
RESULTS OF CIRCULATION

August 15, 2024

Harsh Padhya
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Harsh:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
30 Peel Centre Drive
South of Queen St E, east of Dixie Rd
File: OZS 2024-0044
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 1238 residential units, which are anticipated to yield:

- 59 Junior Kindergarten to Grade 8 Students; and
- 22 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. John Fisher	448	403	10
Secondary School	St. Thomas Aquinas	1498	1500	17

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)

August 15, 2024

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

Dear Chinoye,

RE: **Draft Plan of Subdivision, OPA and Zoning By-law amendment
Lev Living
30 Peel Centre Dr
OZS-2024-0044
City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of two residential towers with 1238 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 6 to 8	Grade 9 to 12
138	50	32

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
Clark Boulevard P.S.	513	634	0
Balmoral Dr Sr. P.S.	526	693	0
Bramalea S.S.	1,125	1,278	1

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

August 7, 2024

SENT BY E-MAIL (Harsh.padhya@brampton.ca)

Harsh Padhya
Planner III
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Harsh Padhya:

**Re: OZS-2024-0044
30 Peel Centre Drive
Part Lot 5, Concession 4 EHS
City of Brampton
Bramalea RR GP Limited**

This letter acknowledges receipt of a revised submission in support of the above noted application circulated by the City of Brampton. The materials were originally received by Toronto and Region Conservation Authority (TRCA) staff on July 29, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

Purpose of the Applications

It is the understanding of TRCA that the intent of the above noted application is rezone the property to support the development of a future mixed use residential-assisted living facility at 30 Peel Centre Drive.

Background

The subject lands are located fully within a TRCA Regulated Area owing to the presence of a Regulatory Flood Plain associated with Etobicoke Creek on adjacent lands. As part of a previous Concept Development Application with TRCA staff in 2023-2024, TRCA staff reviewed detailed topographic surveys and flood modeling reports prepared by the applicant and were satisfied the existing flood spill along Queen Street East to the north does not extend onto the subject property at 30 Peel Centre Drive and would not be subject to flood related policy restrictions based on TRCA's current best understanding of the hazard.

Application Specific Comments

Through the previous Concept Development Application (CFN 66379.01) TRCA staff reviewed detailed topographic surveys and flood modeling to confirm the current extent of the Regulatory Flood Plain does not continue along Queen Street and that all flooding for the wider area is restricted to the lands west and south of 30 Peel Centre Drive in the current conditions and do not extend onto the property. Further to this, long term flood remediation for the area is expected to reduce the extent of local flooding along Peel Centre Drive, further improving area conditions in the future.

As such, from our review of the currently submitted materials, TRCA staff have no objection to the approval of OZS-2024-0044. As the property is within a TRCA Regulated Area, a permit from this office is required.

Ontario Regulation 41/24

The proposed development is within TRCA's Regulated Area owing to the proximity of the Regulatory Flood Plain to the southwest of the property. As such, a permit from this office is required prior to works being undertaken.

Fee

We thank the applicant for their prompt submission of the required review fee.

Conclusion

We trust these comments are of assistance. Should you have any questions, please contact me at 1-437-880-1938 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

Anthony Syhlonyk
Planner
Development Planning and Permits | Development and Engineering Services

Padhya, Harsh

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2024/08/01 11:10 AM
To: Planningcomments; Padhya, Harsh
Cc: Trdoslavic, Shawntelle
Subject: [EXTERNAL]RE: [OZS-2024-0044] Notice of Application and Request for Comments DUE: AUG 19/2024

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 29, 2024 11:24 AM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; dana.jenkins <dana.jenkins@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; McVittie, Stephanie <stephanie.mcvittie@peelregion.ca>; 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>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csmiamonde.ca>; peelplan <peelplan@trca.ca>; Anthony Syhlonyk <anthony.syhlonyk@trca.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@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>; CA-Circulations <CA.Circulations@wsp.com>; gtaw.newarea@rci.rogers.com
Cc: Padhya, Harsh <Harsh.Padhya@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Planningcomments <Planningcomments@brampton.ca>; Scharback, Genevieve <Genevieve.Scharback@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>
Subject: [External] [OZS-2024-0044] Notice of Application and Request for Comments DUE: AUG 19/2024

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good Morning,

An application for **30 Peel Centre Drive** with an assigned file numbers of **OZS-2024-0044** 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 **August 19, 2024**

If you have any concerns, please contact the assigned planner at harsh.padhya@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

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>



CANADA POST
201 - 1860 MIDLAND AVE
TORONTO ON M1P 5A1

CANADAPOST.CA

POSTES CANADA
201 - 1860 MIDLAND AVE
TORONTO ON M1P 5A1

POSTESCANADA.CA

Tuesday, August 13, 2024

Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton ON L6Y 4R2

Attention: Harsh Padhya, Planner
harsh.padhya@brampton.ca

Re: Request for Comments
OZS-2024-0044
30 Peel Centre Drive

Dear Harsh,

Canada Post Corporation appreciates the opportunity to comment on the above noted application and requests the developer be notified of the following:

As this development appears to be a hybrid independent living retirement residence and assisted care supportive living, Canada Post would like to ensure the owner/developer is aware that mail service will be affected based on one of the two scenarios below:

(1) if the retirement home and the assisted-living facility share a single official civic address but the two entities are physically distinct (a particular set of floors are dedicated as retirement home and a particular set of floors are dedicated as assisted-living facility) mail delivery will occur as follows:

- delivery to the Retirement Home units will be by Lock Box Assembly (LBA)
- only the unit numbers for the Retirement Home can be placed in the LBA and each compartment must be properly labelled with these specific unit numbers
- the unit numbers for the Retirement Home are eligible for mail redirection service though Canada Post
- delivery to the Assisted-Living units will be to one single point of call without separation of mail by Canada Post
- redirection service for residents moving out of the Assisted-Living Facility must be handled privately by the Facility

(2) if the retirement home and the assisted-living facility share a single official civic address but the two entities are not physically distinct and mixed throughout the building (retirement home suites and assisted-living suites mixed on each floor of the building):

- delivery to the entire building will be to one single point of delivery without sortation and separation of mail by suite number.



CANADA POST
201 - 1860 MIDLAND AVE
TORONTO ON M1P 5A1

CANADAPOST.CA

POSTES CANADA
201 - 1860 MIDLAND AVE
TORONTO ON M1P 5A1

POSTESCANADA.CA

- Separation and sortation of mail will be the responsibility of building management if so desired
- mail redirection for those moving out is not permitted in this type of situation for either the retirement home suites or the assisted living suites. Any redirection would have to be privately managed by the condominium.

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,

Nikki Talusan
Delivery Services Officer
647-290-1186
nikki.talusan@canadapost.ca

August 6, 2024

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

Re: Notice of Application and Request for Comments – 30 Peel Centre
Drive COB File: OZS-2024-0044

Dear Harsh,

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 such existing plant. If such a scenario exists, the property owner will be responsible for all costs

Alectra Utilities Corporation

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

alectrautilities.com

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

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

Yours Truly,

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

August 15, 2024

Harsh Padhya
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Harsh:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
30 Peel Centre Drive
South of Queen St E, east of Dixie Rd
File: OZS 2024-0030
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 1238 residential units, which are anticipated to yield:

- 59 Junior Kindergarten to Grade 8 Students; and
- 22 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. John Fisher	448	403	10
Secondary School	St. Thomas Aquinas	1498	1500	17

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)

Public Works

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

peelregion.ca

May 28, 2025

Nicole Hanson, H.BA, MES (Pl.), RPP, MCIP
Principal Planner / Supervisor
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Nicole.Hanson@brampton.ca

**RE: Region of Peel Comments
Zoning By-law Amendment
30 Peel Centre Drive
Regional File: RZ-24-044B
City File: OZS-2024-0044**

Dear Ms. Hanson,

Thank you for circulating the second submission for this rezoning application to redevelop the lands at 30 Peel Centre Drive for two residential towers of 50 and 55 storeys accommodating 1,238 units; one 20-storey retirement home building with 300 units connected by a 6-storey podium; 1,006 vehicle parking spaces and 870 bicycle parking spaces. We provided our comments on the first submission materials on October 25, 2024, for the formal application. Regional comments on future site plan or condominium applications are also included for your reference.

Development Services

- Pre-consultation application and zoning by-law amendment submission fees of \$6,437.94 have been received by the Region.
- There is a Region of Peel sanitary easement along the southerly limits of the property, where several encroachments are proposed (such as planters, trees, and bike racks). An encroachment circulation should be commenced for all the proposed encroachments which are not permitted as per documents registered on title. All drawings including site and grading plans indicating the encroachments should be provided for review.
- The Application Fee for the Hansen circulation to determine if any proposed encroachments will be considered is \$719.27 (\$636.53 + taxes). This fee, along with the Application Form (attached) needs to be completed by the property owner prior to any circulation.

SITE SERVICING

- Functional Servicing Report (FSR) review fee has been received.
- FSR last revised April 22, 2025 has been reviewed (water and sanitary portion), and no capacity issues have been identified.

Stormwater Review

FUNCTIONAL SERVICING REVIEW REQUIREMENTS

- Grade of the service lateral from control manhole to the Region's storm network is 5% where preferred is 2%. Please provide design sheets to confirm that the maximum velocity doesn't exceed 3m/s. Where velocities exceed 3m/s, additional design factors to protect from scouring and erosion should be implemented. Comment can be addressed through the detailed design process.
- Stormwater Management Report Review Fee of \$1537.50 is required as per the current Fees By-law based on the site servicing. Please have the applicant complete all the fields in the table below and return to me for payment processing next steps.

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	\$1,537.50
Region of Peel File Number (C#####)	
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	

Transportation Development

ACCESS/ STUDY REQUIREMENTS

- The Region is in receipt of a TIS; and offer no additional comments at this time.
- The Region acknowledges that no access is being proposed off Queen Street East.
- Finer details will be reviewed under the next submission, including sidewalk connections in the Region's right of way.
- As no site plan drawing was submitted in this package, we offer comments on the landscaping drawing below.
- An overall plan drawing should be submitted in the next cycle.
- The Region will require an engineering submission at the site plan stage for review and approval. Requirements are detailed below for reference.

PROPERTY REQUIREMENTS

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 107 (Queen Street East) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the 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 107 (Queen Street East) behind the property line, except at any approved access point.

Public Works

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

peelregion.ca

- 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 Region's right-of-way.
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Draft R-plan

- Dimensions from the centreline to the new property line to be shown at multiple points along Queen Street East.
- The Region reviews PDF plans and not hard copies, therefore all dimensions need to be shown at the review stage.

Landscaping Drawing

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or right-of-way limits.
- The high point of grading should be at the property line, all private side grading should slope internal to the site.
- Please show the grade percentage of the sloped planting.
- Trees are proposed in the Region's splash pad, please remove, and update the drawings accordingly.
- It looks as though pavers are proposed in the splash pad, the Region is not in support of landscape pavers. Please clarify materials and ensure it meets Region standards (stamped concrete).
- Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted.

Site Plan/ Concept Plan

- A concept plan should be submitted in the next cycle.
- All comments provided should be reflected on the plan, including.
- Centreline of roadways with property dimensions reflected.

Engineering Requirements

- A detailed engineering submission of road and access works will be 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 road and access 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 Road 107 (Queen Street East);
- 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);

Public Works

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

peelregion.ca

- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 1. Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 2. Completed [Notice to Commence Work](#);
 3. Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
 4. Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six-week process). Please note that PUCC 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 and access works will be 100% paid by the Owner.

Waste Management

- The sole outstanding item under the Region's [Waste Collection Design Standards Manual](#) is a certification letter, confirming that the internal waste-collection route is designed to safely support a fully loaded Regional waste-collection vehicle (35 tonnes GVW).
- Upon receipt and acceptance of this letter, Waste Management will issue its clearance for the application.

Public Health

Public Health does not object to the approval of the rezoning application. The following are additional recommendations for the subsequent detailed Site Plan submission:

- Explore preferential parking for carpool and/or carshare vehicles to reduce single occupant vehicle trips.
- Give consideration for unbundling of parking from residential units by selling or leasing spaces separately.
- Explore age friendly development design guidelines when designing spaces for multi-generational use.

Concluding Comments

We look forward to working with the City of Brampton and applicant teams to facilitate this exciting project. Should you have any questions or concerns, please contact me at dana.jenkins@peelregion.ca or 905.791.7800 x 4027. Thank you, Nicole Natalie.

Regards,

Dana Jenkins

Dana Jenkins, MCIP, RPP
Principal Planner

cc: John Hardcastle, Manager, Development Services, Region of Peel
Alex Sepe, Manager, Development Services, City of Brampton
Melissa McKay, Vice President, Development, LEV Developments Inc.
Jinny Tran, Senior Director Developments, LEV Developments Inc

REAL ESTATE CIRCULATION FORM – PROPOSED ENCROACHMENTS-DEVELOPMENT APPLICATION

Development Application No:		Address:	
Development Contact:		Applicant Name:	
Planner Contact:			
Legal Contact:		Date:	

Type Easement/ ROW?	Easement Instrument #	Encroachment Description	Proposed / Existing	Final Drawing # /Revision Date	Comments