

May 7, 2025

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City of Brampton

Planning, Building and Growth Management Dept.

2 Wellington Street West, 3rd Floor, Brampton ON L6Y 4R

RE Planning and Development Committee, May 12, 2025

Comments in Respect of Development Applications for:

- Application made by Korsiak Planning – Primont/DMHH Partnership (OZS-2025-0014) Ward 6 to Amend the Official Plan to seek approval of a Scoped Precinct Plan (east half of Precinct 52-2 in Heritage Heights Secondary Plan Area)
- Application made by Korsiak Urban Planning – DMHH Partnership (Mattamy & D’Orazio) (OZS-2025-0015) Ward 6 to Amend the Zoning By-law and for a Draft Plan of Subdivision.
- Application made by Glen Schnarr and Associates – Primont Homes (Heritage Heights 1) Inc. (OZS-2025-0016) Ward 6 to Amend the Zoning By-law and for a Draft Plan of Subdivision.
- Application made by Glen Schnarr and Associates – Primont Homes (Heritage Heights 3) Inc. (OZS-2025-0017) Ward 6 to Amend the Zoning By-law and for a Draft Plan of Subdivision.

The Centre for Community Energy Transformation (CCET) is supported by the City of Brampton, Town of Caledon, City of Mississauga and Peel Region. CCET was created to accelerate a clean, sustainable energy future in our communities. CCET’s immediate focus for the clean energy transition is to decarbonize buildings, which account for about 40% of community greenhouse gas emissions in the Region of Peel.

CCET is working with the City of Brampton to implement elements of the Heritage Heights Secondary Plan related to low carbon district energy. CCET has contracted Garforth International Canada Inc (GICI) as district energy advisors and subject matter experts. In particular, CCET and GICI are collaborating to implement Policies 4.4.1, 4.4.2 and 4.4.3 (excerpted below):

4.4.1 The City of Brampton will work with appropriate partners to develop a District Energy Utility (DECO) that will provide cost effective district heating and cooling services to development in Mixed Use Areas and on lands designated Employment, wherever appropriate.

4.4.2. New development in Mixed Use Areas and on lands designated Employment will be designed to be district energy ready, following guidelines

provided by the City, and connect to the district energy system, except where the City has determined district energy will not be provided or a connection is not appropriate. The City shall make this determination prior to, and without delaying the adoption of each Precinct Plan.

4.4.3. Notwithstanding Policy 4.4.2, if during the Plan of Subdivision and/or Site Plan approval processes it is determined that DECO and the City are not able to provide district energy services without delaying development, development can proceed without reliance on district energy. Such development will be encouraged to make use of alternative energy efficient and emission reduction technologies and approaches.

CCET and GICI are coordinating efforts to develop an investment-grade business plan for the DECO as noted in Policy 4.4.1. This follows the recommendation in Section 5.3 of the [Community Energy Feasibility Study](#) to convene experts drawn from the private sector to create an investment-grade business plan for the establishment of the DECO.

We look forward to engagement with the development applicants to discuss the approach to establishing a district energy (DE) utility and DE-ready buildings.

Regards,



Tony Iacobelli, MSc, RPP, MCIP
Executive Director