

Public Works

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

peelregion.ca

October 17th, 2024

Harjot Sra
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2
Harjot.Sra@brampton.ca

**RE: Region of Peel Comments
 Official Plan Amendment and Zoning
 By-law Amendment Application
 1286, 1298, 1300, 1306 Queen St W
 City File: OZS-2023-0024
 Regional File: OZ-23-024B**

Dear Harjot,

Further to our comments on December 20th, 2023, July 12th, 2024, October 15th, 2024, Peel staff have reviewed the 3rd submission for the above Official Plan Amendment and Zoning By-Law Amendment application received October 2nd, 2024, proposing to redevelop the lands for a mixed-use 12-storey residential building with 265 residential suites with approximately 21,592 sq.m. of GFA, 319 vehicle parking spaces and 160 bicycle spaces.

Please be advised that the Region of Peel has no objection to the proposed Official Plan Amendment and Zoning By-law Amendment being brought forward for City Council consideration.

Concluding Comments:

If you have any questions or concerns, please contact the undersigned (nicole.capogna@peelregion.ca | 905.791.7800 ext-6330) at your earliest convenience.

Your Truly,



Nicole Capogna
Junior Planner
Planning and Development Services
Region of Peel

CC: Marc DeNardis, GWD Ltd.

October 10, 2024

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

Attention: Harjot Sra

Re: City File OZS-2023-0024
CVC File OZ 23/024
2803832 Ontario Inc., 2811135 Ontario Inc.
1286, 1298, 1300 and 1306 Queen Street West
Part of Lot 6, Concession 3 WHS

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

CVC Regulated Area

Based on our mapping and information available in our office, a portion of the proposed development is regulated by CVC due to the meander belt allowance and floodplain of Springbrook Creek (East Tributary). As such, this proposed development is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Comments

Based on our review, the latest submission materials, including the Comment Response Table (September 11, 2024), Functional Servicing and Stormwater Management Report (Candevcon Group Inc., last revised September 10, 2024), and engineering plans (Candevcon Group Inc., last revised September 10, 2024), are generally acceptable.

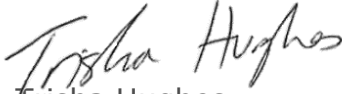
As such, CVC staff have **no objection** to the proposed Official Plan Amendment and Zoning by-law Amendment application.

CVC staff will review further details through the detailed design stage (e.g., erosion and sediment control plans, restoration and planting plans, etc.). Please be advised

that a permit from CVC will be required prior to any development proposed within the regulated area.

We trust this is satisfactory, however should you have any questions feel free to contact the undersigned at trisha.hughes@cvc.ca or 905-670-1615 ext. 3250.

Sincerely,

A handwritten signature in black ink that reads "Trisha Hughes". The signature is written in a cursive, flowing style.

Trisha Hughes

Acting Senior Planner

c.c. 2803832 Ontario Inc., 2811135 Ontario Inc. (owner)
GWD Planners, c/o Marc De Nardis and Michelle Harris (agent)

July 27, 2023

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
Application to Amend the Official Plan and Zoning By-law
1286, 1298, 1300 & 1306 Queen Street West
North side of Queen St W, west of James Potter Rd
File: OZS 2023-0024
City of Brampton – Ward 5**

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 a 12-storey buildings with a total of 265 residential units, which are anticipated to yield:

- 16 Junior Kindergarten to Grade 8 Students; and
- 8 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. Jean-Marie Vianney	276	556	0
Secondary School	St. Roch	1431	1404	0

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,

A handwritten signature in blue ink, appearing to read 'K. Koops', is positioned above the typed name.

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

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

Li, Wang Kei (Edwin)

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2023/07/31 1:55 PM
To: Lawrence, Marsha; Li, Wang Kei (Edwin)
Subject: [EXTERNAL]RE: [OZS-2023-0024] Notice of Application and Request for Comments: DUE AUG 14/2023

Follow Up Flag: Follow up
Flag Status: Completed

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

Thank you for your circulation.

Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Lawrence, Marsha <[REDACTED]>
Sent: [REDACTED]

[REDACTED]

Subject: [External] [OZS-2023-0024] Notice of Application and Request for Comments: DUE AUG 14/2023

August 9, 2023

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

Dear Edwin,

RE: **Applications for Official Plan and Zoning By-law Amendment
Gagon Walker Domes Ltd. - 2811135 Ontario Inc.
1286 Queen St W
OZS-2023-0024
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 265 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
43	8

The students generated from this development would reside within the boundaries of the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Springbrook P.S.	797	776	5
David Suzuki S.S.	1,584	1,554	4

Please be advised that this development is located along the future Queen Street BRT corridor. PDSB is aware of the increased development within the area which may result in capacity issues for nearby schools. PDSB actively reviews new residential growth in this area and seeks viable student accommodation solutions where possible.

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

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.

2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

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

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

If you require any further information, please contact me at zach.tessaro@peelsb.com or 905-890-1010, ext. 2217.

Thank you,

Zachary Tessaro

Zach Tessaro, BES
Planner – Development
Planning and Accommodation Dept.

- c. K. Koops, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board



Sep 20, 2023

Ms/Mr. Marsha.Lawrence
Planning Department
City of **Brampton**,
Ontario

Dear Marsha.Lawrence:

Re: OZS-2023-0024

Rogers Reference Number: M23B738A01

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.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com

Sincerely,

Anuradha Padmanabhan

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

August 9, 2023

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

Re: Notice of Application and Request for Comments – 1286, 1298, 1300, 1306 Queen St West
COB File: OZS-2023-0024

Dear Edwin,

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

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 52 weeks or longer.

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

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs

Alectra Utilities Corporation

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

alectrautilities.com

associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

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

Yours Truly,

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