

July 8, 2024

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

Re: Notice of Application and Request for Comments – 23, 25, 27, 29 Mill Street North and 53 Nelson Street West
COB File: OZS-2024-0033

Dear Chinoye,

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:

- 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 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

Alectra Utilities Corporation

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

alectrautilities.com

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.

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

Yours Truly,

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

Sunny, Chinoye

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: 2024/08/30 10:10 AM
To: Sunny, Chinoye
Cc: planninganddevelopment
Subject: [EXTERNAL]RE: [OZS-2024-0033] Notice of Application and Request for Comments
DUE: JUL 29/2024

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August 30, 2024

Chinoye Sunny
Planning, Building and Growth Management
City of Brampton

**Re: Bell Canada Standard Response to Comment Requests for OPA, ZBLA, Part-lot Control, Temporary Use, and Interim Control By-law Applications
23, 25, 27, 29 Mill St. N. and 53 Nelson St. W., Brampton;
Your File No. OZS-2024-0033**

Chinoye Sunny,

Thank you for your e-mail. Bell Canada has received your follow-up request for comment(s) regarding the above noted application(s).

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada kindly requests to always be circulated on any future materials related to this development project as well as any other development projects and infrastructure and policy initiatives in your municipality. **Please note that while we require all such circulations to ensure that we have visibility to this development project for critical network provisioning and planning purposes, Bell Canada:**

- Does not generally comment on privately-initiated or site-specific official plan and zoning by-law amendments, part-lot control, temporary use and interim control by-laws.

- Does generally comment on applications such as site plan approval, draft plan of subdivision and draft plan of condominium applications.

Bell Canada is currently evaluating the most effective means to collaborate with municipalities towards the goals of the 'More Homes for Everyone' and 'More Homes Built Faster' Acts. At this time, we can provide the following standard response to all follow-up requests from municipalities for requests for comment on official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. If there are development proposal-specific concerns that are not addressed by our standard response, please forward your questions to planninganddevelopment@bell.ca. Bell Canada wishes to reserve our right to request formal conditions once any downstream Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan applications have been deemed complete.

Bell Canada Standard Response to Comment Requests for OPA, ZBLA, Part-lot Control, Temporary Use, and Interim Control By-law Applications:

- Upon receipt of this comment letter, the Owner / Applicant is to provide Bell Canada with servicing plans / Composite Utility Plan (CUP) at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.
- The following paragraphs are to be included as a condition of approval for any Draft of Plan of Subdivision, Draft Plan of Condominium and/or Site Plan application(s) relating to this development project:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The above-noted conditions will remain in effect until said conditions are officially cleared by Bell Canada as part of the formal approval process.

- To ensure that we can provide detailed provisioning comments, and to subsequently clear conditions, please ensure that all servicing plans / CUP, including updates to such plans, are sent to planninganddevelopment@bell.ca.

Concluding Remarks

Thank you for the opportunity to actively participate in this process. To ensure that we can continue to monitor and actively participate in the planning process, please continue to circulate all planning applications, including formal circulations, pre-circulations and re-circulations to circulations@wsp.com.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Bell Canada
Senior Manager – Municipal Liaison
Network Provisioning
planninganddevelopment@bell.ca

From: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>

Sent: Thursday, August 29, 2024 11:39 AM

To: proximity@cn.ca; gtaw.newarea@rci.rogers.com; CA - Circulations <CA.Circulations@wsp.com>

Subject: RE: [OZS-2024-0033] Notice of Application and Request for Comments DUE: JUL 29/2024

Good morning,

Hope you're doing well. Kindly following up on the status of the comments for this application. When you have the chance, please send me your comments.

Kind regards

Chinoye Sunny
Planner III
Planning, Building and Growth Management
City of Brampton
2 Wellington Street West | Brampton, ON | L6Y 4R2
T: 905.874.2064 | E: chinoye.sunny@brampton.ca



Our Focus Is People

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

Sent: Monday, July 8, 2024 10:20 AM

To: ZG-PlanningInfo <zgg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpccsb.org>; Koops, Krystina <krystina.koops@dpccsb.org>; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao

<Gaurav.Rao@electrautilities.com>; Dave A. Robinson <DaveA.Robinson@electrautilities.com>;
max.watters@electrautilities.com; proximity@cn.ca; gtaw.newarea@rci.rogers.com; CA - Circulations
<CA.Circulations@wsp.com>

Cc: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; BramPlanOnline_Automated
<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>;
Scharback, Genevieve <Genevieve.Scharback@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>;
Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>

Subject: [OZS-2024-0033] Notice of Application and Request for Comments DUE: JUL 29/2024

Good Morning,

An application for **23, 25, 27, 29 Mill Street North and 53 Nelson Street West** with an assigned file numbers of **OZS-2024-0033** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

As part of our commitment to improving our development application processes, timely reviews are crucial due to compressed timelines.

Please submit your comments to both our general inbox at planningcomments@brampton.ca and the assigned planner by **July 29, 2024**

If you have any concerns, please contact the assigned planner at chinoye.sunny@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 day!

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

Sunny, Chinoye

From: Alexandre Thibault <Alexandre.Thibault@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: 2024/08/29 2:59 PM
To: Sunny, Chinoye
Subject: [EXTERNAL]2024-08-29_CN Comments_Brampton_Mill Street-23-29_Nelson street-53_[OZS-2024-0033] Notice of Application and Request for Comments
Attachments: 24-078 Aug 28-24 23 to 29 Mill Street North & 53 Nelson Street-Transportation NFS (Peer Review).pdf

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

Hello,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is within 300 meters of CN's Main Line. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. The [Guidelines for New Development in Proximity to Railway Operations](#) reinforce the safety and well-being of any existing and future occupants of the area. Please refer to these guidelines for the development of sensitive uses in proximity to railway operations. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities. CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

- The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

CN noise consultants have reviewed the Transportation Noise Feasibility Study prepared by Gradient Wind Engineering Inc. and find that the project is feasible and can be designed to meet the CN , RAC/FCM and MOE Guidelines. Please see document attached for the comments related to that study .

We request that CN rail and the proximity@cn.ca email be circulated on any and all public notices and notice of decisions with respect to this and future land use planning applications with respect to the subject site.

Thank you and do not hesitate to contact me with any questions.

Best regards



Alexandre Thibault

Associé en urbanisme / Urban Planner Associate
B.Sc. Urb



E+ proximity@cn.ca

From: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>

Sent: Thursday, August 29, 2024 11:39 AM

To: Proximity <proximity@cn.ca>; gtaw.newarea@rci.rogers.com; CA - Circulations <CA.Circulations@wsp.com>

Subject: RE: [OZS-2024-0033] Notice of Application and Request for Comments DUE: JUL 29/2024

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Good morning,

Hope you're doing well. Kindly following up on the status of the comments for this application. When you have the chance, pleased send me your comments.

Kind regards

Chinoye Sunny

Planner III

Planning, Building and Growth Management

City of Brampton

2 Wellington Street West | Brampton, ON | L6Y 4R2

T: 905.874.2064 | E: chinoye.sunny@brampton.ca



Our Focus Is People

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Monday, July 8, 2024 10:20 AM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; Dave A. Robinson <DaveA.Robinson@alectrautilities.com>; max.watters@alectrautilities.com; proximity@cn.ca; gtaw.newarea@rci.rogers.com; CA - Circulations <CA.Circulations@wsp.com>
Cc: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Scharback, Genevieve <Genevieve.Scharback@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>
Subject: [OZS-2024-0033] Notice of Application and Request for Comments DUE: JUL 29/2024

Good Morning,

An application for **23, 25, 27, 29 Mill Street North and 53 Nelson Street West** with an assigned file numbers of **OZS-2024-0033** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

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 Please submit your comments to both our general inbox at planningcomments@brampton.ca and the assigned planner by **July 29, 2024**

If you have any concerns, please contact the assigned planner at chinoye.sunny@brampton.ca

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How to Access Applicant Submitted Documents

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

Thanks and have a great day!

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

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July 25, 2024

Chinoye Sunny
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Chinoye:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
23, 25, 27, 29 Mill Street N & 53 Nelson Street West
North of Queen St W, west side of Main St N
File: OZS 2024-0033
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 a 48-storey building with a total of 549 residential units, which are anticipated to yield:

- 26 Junior Kindergarten to Grade 8 Students; and
- 10 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. Mary	267	188	5
Secondary School	Cardinal Leger	1200	1239	6

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)

Sunny, Chinoye

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2024/07/09 3:20 PM
To: Planningcomments; Sunny, Chinoye
Cc: Trdoslavic, Shawntelle
Subject: [EXTERNAL]RE: [OZS-2024-0033] Notice of Application and Request for Comments
DUE: JUL 29/2024

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, July 8, 2024 10:20 AM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; suzanne.blakeman@peelsb.com; Gooding, Nick <Nick.gooding@peelsb.com>; Sousa, Phillip <phillip.sousa@peelsb.com>; Tessaro, Zach <zach.tessaro@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Municipal Planning <MunicipalPlanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; max.watters@alecrautilities.com; proximity@cn.ca; gtaw.newarea@rci.rogers.com; CA - Circulations <CA.Circulations@wsp.com>
Cc: Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Scharback, Genevieve <Genevieve.Scharback@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>
Subject: [External] [OZS-2024-0033] Notice of Application and Request for Comments DUE: JUL 29/2024

CAUTION! EXTERNAL SENDER

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How to Access Applicant Submitted Documents

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

Thanks and have a great day!

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

Our Focus Is People 



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July 22, 2024

Chinoye Sunny
Planner I
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Chinoye,

RE: **Official Plan & Zoning By-law Amendment Applications
Amdev Property Group
53 Nelson St W
OZS-2024-0033
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of a residential building with 549 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 6 to 8	Grade 9 to 12
50	14	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
Northwood P.S.	563	614	0
Beatty-Fleming P.S.	307	583	0
David Suzuki S.S.	1,606	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:

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

Public Works

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

peelregion.ca

August 28, 2024

Chinoye Sunny
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Chinoye.sunny@brampton.ca

**RE: Region of Peel Comments
Official Plan and Zoning Bylaw Amendment
23, 25, 27, 29 Mill Street North and 53 Nelson Street West
City File: OZS-2024-0033
Regional File: OZ-24-033B**

Dear Chinoye,

Region of Peel staff have reviewed the first submission materials, for the above noted Official Plan and Zoning Bylaw Amendment Application to facilitate the development of facilitate the development of a 48-storey mixed-use building, with approximately 549 residential units, and offer the following comments:

Development Services Requirements

- The Region is in receipt of the required Development Review fee, as collected through the associated PRE Application, PRE-23-101B.
- As of July 1, 2024, the Region of Peel is no longer the approval authority for the Official Plans of the local municipalities of the Region of Peel, including local official plan amendments. The Province of Ontario is the approval authority for the Official Plans and Amendments, subject to exemptions as set by the Province.
- There does not appear to be any Region of Peel easements within the subject lands.

Servicing Connections Requirements

Functional Servicing Report

- A satisfactory FSR will be required prior to OZ/RZ approval. Please note that the FSR review \$1025.00, remains outstanding and payment is required prior to OZ/RZ approval.
- Wastewater
 - Based on the proposal to develop a 48 storey high rise with 549 units:
 - **Region of Peel cannot approve the sanitary servicing plan for the development** with a total area of 0.23Ha and a total population of 1157 discharging 14.65 L/s to the existing southerly 250mm sanitary sewer on Mill Street.
- However, the recent Water and Wastewater servicing study for the Downtown Brampton area has identified a new wastewater servicing strategy, involving

- installation of new sewers and diversion sewers, to create servicing capacity for the proposed and future developments in the area.
 - The proposed wastewater servicing strategy would require council approval and scheduling in the capital budget before it can be constructed.
 - Recommendations are subject to change if the sanitary servicing plan changes for any reason.
- Water
 - Based on the figures:
 - AWD = 3.75 L/s; MDD = 7.5 L/s; FF = 67 L/s; MDD + FF = 74.5 L/s
 - **Region of Peel has no objection to the proposed water servicing plan** for the development with a total area of 0.23Ha and a total population of 1157 with the above water demands **however a hydrant flow test is still required for this modelling to be considered satisfactory.**

Site Servicing Requirements

- A satisfactory site servicing submission and the 1st submission fee of \$430.76, as per the latest Fees By-law are required prior to site plan 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 required for the receipt once the final payment has been made.
- To accompany the servicing review, the supporting mechanical drawings are required for review by Servicing Connections prior to issuing Region of Peel site servicing connection approval.
- All Servicing and grading drawings shall reflect the Region's and local municipality's road widening requirements.
- Please indicate if the Developer will be pursuing LEED certification, if applicable.
- 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.
- Site plan approval is required prior to Region of Peel site servicing connection 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.
- Infrastructure information:
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional assets across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called EPAL - External Peel Asset Locator and is now available for external contractors and consultants. If you do not have an existing account, please contact aimsgroup@peelregion.ca to request access. Once access has been requested, instructions will be provided in the welcome email.

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
 Tel: 905-791-7800 www.peelregion.ca

- If you require assistance in addition to the information found in EPAL, please contact Records at PWSERVICEREQUESTS@PEELREGION.CA

Payment Process

- Please be advised that the approved updated 2024 Fees by-law includes increases in some Engineering Fees. All fees are subject to change on annual basis pending Council approval.
- Servicing Connections is accepting payments by Electronic Fund Transfers (EFT) and will accept a Letter of Credit as an alternative for collecting securities.
- Please complete the table below with your information and return the completed table to Choose an item. for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer - email address	
Dollar Amount of Payment	\$1,455.76
Region of Peel File Number (C#####)	C603735
Credit Card if Under \$1,500.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

The following comments provided are to be addressed in the future Site Plan submission:

Public Works

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 Tel: 905-791-7800 www.peelregion.ca

Public Health Recommendations

- In collaboration with the City of Brampton, Peel Public Health reviewed plans/drawings and component studies to verify the metrics achieved in the Sustainability New Communities Program: Score & Summary, including the Sustainability Supplementary Summary. We acknowledge the proposal demonstrates a variety of healthy and sustainable development features, resulting in a self-reported a score of 44 and "Bronze" certification at this stage of the municipal review. Please see below for comments and recommendations from Public Health to increase the sustainability assessment score. We look forward to reviewing revised materials and the final sustainability score at Site Plan stage to assess the proposal's health promoting potential in more detail. BE-1: Please confirm the 400m and 800m radius in Figure 2 on page 7 in the Planning Justification Report dated April 2024.
 - BE-6: Please confirm tree coverage as a percentage of sidewalk length.
 - BE-8: The applicant has not identified carshare/carpool parking spaces. To encourage carpooling and reduce dependence on single-occupant vehicle trips, we kindly request carshare/carpool parking is incorporated into the proposal.
 - MB-6: We appreciate the applicant incorporated outdoor bike racks in addition to short-term secure bicycle parking. We encourage the applicant to exceed bicycle parking requirements at a rate 20-50% higher than municipal standards/guidelines.
 - IB-1: Please confirm pedestrian scaled lighting up to a height of 4.5 metres will be incorporated in the amenity areas on Level 2 and Level 5. Please confirm lighting in all other public outdoor areas, such as pedestrian walkways and parking areas, will also be limited to a height of 4.6 meters.
- We appreciate the applicant incorporated multi-generational uses in the amenity spaces on Level 2 and Level 5, such as a children's play area, opportunities for wellness and physical activities, and different types of seating to encourage social interaction. We also appreciate inclusion of a resident's garden. There is an association between mental health and natural environments, and the exposure to natural environments can have a positive impact on the overall mental health and wellbeing of residents, therefore, Peel Public Health is supportive of the above noted features.
- 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.

Waste Collection

- Due to the arrangement of the bins on the pad shown on the VMDs, the Waste Collection Vehicle can only collect the first bin. Property management staff will need to manually position the remainder of the bins for the vehicle to pick up. Please have the applicant 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.

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

- 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.
- 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.
- 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, please provide the following jockeying notes 1 to 7 stated above on the Waste Management Plan.
- 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>.

Concluding Comments:

If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca 905.791.7800 x2620) at your earliest convenience.

Thank you,



Emily Nix, BES
Junior Planner
Planning and Development Services
Region of Peel

Cc Amdev Property Group (c/o Brampton Mill Nelson LP)

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca



Oct 02, 2024

Mr./ Ms.

Chinoye Sunny
Planning Department
City of **Brampton**,
Ontario

Re: OZS-2024-0033
Rogers Reference #: M24BE40A01

Dear **Chinoye Sunny**,

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

October 31, 2024

Chinoye Sunny
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Chinoye:

**Re: Revised Submission
Application to Amend the Official Plan and Zoning By-law
17 - 29 Mill Street N & 53 Nelson Street West
North of Queen St W, west side of Main St N
File: OZS 2024-0033
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 2 towers with a total of 915 residential units, which are anticipated to yield:

- 44 Junior Kindergarten to Grade 8 Students; and
- 16 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. Mary	265	188	5
Secondary School	Cardinal Leger	1182	1239	6

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)



To: Chinoye Sunny, Development Planner, City of Brampton
From: David Tsai, Project Manager
Adjacent Development
Third Party Projects Review - GO (Heavy Rail)
Metrolinx
Date: November 7, 2024
Re: **City of Brampton - 23-29 Mill Street North and 53 Nelson Street West (OZS-2024-0033) - Metrolinx Zoning By-law Amendment Application Submission 1 Response**

Metrolinx has reviewed the first submission of the Zoning By-law Amendment Application for 23-29 Mill Street North and 53 Nelson Street West, Brampton. It is our understanding that the subject development proposes a 48-storey mixed-use building.

The subject site is located south of and non-adjacent to the Canadian National Railway (CN Rail) Corridor, Halton Subdivision, to which Metrolinx operates the Kitchener GO Service.

Please note that our previous pre-submission application comments dated April 22, 2024, remain applicable and have been summarized and updated below. Please refer to Appendix A for detailed Metrolinx comments that will need to be addressed as part of the application review. Responses to each comment should be provided in the next submission to demonstrate how they have been addressed.

Should you have any questions or concerns, please do not hesitate to contact me.

Best regards,

David Tsai, Project Manager
Adjacent Development
Third Party Projects Review - GO (Heavy Rail)
Metrolinx
20 Bay Street Suite 600, Toronto

Appendix A: Metrolinx Comments and Proponent Responses

Item	Metrolinx ZBLA Submission 1 Comments (Nov 7, 2024)	Proponent/Consultant Response
Rail Safety		
1.	As CN Rail is the owner of the adjacent railway corridor, they are the authority to provide commentary on matters related to rail safety. Metrolinx suggests that CN Rail is circulated the application for review.	
2.	It should be noted that the appropriate rail safety setback requirements shall be followed. Metrolinx defers to CN Rail for further comments on this matter.	
Noise and Vibration		
3.	We are in receipt of a Transportation Noise Feasibility Study, prepared by Gradientwind, dated March 19, 2024. The Metrolinx warning clause included in the report is outdated and should be updated to reflect comment 4. below.	
Agreements		
4.	<p>The Proponent shall provide confirmation to Metrolinx, that the following warning clause will be inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each unit within 300 metres of the Railway Corridor;</p> <p>Warning: Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.</p>	

5.	<p>The Owner shall grant Metrolinx an environmental easement for operational emissions, which is to be registered on title for all uses within 300 metres of the rail right-of-way. Included is a copy of the form of easement for the Proponent's information. The Proponent may contact David.Tsai@metrolinx.com with any questions and to initiate the registration process at their earliest convenience. Wording of the easement is included below and registration of the easement will be required prior to clearance of Site Plan Approval. (It should be noted that the registration process can take up to 6 weeks).</p>	
6.	<p>The Owner shall be responsible for all costs for the preparation and registration of agreements/undertakings/easements/warning clauses as determined appropriate by Metrolinx, to the satisfaction of Metrolinx.</p>	



Form of Easement

WHEREAS the Transferor is the owner of those lands legally described in the Properties section of the Transfer Easement to which this Schedule is attached (the "**Easement Lands**").

IN CONSIDERATION OF the sum of TWO DOLLARS (\$2.00) and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Transferor, the Transferor transfers to the Transferee, and its successors and assigns, a permanent and perpetual non-exclusive easement or right and interest in the nature of a permanent and perpetual non-exclusive easement over, under, along and upon the whole of the Easement Lands and every part thereof for the purposes of discharging, emitting, releasing or venting thereon or otherwise affecting the Easement Lands at any time during the day or night (provided that doing so is not contrary to law applicable to Metrolinx) with noise, vibration and other sounds and emissions of every nature and kind whatsoever, including fumes, odours, dust, smoke, gaseous and particulate matter, electromagnetic interference and stray current but excluding spills, arising from or out of, or in connection with, any and all present and future railway or other transit facilities and operations upon the lands of the Transferee and including, without limitation, all such facilities and operations presently existing and all future renovations, additions, expansions and other changes to such facilities and all future expansions, extensions, increases, enlargement and other changes to such operations.

THIS Easement and all rights and obligations arising from the above easement shall extend to, be binding upon and enure to the benefit of the parties hereto and their respective officers, directors, shareholders, agents, employees, tenants, sub-tenants, customers, licensees and other operators, occupants and invitees and each of its or their respective heirs, executors, legal personal representatives, successors and assigns. The covenants and obligations of a party hereto, if such party comprises more than one person, shall be joint and several.

Easement in gross.

November 4, 2024

Chinoye Sunny
Planner I
City of Brampton
1 Wellington Street
Brampton, ON L5B 3C1

Dear Chinoye,

RE: **Official Plan & Zoning By-law Amendment Applications
Amdev Property Group
53 Nelson St W
OZS-2024-0033
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of a residential building with 915 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 6 to 8	Grade 9 to 12
92	29	18

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
Northwood P.S.	563	614	0
Beatty-Fleming P.S.	307	583	0
David Suzuki S.S.	1,606	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:

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

Sunny, Chinoye

From: Alexandre Thibault <Alexandre.Thibault@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: 2025/03/20 10:18 AM
To: Sunny, Chinoye
Cc: Planningcomments
Subject: [EXTERNAL]2025-03-20_CN Comments_Brampton_Mill Street North_23-29_Nelson Street West_53_S [OZS-2024-0033] R2- DUE:MAR/24

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

Hello Chinoye ,

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval

The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.

The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.

The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

I have sent CN's noise consultant the updated Noise report for their peer review. Once review is complete, we will send further comments .

Thank you and do not hesitate to contact us with any questions.

Best regards,



CN Proximity

E: proximity@cn.ca

[What's New at CN](#) | [Quoi de neuf au CN](#)

From: Lawrence, Marsha <Marsha.Lawrence@brampton.ca>

Sent: Monday, March 10, 2025 8:25 PM

To: 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>; Proximity <proximity@cn.ca>

Cc: Planningcomments <Planningcomments@brampton.ca>; Sunny, Chinoye <Chinoye.Sunny@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Subject: Request for Comments: [OZS-2024-0033] R2- DUE:MAR/24

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

AVERTISSEMENT : ce courriel provient d'une source externe au CN : NE CLIQUEZ SUR AUCUN lien ou pièce jointe à moins de reconnaître l'expéditeur et

Hello,

Revision 2 for **23, 25, 27, 29 Mill Street North and 53 Nelson Street West** with the assigned file number of **OZS-2024-0033** have been submitted to the City of Brampton and the applicant submitted materials are available on [BramPlan Online](#) for your review.

Please submit your comments to both our general inbox at planningcomments@brampton.ca and the assigned planner **Chinoye Sunny** by **March 24, 2025**.

If you have any concerns please contact Chinoye at Chinoye.Sunny@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.

Please click the link below for instructions on how to access Applicant Submitted Documents:

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

Thanks,

Marsha Lawrence

Development Services Clerk

Planning, Building and Growth Management

City of Brampton | 2 Wellington Street West | L6Y 4R2 | City Hall

E: Marsha.Lawrence@brampton.ca | T: 905.874.3546 | W: <http://secure->

[web.cisco.com/1YOVhMVhzHdsxSvFk9q_0GZtPlcKPwflykrPIMzDkpDt6wliuldJx4tEu-](http://secure-web.cisco.com/1YOVhMVhzHdsxSvFk9q_0GZtPlcKPwflykrPIMzDkpDt6wliuldJx4tEu-)

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Please review the City of Brampton e-mail disclaimer statement at: http://secure-web.cisco.com/1E_ihwEfVliqtmvLnTRKKCph18JOR2bQTR4r3N34FIAMhoDK6-mQoWpAldXIDT2b0tTtFcPa7-rcl2u-fj0ZzGwpCLtSNkdmvmDBXybt56osCZAMdsjDzGarLnM0C7vw_QRIAwMHc8mmfutyDG91c3OrXzJR4MAWs8kds5Dt5Qd34DoPoFkp0UByyvUai0giBqG-HTEoCCzD2E7w2ByfCc3y1fmr87iH0TJQ9XQxaJV-C5bC5x7QJ4hW3okx6aeXQW0vH9VxBh6ih2vjCKapAPa7rAsWu7Pna3UjalviPHrmPn8JbJmaMMUamo0ZZALNEXptPPuN0RF5EaH53W-xJq0QM7P6j9fGnsYpvnoMDnJoncmVwZYgtCr-rpXCkP8bYPR96WQny0Rao3TVxijEjnvownLCj9JiRGH_pLWehS0E/http%3A%2F%2Fwww.brampton.ca%2FEN%2FOnline-Services%2FPages%2FPrivacy-Statement.aspx



To: Chinoye Sunny, Development Planner, City of Brampton
From: David Tsai, Project Manager
Adjacent Development
Third Party Projects Review - GO (Heavy Rail)
Metrolinx
Date: March 24, 2025
Re: **City of Brampton - 23-29 Mill Street North and 53 Nelson Street West (OZS-2024-0033) - Metrolinx Zoning By-law Amendment Application Submission 2 Response**

Metrolinx has reviewed the second submission of the Zoning By-law Amendment Application for 23-29 Mill Street North and 53 Nelson Street West, Brampton. It is our understanding that the subject development proposes a 48-storey mixed-use building.

The subject site is located south of and non-adjacent to the Canadian National Railway (CN Rail) Corridor, Halton Subdivision, to which Metrolinx operates the Kitchener GO Service.

Please note that our previous comments dated November 7, 2024, remain applicable and have been summarized and updated below. Please refer to Appendix A for detailed Metrolinx comments that will need to be addressed as part of the application review. Responses to each comment should be provided in the next submission to demonstrate how they have been addressed.

Should you have any questions or concerns, please do not hesitate to contact me.

Best regards,

David Tsai, Project Manager
Adjacent Development
Third Party Projects Review - GO (Heavy Rail)
Metrolinx
20 Bay Street Suite 600, Toronto

Appendix A: Metrolinx Comments and Proponent Responses

Item	Metrolinx ZBLA Submission 1 Comments (Nov 7, 2024)	Metrolinx ZBLA Submission 2 Comments (Mar 24, 2025)	Proponent/Consultant Response
Rail Safety			
1.	As CN Rail is the owner of the adjacent railway corridor, they are the authority to provide commentary on matters related to rail safety. Metrolinx suggests that CN Rail is circulated the application for review.	Comment remains applicable for advisory purposes.	
2.	It should be noted that the appropriate rail safety setback requirements shall be followed. Metrolinx defers to CN Rail for further comments on this matter.	Comment remains applicable for advisory purposes.	
Noise and Vibration			
3.	We are in receipt of a Transportation Noise Feasibility Study, prepared by Gradientwind, dated March 19, 2024. The Metrolinx warning clause included in the report is outdated and should be updated to reflect comment 4. below.	<p>We are in receipt of a Transportation Noise Feasibility Study, prepared by Gradientwind, dated February 13, 2025. The correct Metrolinx rail volume data and warning clause language are referenced in the report.</p> <p>At the Site Plan stage, we will require that the final report be submitted for review and any recommended mitigation measures be adhered to in order for approval.</p>	
Agreements			
4.	The Proponent shall provide confirmation to Metrolinx, that the following warning clause will be inserted into all Development Agreements, Offers	Comment remains applicable. To be addressed at the Site Plan stage.	

	<p>to Purchase, and Agreements of Purchase and Sale or Lease of each unit within 300 metres of the Railway Corridor;</p> <p>Warning: Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.</p>		
5.	<p>The Owner shall grant Metrolinx an environmental easement for operational emissions, which is to be registered on title for all uses within 300 metres of the rail right-of-way. Included is a copy of the form of easement for the Proponent's information. The Proponent may contact David.Tsai@metrolinx.com with any questions and to initiate the registration process at their earliest convenience. Wording of the easement is included below and registration of the easement will be required prior to clearance of Site Plan Approval. (It should be noted that the registration process can take up to 6 weeks).</p>	<p>Comment remains applicable. To be addressed at the Site Plan stage.</p>	
6.	<p>The Owner shall be responsible for all costs for the preparation and registration of agreements/undertakings/easements/warning clauses as determined appropriate by Metrolinx, to the satisfaction of Metrolinx.</p>	<p>Comment remains applicable. To be addressed at the Site Plan stage.</p>	



Form of Easement

WHEREAS the Transferor is the owner of those lands legally described in the Properties section of the Transfer Easement to which this Schedule is attached (the "**Easement Lands**").

IN CONSIDERATION OF the sum of TWO DOLLARS (\$2.00) and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Transferor, the Transferor transfers to the Transferee, and its successors and assigns, a permanent and perpetual non-exclusive easement or right and interest in the nature of a permanent and perpetual non-exclusive easement over, under, along and upon the whole of the Easement Lands and every part thereof for the purposes of discharging, emitting, releasing or venting thereon or otherwise affecting the Easement Lands at any time during the day or night (provided that doing so is not contrary to law applicable to Metrolinx) with noise, vibration and other sounds and emissions of every nature and kind whatsoever, including fumes, odours, dust, smoke, gaseous and particulate matter, electromagnetic interference and stray current but excluding spills, arising from or out of, or in connection with, any and all present and future railway or other transit facilities and operations upon the lands of the Transferee and including, without limitation, all such facilities and operations presently existing and all future renovations, additions, expansions and other changes to such facilities and all future expansions, extensions, increases, enlargement and other changes to such operations.

THIS Easement and all rights and obligations arising from the above easement shall extend to, be binding upon and enure to the benefit of the parties hereto and their respective officers, directors, shareholders, agents, employees, tenants, sub-tenants, customers, licensees and other operators, occupants and invitees and each of its or their respective heirs, executors, legal personal representatives, successors and assigns. The covenants and obligations of a party hereto, if such party comprises more than one person, shall be joint and several.

Easement in gross.

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November 13, 2024

Chinoye Sunny
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Chinoye.sunny@brampton.ca

**RE: Region of Peel Comments
Official Plan and Zoning Bylaw Amendment
17-29 Mill Street North and 53 Nelson Street West
Amdev Property Group
City File: OZS-2024-0033
Regional File: OZ-24-033B**

Dear Chinoye,

Region of Peel staff have reviewed the second submission materials, for the above noted Official Plan and Zoning Bylaw Amendment Application to facilitate the development of facilitate the development of a 48 and 45-storey mixed use buildings, with approximately 915 residential units and 840 sq m of commercial space. Access is proposed from Mill Street North, and offer the following comments:

Region of Peel Planning Authority

In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the City of Brampton, and conformity will still be required until such time as Brampton amends Peel's Official Plan and approval is provided by the Province. Therefore, as of July 1, 2024, the current Region of Peel Official Plan shall be implemented by the City of Brampton.

Notwithstanding the above, at this time it is anticipated that beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable, and effective delivery of infrastructure and services.

Development Services Requirements

- The Region acknowledges the receipt of the required Development Review fee, as collected through the associated PRE Application, PRE-23-101B.

- As of July 1, 2024, the current Region of Peel Official Plan became the City of Brampton Official Plan and therefore shall be implemented by the City of Brampton. In considering this new transition and Peel's interest in affordable housing opportunities, should the City require assistance in interpreting the Regional Official Plan, Regional staff are happy to assist. Please contact the undersigned.
- There does not appear to be any Region of Peel easements within the subject lands.

Servicing Connections Requirements

Functional Servicing Report

- A satisfactory FSR will be required prior to OZ/RZ approval. Please note that the FSR review \$1025.00, remains outstanding and payment is required prior to OZ/RZ approval.
- The revised FSR, dated September 2024, has been sent to Program Planning for modelling. Following receipt of modelling results, comments speaking to the FSR will be provided under a separate cover.

Site Servicing Requirements

- A satisfactory site servicing submission and the 1st submission fee of \$430.76, as per the latest Fees By-law are required prior to site plan 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 required for the receipt once the final payment has been made.
- To accompany the servicing review, the supporting mechanical drawings are required for review by Servicing Connections prior to issuing Region of Peel site servicing connection approval.
- All Servicing and grading drawings shall reflect the Region's and local municipality's road widening requirements.
- Please indicate if the Developer will be pursuing LEED certification, if applicable.
- 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.
- Site plan approval is required prior to Region of Peel site servicing connection 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.
- Infrastructure information:
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional assets across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called EPAL - External Peel Asset Locator and is now available for external contractors and consultants. If you do not have an existing account, please contact aimsgroup@peelregion.ca to

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request access. Once access has been requested, instructions will be provided in the welcome email.

- If you require assistance in addition to the information found in EPAL, please contact Records at PWServiceRequests@peelregion.ca

Payment Process

- Please be advised that the approved updated 2024 Fees by-law includes increases in some Engineering Fees. All fees are subject to change on annual basis pending Council approval.
- Servicing Connections is accepting payments by Electronic Fund Transfers (EFT).
- Please complete the table below with your information and return the completed table to Alexandra.maria@peelregion.ca for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer - email address	
Dollar Amount of Payment	\$1,455.76
Region of Peel File Number (C#####)	C603735
Credit Card if Under \$1,500.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

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Waste Management

- The Waste Management Plan and Turning diagram are missing the following requirements, which must be verified and labelled on the drawings as per the Waste Design Standards Manual:
 - Collection vehicle internal access route roadway must be designed to have a minimum width of 6 metres. This must be shown and labelled on subsequent revised submissions.
 - 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. This must be shown and labelled on subsequent revised submissions.
 - 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 Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.
 - Private waste collection is required for non-residential waste within mixed-use residential buildings. Garbage Rooms that are intended for non-residential waste storage must be shown on the Waste Management Plan, kept, and arranged separately from residential waste.
- For additional details regarding the requirements outlined in the Region of Peel Waste Collection Design Manual, please refer to the Region of Peel Waste Collection Design Standards Manual, which can be accessed at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>.

The following comments provided are to be addressed in the future Site Plan submission:

Public Health Recommendations

- The applicant has submitted a revised Sustainability Assessment Tool with an increased score of 45 (previously 44) which continues to meet the “Bronze” threshold. We acknowledge and appreciate the variety of healthy and sustainable development features and wish to offer the following comments and recommendations based on the revised materials to increase the sustainability assessment score. We look forward to reviewing the proposal at Site Plan stage to assess the proposal’s health promoting potential in more detail.
 - BE-2: We support the inclusion of mixed uses on the site to increase efficient use of land and proximity between residential and commercial uses.
 - BE-8: The applicant has not identified carshare/carpool parking spaces. To encourage carpooling and reduce dependence on single-occupant vehicle trips, we again kindly request carshare/carpool parking is incorporated into the proposal.
 - MB-6: We again appreciate the applicant incorporated outdoor bike rings in addition to short-term secure bicycle parking. At Site Plan stage, please confirm and demonstrate that all bicycle parking is weather protected, which is not clear on the

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landscape drawing L101. We also again encourage the applicant to exceed bicycle parking requirements at a rate 20-50% higher than municipal standards/guidelines.

- 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.

Concluding Comments:

If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca 905.791.7800 x2620) at your earliest convenience.

Thank you,

Emily Nix, BES
Junior Planner
Planning and Development Services
Region of Peel

Cc Amdev Property Group (c/o Brampton Mill Nelson LP)

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February 5, 2025

Chinoye Sunny
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City of Brampton
2 Wellington Street West
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**RE: Addendum to Region of Peel Comments 2024/11/13
Official Plan and Zoning Bylaw Amendment
17-29 Mill Street North and 53 Nelson Street West
Amdev Property Group
City File: OZS-2024-0033
Regional File: OZ-24-033B**

Dear Chinoye,

The Region offers these comments with respect to the FSR modeling results and to provide additional details on the Downtown Brampton Sanitary Servicing Strategy.

The below comments are offered in addendum to and are to be read in concert with the comments issued on November 13, 2024.

Servicing Connections Requirements

Functional Servicing Report

- A satisfactory FSR is required prior to OZ/RZ approval. Please note that the FSR review \$1025.00, remains outstanding and payment is required prior to OZ/RZ approval.

FSR Modeling Results

- The Region has completed the modeling for the submitted FSR, prepared by Urbantech dated 01/09/2024, and offer the following comments based on the figures provided:
- Since the first submission, the subject lands have expanded to now include 17-21 Mill St N (under the same owner). Alongside the proposed 48-storey (23-29 Mill St N and 53 Nelson St W), a 45-storey mixed-use building has been added. The two buildings have been identified as Phase 1 and 2, with a total of approximately 915 residential units and 840 sq m of commercial space provided in the revised proposal.
- From the demand table calculations, the proposed flows for the total development are 27.69 L/s for Phase 1 and 2, for a total population of 2135 and area of 0.45Ha, discharging to the 250 mm Mill Street North sanitary sewer.
- The Mill Street sanitary sewer does not have the capacity to support the flows of the proposed development.

- The Water Wastewater servicing study for the Downtown Brampton area has identified a new wastewater servicing strategy for the installation of new sewers and diversion sewers that can support the sanitary flows of the proposed development.

Downtown Brampton Wastewater Servicing Strategy

- The Downtown Brampton Wastewater servicing strategy was studied for the purpose of alleviating strain on the existing Downtown Brampton sanitary sewers. The chosen strategy, approved by Regional Council as part of the 2025 Budget on January 23, 2025, is intended to direct the increased sanitary flows away from the Queen Street West Sanitary Sewer main. Please refer to the [2025 Wastewater Development Charges map](#) for general location details for the Downtown Brampton strategy.
- The strategy includes the upgrade of sanitary sewer on Nelson Street West to a 525mm sewer and a new 750mm trunk sewer to be constructed along the abandoned Orangeville Rail tracks. The flows from the Nelson sewer will discharge into the trunk sewer, which will tie into the existing Fletchers Creek Trunk Sewer. The design of the strategy sewers is to begin in 2025 with the start date of construction anticipated for 2026.
- As there is no wastewater capacity in the for the proposed flows to be directed to the Mill Street North sanitary sewer, connections for Phase 1 and 2 of the proposed development shall be to the future 525mm Nelson Street West sewer.
 - Please note that connection to the 525mm Nelson sewer is dependent on the completion of the Orangeville Rail Track sewer.
- A revised FSR for the Nelson sewer connection is required, demonstrating the new proposed connection points and have modeling confirm capacity for the proposed flow.
 - Should the Report and proposed flows be deemed satisfactory, clearance for the proposed Official Plan (OZ) amendment application can be provided. This clearance is subject to the completion of all the outstanding OZ requirements for the proposed application, as detailed in the second submission comment letter, dated 2024/11/13.

Concluding Comments:

If you have any questions or concerns, please contact the undersigned at (emily.nix@peelregion.ca 289-305-7877) at your earliest convenience.

Thank you,



Emily Nix, BES
Junior Planner
Planning and Development Services
Region of Peel

Cc Amdev Property Group (c/o Brampton Mill Nelson LP)

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