population of 900 persons by 2041 and 940 by the year 2051.

Total employment forecast for this area is 250 jobs for the year 2041 and 260 jobs for the year 2051. Cumulative employment figures include major office employment, rural employment, population passed employment and home based employment.

### Sanitary Sewer

- Municipal sanitary sewer facilities consist of a 975/750mm diameter sanitary sewer on Airport Road.
- A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the Tertiary Plan and provision for the adjacent lands is required for review and approval by the Region prior to the engineering submission.
- Servicing of the area requires construction of a 750mm diameter sanitary trunk sewer on Airport Road and on the internal street(s) within the Tertiary Plan area.

### Water Facilities

- The lands are located within Water Pressure Zone 6 supply system.
- Existing infrastructure consist of a 750mm and a 300mm watermain on Mayfield Road (Pressure Zone 6) and 300mm dead end watermain (Pressure Zone 6) at the south and north limits of the Tertiary Plan on Airport Road.

**Public Works**

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- A Functional Servicing Report (FSR) showing proposed water servicing plans for the Tertiary Plan and provision for the adjacent lands is required for review and approval by the Region prior to the engineering submission.
- Construction of a 300mm diameter watermain (Pressure Zone 6) on Airport Road along the Tertiary Plan limits will be required.

**Regional Roads**

- The Developers will be required to gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region or delegate, any road widenings pursuant to the Region of Peel Official Plan (RPOP) along Regional Road #14 (Mayfield Road) and Regional Road #7 (Airport Road).
- Region of Peel will not permit any changes to grading within the Mayfield and Airport Road rights-of-way along the frontages of the Tertiary Plan.
- No lots or blocks shall have direct access to Mayfield and Airport Roads. Any future access shall be in accordance with The Region Access Control By-law.
- Under no circumstances should the flow of storm water from the Tertiary Plan be diverted into the Regional right of way (by pipe or by channel).
- The Developer’s group shall submit to the Region
  - a) Storm Drainage Study Report to determine and demonstrate that there is no adverse effect from the Tertiary Plan on the existing structures and drainage along Mayfield and Airport Roads.
- Traffic Impact Study (TIS) detailing the impact of the Tertiary Plan on the Regional road network and identifying any mitigation measures.

**Capital Works**

- All costs associated with servicing of the proposed Tertiary Plan will be at the developer’s expenses.
- Servicing of the Tertiary Plan will require construction of oversized sanitary sewer which is the financial responsibility of the Region as per Development Charges By-law. The required oversized sanitary sewer is listed below.

Component No.	Project No.	Construction Year	Description
3849	26-2152	2026	600mm dia. sanitary sewer within an easement & along Airport Road from approx. 300 meters north of Countryside Drive to Creek Crossing

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- The developers within the Tertiary Plan will be required to enter into applicable Development Agreements with appropriate agencies.
- The developers will be required to obtain and dedicate easements as required by the Region for Regional infrastructure.

## Public Health

- Public Health is generally supportive of the proposed amendments, particularly towards the inclusion of Mid-Rise Residential and Mixed-Use land-use designations permitting a variety of structural housing types nearby greenspaces and in proximity to a variety of future retail, commercial, and office amenities.
- We note the draft OPA does not list the Sustainable New Communities Program (SNCP) as a required component study under policy 7.1.59 in section 7.0. Is it recommended to include the SNCP as a listed required study under this policy, unless the City has developed an alternative assessment tool of the development review process. We wish to highlight the SNCP as a key instrument towards evaluating the efficient use of land in rapidly growing areas and the development of healthy, complete, and sustainable communities.
- Has the City/TRCA determined that the conceptual trail connection across the valley shown on the draft OPA Schedule D is the only suitable location for a trail connection to Countryside Villages Secondary Plan Area? In keeping with policy 4.2.25 ii) in section 4.0 in the Secondary Plan Residential – Special Policy Area section, please retain policy language to explore further potential trail connections across the valley as part of development applications on lands designated Mid-Rise Residential and Mixed Use in addition to policy 7.1.6 in section 7.0 in the draft OPA.
- Policies 4.1.14 v) in section 3.0 and 7.1.11 in section 7.0 in the draft OPA speak to permitting single-detached dwellings along the valley edges on a case-by-case basis. Policies 4.1.14 in section 3.0 vii) and 7.1.13 in section 7.0 in the draft OPA speak to incorporating views of the natural heritage system into the design of developments, as appropriate. We request stronger language for policies 4.1.14 v) and 7.1.11 that explicitly prevent back lotting onto natural areas (i.e., valley land and parkland) to maintain sightlines and functional focal points to greenspaces which do not challenge policies 4.1.14 vii) and 7.1.13.

## Traffic Development

Please note that previous comments from March of 2023 spoke to the requirement to provide a Traffic Impact Study (TIS) in order for us to provide comments on any proposed new roadway/access connections to Airport Road and Mayfield Road. As the requested study has not been provided, our comments reflected below are largely reiterated. Detailed comments will be provided at the statutory consultation stage.

The Transportation Development section has reviewed the submitted materials related to the Draft Official Plan Amendment - Schedule D - Vales of Castlemore Tertiary Plan 49(b) circulated to us on April 18, 2024 and offer the following at this time:

At this time we are able to offer the following high level input regarding the Draft Official Plan Amendment – Schedule D:



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- A Traffic impact Study (TIS), as requested previously, is required. The T to be provided for our review and comment which details the proposed access types and locations;
- An updated tertiary plan including access/roadway spacing measurements to be provided;
- Any proposed access/connection to Airport Road and Mayfield Road must adhere to the Controlled Access By-law 62-2013, as amended, which speaks to the Road Characterization Study (RCS). The RCS defines our various road classifications as well as the associated minimum access spacing distances;
- This portion of Mayfield Road is classified as an Industrial Connector which calls for 450 metre spacing between any full moves accesses;
- This portion of Airport Road is classified as a Suburban Connector which calls for 300 metre spacing between any full moves accesses;
- It is recommended that additional access-related policies be incorporated into the Secondary Plan after access types and locations along Airport Road and Mayfield Road have been determined through the review and approval of the associated Traffic Impact Studies;
- At this point in time we are only able to provide a high level support for the central proposed roadway to possibly be a full moves roadway/access;
- At this point in time we can provide high level support for the northerly and southerly proposed roadways/accesses as some form of limited movement accesses, subject to the review and approval of the TIS.

As per your specific request of last week, Tristan, I am confirming that connection points discussed with our Engineering group in August 2023 are not viable.

I can also advise that Peel Region's position is that an access at LaCoste Boulevard (not shown on the tertiary plan currently in circulation) remains unsupported as, although we understand there may be proponents for this access. I do appreciate you taking the time to discuss the plan with me.

In summary, Regional staff remain committed to working with the City and all stakeholders to address any matters of Regional interest as the update of the tertiary plan progresses.

Should you have any questions or concerns with our comments, kindly advise me ([dana.jenkins@peelregion.ca](mailto:dana.jenkins@peelregion.ca)) at your earliest convenience. Thank you, Tristan.

Regards,

*Dana Jenkins*

Dana Jenkins  
Development Services  
Region of Peel Public Works

cc: John Hardcastle, Manager, Development Services, Region of Peel  
Geoffrey Singer, Manager, Policy Planning, City of Brampton