
RESULTS OF CIRCULATION

December 12, 2024

Arjun Singh
Senior Planner
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Arjun,

RE: **Zoning By-law amendment
Blackthorn Development Corp.
137 Steeles Ave W
OZS-2024-0040
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of multiple towers with 1,900 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 5	Grade 9 to 12
286	45

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
Sir Winston Churchill P.S.	414	605	0
Brampton Centennial S.S.	1,446	1,380	5

Please be advised that the PDSB is aware of additional future growth within the area of this development. Although this particular development will not contribute to neighbourhood school's reaching capacity, the overall number of new developments may result in the need for additional school accommodations in the community

PDSB requires the following conditions be placed in 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, 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

December 3, 2024

Arjun Singh
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Arjun:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
137 Steeles Avenue West
South side of Steeles Ave W, west of Hurontario St
File: OZS 2024-0040
City of Brampton**

The Dufferin-Peel Catholic District School Board (DPCDSB) has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 4 buildings with a total of 1900 residential units, which are anticipated to yield:

- 91 Junior Kindergarten to Grade 8 Students; and
- 34 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. Kevin	196	600	0
Secondary School	St. Augustine	938	1320	3

DPCDSB 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."

DPCDSB will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Sincerely,



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)



Nov 29, 2024

Mr./ Ms.

Shawntelle Trdoslavic
Planning Department
City of **Brampton**,
Ontario

Re: OZS-2024-0040 – 137 Steeles Avenue West
Rogers Reference #: M24BM70A01

Dear **Shawntelle Trdoslavic**,

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of **Brampton**.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anuradha P

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

December 16, 2024

City of Brampton - Planning Department

To: Arjun Singh
arjun.singh@brampton.ca

Re: **Application No: OZS-2024-0040**
137 Steeles Avenue West
AVALON DEVELOPMENTS INC.

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes and privately owned and maintained lock-boxes.

With Respect to the Townhomes:

In order to provide mail service to the townhomes for this development, Canada Post requests that the owner/developer comply with the following conditions:

- ❖ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ❖ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ❖ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ❖ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ❖ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ❖ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.

- ❖ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ❖ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

With Respect to the residential buildings:

In order to provide mail service to the apartment buildings for this development, Canada Post requests that the owner/developer comply with the following conditions:

- ❖ The owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. **For any building where there are one hundred or more units, a secure, rear-fed mailroom must be provided.**
- ❖ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

As per our revised National Delivery Policy, **street level residences and businesses will also receive mail delivery at centralized locations, not directly to their door.** For example:

- extra mail compartments can be provided to accommodate these units in the main mailbox panel.
- if these units are not part of the condo, then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location.

As the project nears completion, it is requested that the Developer contact me directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development.

The Developer's agent should contact a Delivery Supervisor – **Brampton Post office Supervisor – 26 Hale Rd, Brampton, ON – Phone number 905-453-4176 X 2016** for mailroom/lock box inspection and mail delivery startup.

The complete guide to Canada Post's Delivery Standards can be found at:

https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Sincerely,

N Rai

Nirmaljit Rai

Delivery Planning Officer – GTA West

Canada Post Corporation | 647-212-3126

nirmaljit.ra@canadapost.postescanada.ca

Archived: 2024/12/04 1:48:06 PM

From: [Municipal Planning](#)

Sent: 2024/12/04 1:29:17 PM

To: [Planningcomments](#); [Singh, Arjun](#)

Cc: [Trdoslavic, Shawntelle](#)

Subject: [EXTERNAL]RE: [OZS-2024-0040] REVISION 1: DUE DEC 16/2024

Sensitivity: Normal

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(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

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

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Monday, November 25, 2024 5:10 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; McVittie, Stephanie <stephanie.mcvittie@peelregion.ca>; Development.Coordinator@metrolinx.com; Hughes, Trisha <trisha.hughes@cvc.ca>; Pakulski, Beata <beata.pakulski@cvc.ca>; stuti.bhatt <stuti.bhatt@cvc.ca>; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; Henry Gamboa <henry.gamboa@alecrautilities.com>; Rodne Ferry <rodne.ferry@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; Municipal Planning <MunicipalPlanning@enbridge.com>; christopher.fearon@canadapost.ca; RAI, Nirmaljit <nirmaljit.rai@canadapost.postescanada.ca>; TALUSAN, Nikki <Nikki.Talusan@canadapost.postescanada.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Wigle, Julian <julian.wigle@peelsb.com>; Gervais, Michelle <Michelle.Gervais@brampton.ca>; Yadav, Jessica <Jessica.Yadav@brampton.ca>

Cc: Singh, Arjun <Arjun.Singh@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Drumond,

Archived: 2024/12/02 1:31:49 PM

From: [development.coordinator](#)

Sent: 2024/11/29 10:26:37 AM

To: [Singh, Arjun](#); [Planningcomments](#)

Subject: [EXTERNAL]RE: [OZS-2024-0040] REVISION 1: DUE DEC 16/2024

Sensitivity: Normal

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Good morning Arjun,

Please be advised that the subject lands (137 Steeles Ave W) fall outside of the designated Metrolinx review zones. Metrolinx therefore has no comments and / or concerns on this OZ application. For future reference, please consult the webpage and mapping portal provided below, in order to determine when Metrolinx should be circulated.

-
Development Projects near Metrolinx Rail Corridors (GO/LRT):

<https://www.metrolinx.com/en/about-us/doing-business-with-metrolinx/development-opportunities/adjacent-development-review>

-
Metrolinx Zone of Influence Mapping Portal:

https://maps.metrolinx.com/Third_Party_Coordination_Permitting/

Metrolinx may also be removed from future circulations of this site.

Thank you,

Farah Faroque (she/her)

Project Analyst, Third Party Projects Review

Real Estate & Development

Metrolinx

10 Bay Street | Toronto | Ontario | M5J 2N8


T: 437.900.2291

 **METROLINX**

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Monday, November 25, 2024 5:10 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; McVittie, Stephanie <stephanie.mcvittie@peelregion.ca>; development.coordinator <development.coordinator@metrolinx.com>; Hughes, Trisha <trisha.hughes@cvc.ca>; Pakulski, Beata <beata.pakulski@cvc.ca>; stuti.bhatt <stuti.bhatt@cvc.ca>; CA - Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com; Henry Gamboa <henry.gamboa@alecrautilities.com>; Rodne Ferry

Archived: 2024/12/16 1:56:22 PM
From: [DiBerto, Dorothy](#)
Sent: 2024/12/16 11:33:46 AM
To: [Singh, Arjun](#)
Cc: [Maurizio Rogato](#); [Hughes, Trisha](#)
Subject: [EXTERNAL]OZS-2024-0040 - 137 Steeles Ave
Sensitivity: Normal
Attachments:
[ltr_oz23018CVCcom_br_20231006.pdf](#) 

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Hi Arjun

CVC staff have reviewed the revised submission for the above noted Zoning By-Amendment to permit a mixed used development. Note that CVC staff have previously reviewed a similar proposal through OZS-2023-0018 and provided formal comments at that time (attached).

Through the current submission, CVC staff reviewed the FSR by Odan/Detech Group (revised Nov 2024) and generally find it satisfactory.

CVC staff have reviewed the concept plan and note that the subject property contains regulated features including a wetland that has been removed without a CVC permit. CVC staff are working with the applicant on resolution of the wetland removal through compliance and the ultimate issuance of a CVC permit, including offsetting. Details related to this have not been included in the submission however staff will update the City on this process as it continues, including any site specific conditions of approval as required.

Should you wish to discuss the above please let me know.

Thanks,

Dorothy Di Berto | RPP |
Senior Manager, Planning and Policy, Watershed Management and Development Services |
Credit Valley Conservation
905-670-1615 ext. 2320 | M: 416-558-2053
dorothy.diberto@cvc.ca | cvc.ca

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.



[View our privacy statement](#)

January 15th, 2025

Arjun Singh
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
arjun.singh@brampton.ca

**RE: Region of Peel Comments
Zoning By-law Amendment
137 Steeles Ave W
Blackthorn Development Corp.
City File: OZS-2024-0040
Regional File: RZ-24-040B**

Public Works

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

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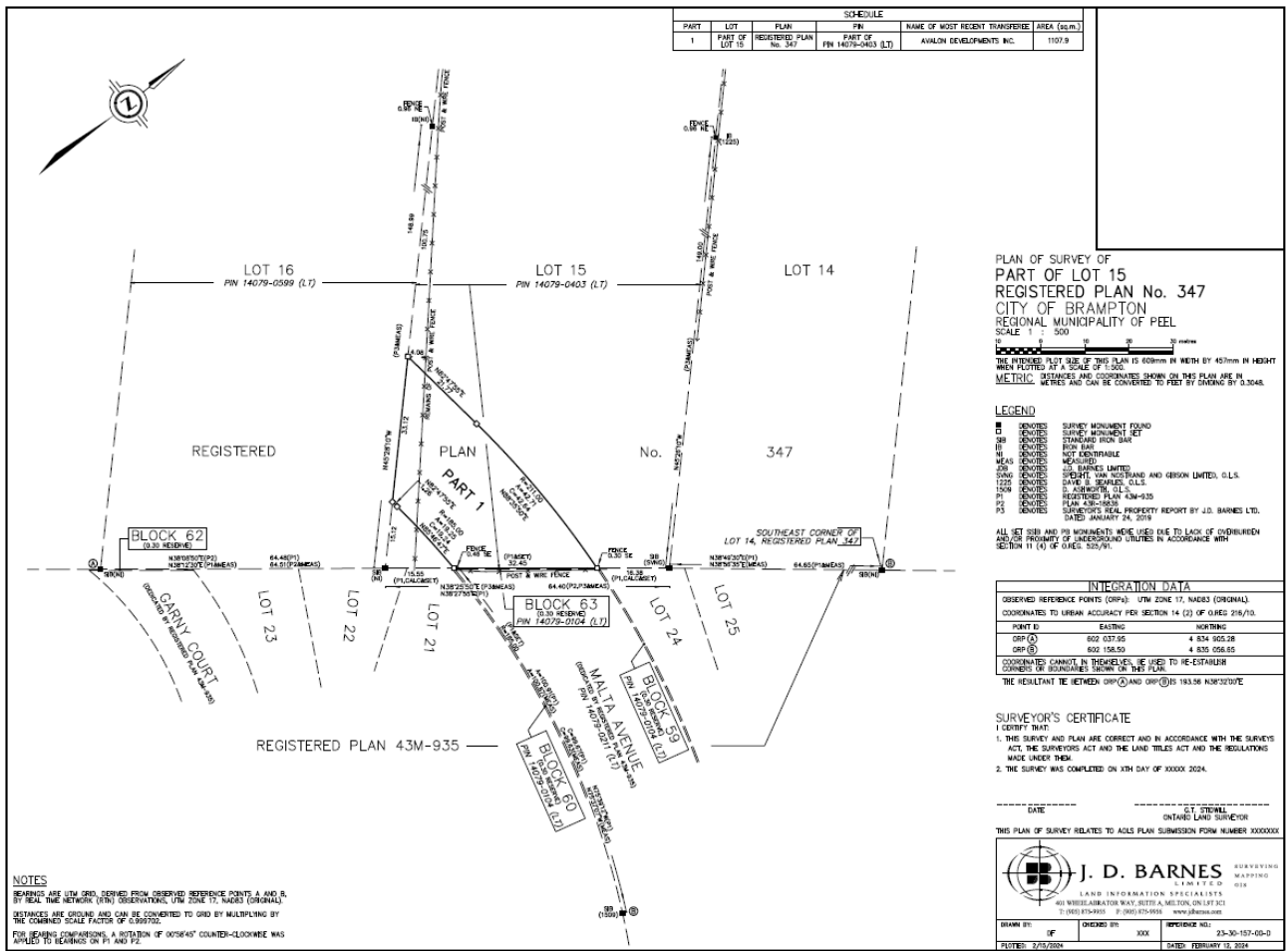
Dear Arjun,

Regional staff have reviewed the 1st submission materials received November 25th, 2024, including but not limited to a concept plan, FSR, site servicing and grading plan, sustainability score and summary and TIS, for the above noted zoning by-law amendment application proposing to rezone the subject lands from the 'A' and 'R4A' site specific zones to a 'R4A' site specific zone to permit a phased mixed-use development consisting of four apartment buildings with heights ranging up to 50 storeys set upon 6 and 8 storey podiums and including portions of private and public roads and portion of a public park. Kindly note that FSR comments will follow upon receipt. Please find Regional comments below:

Development Services

- The zoning by-law amendment application fee of \$4937.94 is outstanding and payable.
- Please follow the details provided in the payment request and contact eftadvice@peelregion.ca to make the necessary payment arrangements.
- PF-22024 (19-2158) – Herdman's Road/Malta Ave. Sanitary Sewer Project, City of Brampton.
 - In connection with the above noted project, the Region has a permanent sanitary sewer easement requirement from the property that is the subject of this application.
 - Below please find a copy of the draft reference plan that has been prepared. The permanent sanitary sewer easement is required over Part 1 on the attached draft reference plan. This document will also be shared via email with the submission of comments.

Please continue to next page



Waste Management Requirements

- In regards to Waste Collection, the information submitted are missing the following requirements, which must be verified and labelled on a sample drawings in accordance with the [waste-collection-design-standards-manual.pdf](https://www.peelregion.ca/waste-collection-design-standards-manual.pdf) ([peelregion.ca](https://www.peelregion.ca)):
- Prior to Site Plan Approval: The Region of Peel will provide front-end collection of garbage and recyclable materials. The developer is required to submit a Waste Management Plan that meets the requirements outlined below or in Sections 2.0, 4.0, and 5.0 of the waste-collection-design-standards-manual.pdf ([peelregion.ca](https://www.peelregion.ca)). (WCDSM). These requirements must be verified and clearly labeled on sample Waste Management Plan for the development.
- Collection Vehicle Access:
 - The collection vehicle access route throughout the development must be shown on the Waste Management Plan.
 - 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. Internal roadways must be constructed of a hard surface material, such as asphalt, concrete 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, or transformer cover) the Region must be provided with a letter from a professional engineer (licensed by Professional

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Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.

- Turning Radius: The turning radius from the centerline of the waste collection vehicle access route must be a minimum of 13 meters on all turns.
- For complete collection vehicle access route requirements, refer to section 2.0 of the WCDSM.
- Safety Measures for Reversing Vehicles:
 - The TIS illustrates that the collection vehicle must reverse onto oncoming internal traffic when exiting the collection point areas. Stop signs with a flashing warning light system that can be controlled by onsite staff is required to prevent pedestrian and vehicle traffic from crossing the path of a reversing collection vehicle. A convex mirror is also recommended to assist the driver in reversing at the collection point area.
 - In a situation where a waste collection vehicle must reverse, the maximum straight back-up distance is 15 metres.
 - Please see Appendices 13 and 14 of the WCDSM for sample drawings of the requirements.
- Collection Point Area(s)
 - All bins of a single stream, whichever is larger, must be shown in the collection point areas positioned correctly for servicing. Please refer to the [Waste Collection Design Standards Manual](#) Appendix 4: for proper bin positioning without jockeying.
 - However, if all reasonable attempts have been undertaken and these requirements stated in Appendix 4 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.
 1. The bins should be properly positioned in the collection area on the day of collection before 7 am.
 2. The driver is not required to exit the collection vehicle to facilitate collection.
 3. Property management is responsible for moving bins during collection.
 4. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
 5. Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
 6. Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
 7. Property management staff will be responsible for moving bins to the staging area at the time of collection and returning to storage room following collection. If the development will require jockeying of the bins by property management staff, please provide the following jockeying notes 1 to 7 stated above on the Waste Management Plan. Each collection point area must also have a 10 square meters area for the set-out of bulky waste items. The collection point areas should have a minimum overhead clearance of 7.5 meters, along with an 18-meter straight head-on approach, a 6-meter width opening. A Collection Point: solid level (+/- 2%) concrete pad is required. The concrete pad dimensions must be provided and must extend a minimum of 1.5 metres in length outside the opening of the concealed waste collection point to accommodate the front wheels of the waste collection vehicle. See Appendix 4.0 of the WCDSM for an illustration of the requirements.
- Internal Waste Storage Rooms:
 - All bins must be shown in the Garbage/Recycling Rooms. The number, size, and

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type (Garbage/Recyclable Materials) of bins must also be labeled. The calculation showing the required number of front-end bins must also be included on the Waste Management Plan. Please refer to WCDSM Appendix 6 for Front-End Garbage and Recycling Bins and Appendix 7 for Waste Bin Calculations.

- The internal Waste Storage Rooms must have a 10 square meter area for the storage of Bulky Items. The developer will need to identify the chute systems to be use.
- If present, the location of the compactor must be shown and labelled.
- Organic Waste Management:
 - Please Note: Under the Food and Organic Waste Framework in Ontario and the potential for the Region of Peel to implement an organics collection program for residential buildings in the future, the Region of Peel recommends that residential buildings install a dedicated chute for organic material. Additionally, the waste storage area rooms will need to be larger to accommodate future organics bins. These rooms must also be:
 - Well-ventilated
 - Equipped with running water and a sewer drain for washdown
 - Well-lit
 - Located away from fresh air intakes
 - Equipped with measures for pest control
- Private Waste Collection:
 - Private waste collection is required for the Retail waste generated within this development. The Waste Management Plan must include designated garbage rooms for the storage of Retail Waste, ensuring that they are kept separate from residential waste.
- 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>.

Public Health Recommendations

- Peel Public Health 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. These health objectives are used to inform decision-makers of the health-promoting potential of the development and communicate opportunities to achieve closer alignment with the objective of healthy, complete communities within Peel.
- The submitted Sustainability Assessment Tool (SAT) has produced a bronze threshold score and the site is on its way to promoting a healthy built form. We offer the following recommendations for the site plan:
 - Exposure to natural environments can have a positive impact on the overall mental health and wellbeing of residents. Please include an adequate amount of covered all-weather seating, landscaped open space throughout the amenity areas, and shade along pedestrian pathways to promote a pedestrian-oriented environment. Additionally, please include green infrastructure in non-traditional spaces.
 - Consider seamless indoor and outdoor amenity area between the landscaped open area and the building and designing the amenity spaces to support multi-generational use.

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- Please provide secure long and short-term bicycle parking near the entrances of the building. Consider wayfinding signage on the site to advise users where to access bicycle parking and indoor amenities.
- Peel Public Health will continue to work closely with the City of Brampton in the assessment of the development proposal as our participation enables us to deliver on our mandate and achieve the goals set out by Ontario's Public Health Standards and our Peel Public Health 2020-2029 Strategic Priorities of Enabling Active Living and Healthy Eating and Reducing Health-Related Impacts of Climate Change. We are committed to participating in the review of community development in Peel to ensure we promote healthy built environments.

Transportation Development Requirements

- Access & TIS
 - The Region has reviewed the TIS and would like to offer the following comments:
 - The Region will support the proposed temporary access on Steeles Avenue as a RI-RO access equipped with eastbound RT lane.
 - We will require detailed engineering drawings for the temporary RI-RO access and for the emergency access once the temporary RI-RO access is removed.
- Land Dedication
 - The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 15 (Steeles Avenue West), which has a right of way of 54m, 27m from the centreline of the original road allowance; within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
 - The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 15 (Steeles Avenue West), behind the property line except at any approved access point;
 - The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;
- Site Plan
 - All comments provided should be reflected on the site plan, including;
 - Centreline of roadways with property dimensions reflected;
 - There is support for consolidating the multiple sidewalk connections from the private side into the Regions right-of-way; internal private sidewalk should be considered.
 - There is support for a MUP on the south side of Steeles Avenue, along the frontage of this site. Currently, the existing concrete sidewalk is directly adjacent to the curb, this does not meet Region of Peel's standards. (the current practice is for an asphalt splash pad 1.0m, separated by a grass buffer/boulevard (1.0m in width min)., adjacent to a 3.0m multi-use path.
 - The preferred configuration of the cross section would be for the Multi-use Path (3.0m) and splash pad (1.0m) to be separated by a grass buffer/boulevard (1.0m in width, minimum) – separation between the splash pad and multi-use path provides several benefits, such as a dedicated space for signage, and increased the operating space for pedestrian users, the grass buffer can be increased to accommodate utilities etc.(1.0m splash pad + 1.0m (min) grass boulevard + 3.0m

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Multi-use path). The Region would like to target the preferred configuration.

- Consultation with the Brampton Transit is required for bus stop requirements/details; the transit stop should be shown on the site plan.
- Landscaping/Encroachments
 - Landscaping, cranes, signs, fences, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
 - Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted.
- Engineering Requirements
 - A detailed engineering submission for the road and access works is required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right-of-way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
 - The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed works within the Regional right of way;
 - Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Roads;
 - A 10.8 % engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
 - The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed Road Occupancy Permit and a permit fee as per the Region's user fees and charges By-law;
 - Completed Notice to Commence Work;
 - Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum from the Contractor;
 - Please note that any proposed construction within the Region of Peel's right of way is pending PUC approval (minimum six week process). Please note that PUC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
 - All costs associated with the design and construction of road works will be 100% paid by the Owner.

Stormwater Requirements

- Drawing No. 2 – Functional Grading Plan
 - Existing slope in area fronting Steeles Ave. currently drains away from the road, please maintain existing drainage in interim conditions before road widening and ensure this area does not contribute to the road.

Servicing Requirements

- The FSR is currently being reviewed, and any required comments will be shared

Public Works

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

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promptly upon completion of the review.

Concluding Comments

We look forward to working with the City of Brampton staff members and applicant team in the future resubmissions to address outstanding matters of Regional interest. If you have any questions or concerns, please contact me or my colleague at nicole.capogna@peelregion.ca or 905.791.7800 x 6330 / dana.jenkins@peelregion.ca or 905.791.7800 x 4027.

Thank you,



Nicole Capogna
Junior Planner
Planning and Development Services
Region of Peel

On Behalf of

Dana Jenkins

Dana Jenkins
Principal Planner
Planning and Development Services
Region of Peel

CC: Maurizio Rogato, Principal, Blackthorn Development Corp.
Sandeep Gupta, Avalon Developments Inc.