

Results of Circulation



Public Works & Engineering
 Environment & Development Engineering

COMMENTS & CONDITIONS MEMO

Date: January 17, 2018

File: C10E04.005 & 21T-13004B

To: N. Mahmood, Development Services Division

From: T. Kwast, Parks and Facility Planning

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Official Plan and Zoning By-law
Amendment and Proposed Draft Plan of Subdivision
 (To permit Residential and Office uses)
 Updated Comments from Parks & Facility Planning and Open Space
 Development Sections

Consultant: **MALONE GIVEN PARSONS LTD.**

Applicant: **TACC HOLBORN CORPORATION**

Location: 8863 The Gore Road
 Part of Lot 4, Concession 10, Southern Division
 Circulation Date: September 11, 2017
 Ward: 8

In response to the 3rd circulation of the above noted Draft Plan of Subdivision dated January 17, 2017, the following represents a summation of comments updated comments from the **Parks & Facility Planning Section** and the **Open Space Development Section** in the Environment & Development Engineering Division – Public Works Department. These comments update the comments previously issued on October 17, 2017.

PRIOR TO DRAFT PLAN APPROVAL

The following should be addressed prior to the release of the application for draft plan approval.

Requested Adjustments to Plan:

1. Walkway blocks #156, and #157 are not required in our opinion. Connectivity between Street H and Fogal Road can be provided through a 'window road' opening where Street H abuts Fogal. Therefore, formal walkway blocks are not required and therefore both blocks can be deleted.

Identification of Lands to be Dedicated to the City for Parks, Open Space:

2. The limits of development adjacent to the adjacent Natural Heritage System Block (Fogal Valley) shall be finalized to the satisfaction of the City and the Toronto and Region Conservation Authority.
3. A minimum 10m buffer block shall be established to facilitate protection and preservation of the adjacent Natural Heritage System Block (the City-owned Fogal Valley). The width of the buffer shall be established by the Environmental Impact Report (EIR) associated with the block plan area or an application-specific environmental impact report.

Plan Requirements:

4. Please note that the Community Design Guideline submitted for this application should be denoted as an 'Urban Design Brief' (UDB). Prior to draft plan approval, the UDB shall be finalized and approved, in accordance with City standards, and shall include:
 - a) Concept plans/facility fit plans for all dedicated park and open space blocks, and,
 - b) A Linkage, Connections and Circulation Plan for all active transportation components proposed as part of the plan including: multi use trails in proposed park, open space and/or NHS blocks, multi-use paths and bike lanes and/or other AT infrastructure within proposed road ROW's, in accordance City standards.

Tableland Vegetation:

5. Prior to draft plan approval, the Applicant shall provide a Tree Evaluation Report that will identify trees to be preserved and the methodology proposed for their retention, including detailed information concerning, among other things, drainage, tree damage, tree protection and restoration to the satisfaction of the City.

This methodology shall include provision of individual tree preservation plans illustrating proposed building sites and working envelopes, existing and proposed grades and the trees to be protected or removed. It shall be supported by a hydrogeologist's report which recommends appropriate subdivision and grading techniques for the maintenance of existing surface runoff or ground water conditions necessary for the long term preservation of the trees identified for retention. All preservation and tree protection measures are to be installed, inspected and approved by the City, prior to pre-servicing of the subdivision.

A. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The following Conditions of Draft Plan Approval shall be addressed to the satisfaction of the Parks & Facility Planning Section Open Space Development Section and prior to the release of the plan for registration.

(Items are listed Alphabetically by Subject Matter)

Active Transportation:

6. The Applicant agrees to perform all studies and obtain all approvals required to construct a pedestrian pathway and bridge from NHS Block #142 across the City owned NHS/valley to the future Castlepoint Investments Inc. development (City File C10E04.04), to the satisfaction of the City. The pathway and bridge are proposed to be constructed by the City at some time in the future.

Community Information Maps:

7. Prior to registration of the plan, the Applicant shall prepare a detailed Community Information Map, based on the final M-plan and to the satisfaction of the City.

Engineering Walkways:

8. The Applicant shall agree to construct standard engineered walkways to facilitate pedestrian circulation between Street "D" and the intersection of The Gore Road (Walkway Block #154) and Street "A" (Walkway Block #153). The Applicant shall be required to convey the walkway blocks to the City at plan registration and develop them to City standards, at no cost to and to the satisfaction of the City. No credit for the blocks in question will be given against parkland dedication requirements associated with the subject plan.

Fencing:

9. The Applicant shall make satisfactory arrangements with the City to erect fencing at their expense, in accordance with the City Fencing Policy, the approved Community Design Guidelines (as applicable) for the area, and any other Conditions of Draft Approval for the development that apply to fencing.

Hazard Removal:

10. Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a natural area, whether in a woodlot block, valleyland / greenbelt block, vista block or other location as determined by the City, shall be removed at the Applicant's expense.

Hoarding of Natural Features:

11. The Applicant shall erect hoarding along the property boundary where the proposal abuts existing NHS lands (Fogal Valley), and/or along the drip line of any vegetation

identified for preservation in the approved Tree Evaluation Report), to the satisfaction of the Open Space Development Section, Public Works Department.

N.B. The hoarding is to be supplied, erected and maintained in good condition by the Applicant at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.

Lands to be Dedicated Gratuitously to the City for Open Space Purposes:

12. All identified Natural Heritage System (NHS) lands within the subject application including all lands associated with the Fogal Valley, associated buffer(s), and all identified stormwater management blocks, shall be conveyed to the City gratuitously and in a condition satisfactory to the City. No parkland dedication credit will be provided for the blocks in question. The Applicant will landscape the subject blocks, in accordance with the approved plans and will be eligible for development charges credit against work performed, where applicable, and in accordance with City standards and the 2014 DC Background Study. Payments would be subject to funding for such works being allocated in the City's Capital Budget.

Maintenance Fees:

13. Prior to plan registration, the Applicant shall pay a maintenance fee for any landscape item deemed necessary by the Applicant, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
14. Prior to registration the Applicant shall make arrangements to pay a perpetual maintenance fee for natural features restoration. This payment shall be based on a rate of \$ 5,000.00 per hectare of gross natural feature land area.

Tableland Vegetation:

15. The Applicant shall submit a Vegetation Assessment, for review and approval, and subject to the satisfaction of the Commissioner, Planning and Development Services Department.

N.B. The Applicant shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works Departments.

Notification Signage:

16. In conjunction with the first engineering submission, the Applicant shall be required to install and maintain signage, indicating the future use of all identified park, open space

and storm water stormwater management blocks. The signs will be installed on the subject blocks, along all road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed. Signage will be in accordance with the latest City of Brampton standards.

17. The Applicant will install and maintain at their expense, notification signage, to City standards, advising residents that "Purchasers are advised that this is the location of a pedestrian trail to be constructed in the future in the block behind this lot, and Purchasers may be disturbed by users and/or facilities in the subject block." The Applicant will install a sign at the rear of every third residential lot, located in the valley buffer just outside the residential lot, and the wording shall face the residential dwelling. For more information, please call the City of Brampton Public Works & Engineering Department at (905) 874-2050.

Parks and Open Space Naming:

18. The following names shall be incorporated in to the Recommendation Report for Council's approval and used for the respective parks and open space blocks contained within this plan:
 - a) Stormwater Management Pond Block #145: **"Fogal Pond"**;
 - b) NHS Blocks #142, #158 - 163 **"Fogal Valley"**;
 - c) Park Block #141: **"Fogal Park"**;

Parkland Dedication:

19. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The current Plan yields a projected Parkland Dedication requirement of 1.586 ha (3.918 ac.), based on the Section 51.1 of the Planning Act. The Applicant shall convey Block #141 totaling 0.970 ha (2.422 ac.) to the City, as partial fulfillment of the Parkland Dedication requirements. This results in a projected Parkland under-dedication of 0.606 ha (1.496 ac.). Prior to registration, the Applicant shall be required to compensate the City in accordance with the Parkland Dedication By-law (as amended) and the City's current policies for the projected under-dedication balance, in the form of a Cash in Lieu of Parkland Payment. Final calculations will be undertaken as part of the Subdivision Agreement review process.

Plan Requirements for all Public Lands:

20. In conjunction with the first engineering submission, the Applicant shall provide detailed working drawings for all identified park blocks, stormwater management facilities, landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners.

The Applicant shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Community Design Guidelines (as applicable).

21. Prior to issuance of final acceptance of all landscape works, the Applicant shall provide as-built drawings in the form of digital files for all dedicated park, stormwater management, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

Park Development:

22. In conjunction with plan registration, the Applicant is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood parklands, stormwater management, and landscape buffer blocks), in accordance with the approved plans.

N.B The Applicant shall be entitled to compensation for select works in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the park) block is required to service existing residents.

23. Following completion of park development works, the Applicant shall be requested to invoice the City for the cost of all works completed, at which time the City will inspect for completion, and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Applicant as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Streetscape:

24. The Applicant shall make satisfactory arrangements with the City to provide street trees along all internal streets within the subject plan and along immediately abutting streets including the implementation of boulevard and buffer planting, and entry features. The Applicant shall comply with the recommendations of the approved Community Design Guidelines (as applicable), to the satisfaction of the City.
25. Prior to registration the Applicant agrees to provide the City with the final landscape submission, a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.
26. The Applicant shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Community Design Guidelines (where applicable) and

will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Summary Requirements:

27. The Applicant agrees to provide the City, with the final landscape submission, a detailed summary of all areas of parkland, stormwater management ponds, natural heritage systems, woodlots, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees that will be installed by the Applicant in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.

Warning Clauses:

28. A warning clause shall be entered into all offers of Purchase and Sale, as well as into the Subdivision Agreement, for all Lots or Blocks advising potential purchasers that lands designated for parks, open space and stormwater management blocks may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton Open Space Development Section, at (905) 874-2050.
29. Prior to registration a warning clause shall be entered into the Subdivision Agreement and into all offers of Purchase and Sale, indicating that although the Applicant is required to provide trees at regular intervals on the public boulevards within this subdivision. Local site conditions may not allow for a tree to be planted in front of some homes. For more information, please call the City of Brampton Open Space Development Section at (905) 874-2050.

B. GENERAL COMMENTS

The following General Comments are provided to assist the Applicant shall be addressed prior to the release of the plan for registration. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

30. NIL

If you have any questions or require further clarification with respect to the Parks & Facility Planning or Open Space Development comments, please contact the undersigned.

Tamara Kwast
Parks Planner, Parks & Facility Planning Section
Environment & Development Engineering Division
Public Works & Engineering Department
Tel: (905) 874-2338 Fax: (905) 874-3819
tamara.kwast@brampton.ca

cc. (via email only):

J. Spencer, W. Kuemmling, G. Serravite, N. Mahmood

(Note: A digital copy has also been uploaded to PlanTRAK.)



Planning and Development Services
Urban Design

Date: January 24, 2018
To: Nasir Mahmood
From: Nada Almasri
Subject: Application to Amend the Official Plan and Zoning By-Law, and
 Revised Draft Plan of Subdivision, 3rd Revision
GAGNON & LAW URBAN PLANNERS LIMITED –
TACC HOLBORN CORPORATION
 Part of Lot 4, Concession 10, Southern Division
8863 THE GORE ROAD
Ward: 8
File: C10E04.005 & 21T-13004B

Dear Nasir,

Urban Design Staff has reviewed the **Revised Draft Plan of Subdivision**, dated December 18, 2017 and related to the above referenced application and have no further urban design comments. However, please note that detailed comments will be provided on Block 139 (the medium/high density block) and Block 140 (the employment block) at the Site Plan Approval stage.

Also, an Addendum to the Community Design Guidelines (CDG) or separate Urban Design Briefs (UDB) that cover these two blocks will be required for review and approval to the satisfactory of the City.

Should you have any questions or require additional information, please let me know.

Many thanks,

Nada Almasri | B.Sc. Arch., M.Sc., LEED AP

Urban Designer | Urban Design Services
 Planning and Development Services
 City of Brampton | D: 905-874-2795 | F: 905-874-3819 |
nada.almasri@brampton.ca



Planning and Development Services
Urban Design

Date: February 2, 2018

File: C10E04.005 & 21T-13004B

To: Nasir Mahmood, Development Planner

From: Nada Almasri, Urban Designer

Subject: **COMMUNITY DESIGN GUIDELINES**
 2nd Submission
 Application to Amend the Official Plan and Zoning By-Law and Proposed
 Draft Plan of Subdivision
 (To permit *residential and office uses*)
 Updated Comments from Parks & Facility Planning and Open Space
 Development Sections

Consultant: **MALONE GIVEN PARSONS LTD.**

Applicant: **TACC HOLBORN CORPORATION**

Location: 8863 The Gore Road
 Part of Lot 4, Concession 10, Southern Division
 Circulation Date: September 11, 2017
 Ward: 8

In response to the circulation of the above noted Community Design Guidelines updated December 2017, the following represents a summation of comments from the **Urban Design** (Planning & Development Services Department), **Parks & Facility Planning and Open Space Section** (Engineering & Development Services Division – Public Works Department) with respect to urban design, parks planning and development matters.

A. Urban Design Comments:

Please refer to the **attached marked-up CDG** for Urban Design Comments.

B. Parks & Facility Planning & Open Space Comments:

1. Pp. 3 – Section 4 - Fig. 2
 - 1.1. Please label Hwy 50 in the aerial photo
 - 1.2. Revise the figure to have a variation in text sizes, similar to figure

2. Pp. 5 – Section 1.2.3 – Figure 4
 - 2.1. Please update this figure based on the latest Draft Plan comments.
3. Pp. 6 - Section 1.3.1
 - 3.1. The roundabout image depicted is not reflective of what would be typically accepted by Brampton. Please amend.
4. Pp. 9 – Section 2.0, - Figure 5
 - 4.1. Identify the corner of The Gore Road and Queen Street East with a coloured circle that matches *"the areas of site plan approval"*, similar to the Entry Feature Locations indicator circle, and add it to the Legend with this description *"Focal Point with Streetscape Enhancements"*.
5. Pp. 10 & 11 – Section 3.0, Figure 7
 - 5.1. Indicate the potential trail head location and alignment.
6. Pp. 16 – Section 3.0, Figure 10
 - 6.1. Revise the rendering to correctly illustrate the road fabric for Street 'D'.
7. Pp. 18 – Section 3.3
 - 7.1. Please add a figure, enlarged excerpt from the revised draft plan, for reference.
8. Pp. 19 – Section 4.0
 - 8.1. Add page number.
 - 8.2. Please add "Focal Point" and pages 27- 42 (4.1.2 - 4.1.8.7) to subsection list.
9. Pp. 20 & 21 - Section 4.0
 - 9.1. Provide photo examples of the streetscape within the special character areas, similar to the design vision and principles.
 - 9.2. Add *"Focal Point"* as per previous comments.
 - 9.3. Identify an enhanced streetscape edge with a graphic at the Medium / High Density Block and Employment Block, along The Gore Road and Queen Street East ROW.
 - 9.4. Indicate the potential trail head location at the NHS Block.
 - 9.5. Make reference to NHS Buffer in the Legend (i.e. ...System & Buffer)
 - 9.6. Extend the Community Edge (5) graphic east to meet the NHS buffer block.
 - 9.7. Change all reference noted as *"gateways"* to *"entry feature locations"* (i.e. pg. 21/B).
10. Pp. 22, Section 4.1.1.2 - Figure. 12
 - 10.1. Revise this section to ensure the 3m wide walkway blocks only have the proposed walkway and curbing on public land.
 - 10.2. The proposed planting along the 3m wide walkway blocks should be removed, with the exception of columnar trees on private property.
 - 10.3. Revise the chain Link Fence note to add *"on private property"*.
 - 10.4. Revise the Decorative Metal Fence with Masonry Columns note to add *"on private property"*.

- 10.5. Remove the Accent Trees.
- 10.6. Remove the one tree within the Street 'D' boulevard directly in front of the walkway block to allow for maintenance access.
- 10.7. Revise the Subsection write-up as per comments.
- 10.8. Change all reference noted as "*gateway*" to "*entry feature locations*" (i.e. pg. 23/4.1.1.3).

- 11. Pp. 24, Section 4.1.4
 - 11.1. The first paragraph indicates that the NHS along the eastern edge of the development will offer passive recreation opportunities. Please provide further clarification on the passive recreation opportunities and indicate this on a 'Linkages, Connections and Circulation Plan'.

- 12. Pp. 24 – Section 4.1.1.4
 - 12.1. Add "...on *private* lots..." to the third bullet point

- 13. Pp. 26 – Figure 13

Please change the reference to 'Cycle Track'. What is depicted on this image is a multi-use boulevard path. The suitability of this proposed treatment needs to be confirmed with Traffic Operations and Transportation Planning, prior to draft plan approval.

- 14. Pp. 26, Section 4.1.1.5 - Figure 13
 - 14.1. Please clip the rendering boundary to only show the relationship to the intersection and transition into the corner of the employment block, adjacent to the sightline triangle.

 - 14.2. Revise the rendering to illustrate the design intent of the Focal Point with streetscape enhancements, such as, a centralized pedestrian connection with entry feature and tree planted berms within the ROW. This section should establish the guidelines for the future development of the Employment block.

 - 14.3. Please add a disclaimer "subject to site plan approval".

- 15. Pp. 27, Section 4.1.2
 - 15.1. Correct the last bullet to remove the duplication "*on all streets*" and separate "*laneways will not be planted.*" on an individual bullet.

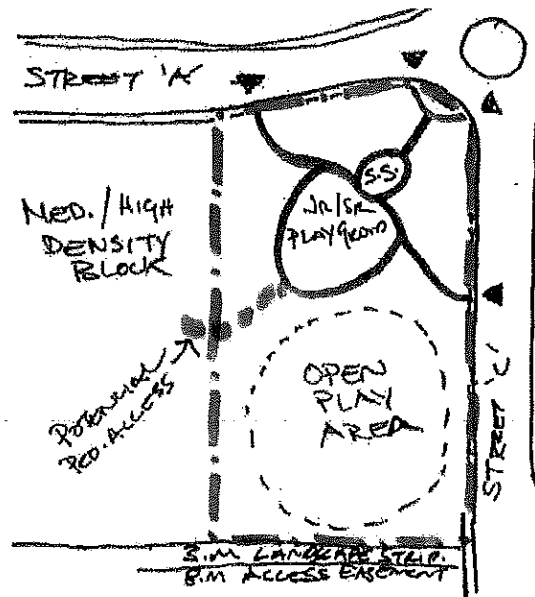
- 16. Pp 30 – Figure 15

All street-related active transportation components depicted in the Active Transportation and Circulation scheme depicted in this figure needs to be reviewed and confirmed with Traffic Operations and Transportation Planning, prior to draft plan approval.

- 17. Pp. 30, Section 4.1.13 - Figure 15
 - 17.1. Please show the conceptual public-private connection point at the south west corner of the Employment block transition to the ROW.
 - 17.2. Correct the spelling of "connections".
 - 17.3. Remove the "*" from "*conceptual trail connection*".

18. Pp. 33, Section 4.1.5 - Figure 18

- 18.1. Show access easement and buffers along the north property limit of the employment block as per redlined comment on Fig. 19; the 3m landscape buffer strips and the 8m access easement shall be within the employment block.
- 18.2. Identify the corner entrance to the park block, at Street 'A' and Street 'C', as an enhanced streetscape treatment leading from the crosswalks / sidewalks into the park block; make reference to Figure 24, page 39.
- 18.3. Reduce the length of pathways, by anchoring the playground and paved area to the shade structure location at the north east corner of Street 'A' and Street 'C' (see redline below).



19. Pp. 34, Section 4.1.6 - Figure 19

- 19.1. Revise third bullet to "Amenities, such as an outlook at..."
- 19.2. Revise fourth bullet to replace "...roads and boulevard concrete sidewalk..." with "..., with gravel pathway,"
- 19.3. Change highlights from "Outlook / Seating area" to "Outlook trellis structure with seating area,"
- 19.4. Change highlights to "Allows for an anticipated access point to the potential future trail system, at the south east corner of the pond."
- 19.5. Shift the lookout area to align with the corner of Street 'A' and Street 'C'.
- 19.6. Identify the corner entrance to the pond block, at Street 'A' and Street 'C', as an enhanced streetscape treatment leading from the crosswalks / sidewalks into the pond block; make reference to Figure 24, page 39.

20. Pp. 35, Section 4.1.7

- 20.1. The title of this section may be expanded to include masonry columns and structures.

- 20.2. Please provide details and photos of all entry features and structures within this section.
21. Pp. 36, Section 4.1.7 - Figure 21
 - 21.1. Identify the corner of The Gore Road and Queen Street East with a coloured circle and indicate it as subject to site plan review and approval, similar to the Entry Feature Locations indicator circle, and add it to the focal point to the legend with description.
22. Pp. 38, Section 4.1.8.1 - Figure. 23
 - 22.1. Remove "*privacy hedges*" from the fourth bullet.
 - 22.2. Remove "*...accent trees and*" from the seventh bullet.
 - 22.3. Remove the privacy hedges, accent trees, and ornamental grasses / groundcovers from the rendering.
 - 22.4. The trees along the 3m wide walkway, the two planting beds at flared entrance, and the foundation planting along the building footprints may remain.
 - 22.5. Revise the chain Link Fence note to add "*on private property*".
 - 22.6. Replace "*Masonry Gateway Feature*" with "*Masonry Columns*".
 - 22.7. Add a significant trellis structure in the rendering to anchor the entry feature walkway location to the corner focal point.
23. Pp. 39, Section 4.1.8.2 - Fig. 24
 - 23.1. Please develop the rendering further to reflect the comments on the park and swmp blocks.
 - 23.2. Show masonry columns at the entry points of the park and swmp blocks.
 - 23.3. Revise the label of the pond entry to include "*/ Outlook*" and show the outlook structure in the rendering.
24. Pp. 42, Section 4.1.8.7
 - 24.1. The proposed lots backing on to the NHS will be visible from the Queen Street corridor to the south. Therefore, we request that within the 10m buffer block that more trees are planted to enhance privacy and visual esthetic.
25. Pp. 43 Section 5.2
 - 4.1 This section provides no detail on park accessibility except for where the proposed park and SWM ponds are located. On the Linkages, Connections and Circulation Plan indicate the conceptualized trail alignment within the NHS and the park accessibility areas.
26. Page 47, Section 6.3
 - 26.1. Add masonry columns and decorative paving to Developer Cost for the park block entry.
 - 26.2. Revise gravel pathway to a developer funded item.

If you have any questions or require further clarification with respect to Urban Design comments, please contact the undersigned. If you have any questions or require further clarification with respect to the Parks & Facility Planning comments, please contact Tamara Kwast (tamara.kwast@brampton.ca) or (905) 874-2343. Should you have any questions or require further clarification with respect to Open Space Development comments, please contact Giuseppe Serravite (giuseppe.serravite@brampton.ca) or (905) 874-2748.

Best Regards,

Nada Almasri | B.Sc. Arch., M.Sc., LEED AP
Urban Designer | Urban Design Services
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nada.almasri@brampton.ca

cc. (via email only):

J. Spencer, W. Kuemmling, M. Debnath, G. Serravite, T. Kwast, N. Cadete, D. Monaghan, M. Gervais

Appendix: Append any redlined revisions to draft plan

(Note: A digital copy has also been uploaded to PlanTRAK.)

Mahmood, Nasir

From: Serravite, Giuseppe
Sent: 2018/01/08 11:18 AM
To: jharnden@beaconenviro.com
Cc: Mahmood, Nasir
Subject: 213041-TACC Holborn Corp (C10E04.005) Tree Evaluation Report Update (Dec. 2017) - Comments

Categories: Red Category

Good morning Jesse,

I trust that this message finds you well. Please note that we have the following comments regarding the subject development application.

- Please show the limit of the NHS buffer in Figure 1 of the report.
- Investigate the opportunity to revise the proposed SWMP outfall location / layout in order to preserve tree ID 1109.
- Kind revise the report to allow the preservation of tree IDs 609, 610, and 612. These trees, in relation to the NHS buffer, will be reviewed in more detail at the Site Plan application stage.
- Submit an update PDF for review that addresses the above noted comments.

Please contact me if you have any questions or concerns.

Kind regards,

Giuseppe Serravite

Landscape Technologist | Public Works & Engineering

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

T: 905.874.2748 | TTY: 905.874.2130 | F: 905.874.3819 | E: Giuseppe.Serravite@brampton.ca



Mahmood, Nasir

From: McIntyre, Scott
Sent: 2017/11/29 11:02 AM
To: Mahmood, Nasir
Cc: Monaghan, David
Subject: TIS Review - C10E04.005 - TACC Holborn, 21T-13004B - 8863 The Gore Road

Categories: Orange Category

Nasir,

Comments pertaining to the Traffic Impact Study (TIS) submitted to support the above noted application are summarized herein.

1. The Traffic Study (TIS) is not yet approved at this time.
2. Page 5, Figure 02 – An addendum to the TIS is required to assess the proposed development on the west side of The Gore Road that will result in the extension of Attmar Drive to intersect with The Gore Road directly opposing the Fogal Road intersection. The new development is proposed to consist of 256 apartments, 19 freehold townhouses, 53 condo townhouses and 4 semi-detached dwellings.
3. Page 12, Figure 06 – Include the future lane configurations for the Attmar Drive/Fogal Road intersection with The Gore Road.
4. Page 26, Figure 16 & Sect. 5.2 (pg25), Trip Generation – The use of Land Use Code 710 (LUC710) is one of the lower trip generation land use code options available within the I.T.E. manual for this development. Our office requests that we see a worst case scenario and as such, would like to see what difference there will be using Land Use Code 714 (LUC714).
5. Page 26, Figure 16 – The report fails to justify its proposed 12% trip volumes reduction based on transit & walking rates. As a result, our office will accept a 6% reduction applied for transit & walking trips.
6. Page 41, Queue Analysis – Based of the predicted queuing back into the roundabout of Street 'A' from The Gore Road intersection, what mitigation measures, if any, are recommended?
7. Page 53 – Correct the horizon year (typing error).
8. Appendices – Traffic study terms-of-reference for applications of this size should be approved prior to the study commencement. As a result, the TIS appendices should include correspondence from the City and Region regarding the acceptance of the TIS terms-of-reference.

Responses to the above questions can be forwarded to my attention in pdf format.

Please share these comments with the traffic staff from the Region who are reviewing the TIS.

Regards,

Scott McIntyre

Transportation Planning Technologist | Engineering Division / Public Works & Engineering Department | City of Brampton

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Public Works & Engineering
Development Engineering

COMMENTS AND CONDITIONS MEMO

Date: 12 March 2018
File: C10E04.005 & 21T-13004B
To: Nasir Mahmood
From: Scott McIntyre
Subject: Requirements for Plan of Subdivision 21T-13004B
Gagnon & Law Urban Planners Limited
TACC Holborn Corporation
 Location – 8863 The Gore Road @ Fogal Road

Circulation Date: Received September 01, 2017
Plan: Draft Plan of Subdivision
Plan Dated: August 25, 2017
Comment Revision #: 1st

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

1. The Developer shall submit a functional design drawing for the proposed roundabout, including the proposed locations for any driveways for lots abutting the roundabout. The roundabout shall conform to the City of Brampton roundabout design criteria which requires a minimum ICD of 40m. in addition all driveways for lots abutting the roundabout shall be free and clear of the splitter islands and shall not be located at the exit from the roundabout. In this regard some lots adjacent to the roundabout may need to be revised.
2. The following study(studies) shall obtain approval status:
 - a. Traffic Impact Study (TIS).
 - b. Parking Justification study if the plan does not supply parking as per City requirements.
3. The draft plan shall be revised to include the dimensions for all daylight rounding's and triangles (can be dimensioned on the drawing or intersections listed on a chart on the drawing).
4. The Owner shall confirm that all driveway locations for lots adjacent to intersections shall not encroach within the intersection daylight rounding/triangle. In this regard some lots may need to be revised.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

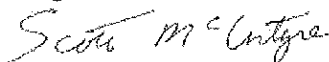
1. As a condition of Draft approval the Owner shall submit a drawing depicting sidewalks locations throughout the subdivision.
2. As a condition of Draft Approval the Owner will be required to signalize the signalization of the intersection of Ravenbury Street and Fogal Road. In this regard the Owner will be required to pay for the full cost of the signalization for this intersection.
3. If construction of the proposed subdivision is Phased the Owner may be required to provide temporary cul-de-sacs if deemed necessary by the City.

C. GENERAL COMMENTS

- 1) All roadways (horizontal and vertical alignments) shall be designed to meet current City of Brampton and TAC guidelines in this regard the owner shall ensure the following design criteria is adhered:
 - a) grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of P&IS.
 - b) Cul-de-Sacs are to adhere to City standard drawing #214.
 - c) Road Elbows must adhere with City standard drawing #215.
 - d) Curb radii are to adhere to City standard drawing #245. This include laneways where the minimum allowable curb radius is 7.5 metres.
 - e) Laneways are to be 'straight-runs' as per City standard drawing #219. Curves may be accommodated, however, a 12.0m centreline elbow radius and clear sightlines must be provided.
- 2) The Developer shall include the following on the Community Information Map;
 - a) The direction of travel for all one-way laneways, with a note stating that parking is restricted on both sides.
 - b) The location of all parking restrictions if parking is to be restricted on one side of the local roadways.
 - c) Location of any on-street bike facilities.
- 3) The Owner will be required to ensure that a right-of-way (ROW) access easement is in place over proposed block 142 (employment block) in favour of block 141 (medium/high density residential) and block 143 (park).
- 4) The Owner may be required to provide road improvements on Fogal Road if required by the City. (Including, but not limited to, widening, turning lanes, pavement markings and signs.)
- 5) Identify the community mailbox location that will be affiliated with this proposed development.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Regards,



Scott McIntyre

Transportation Engineering | Engineering Division | Public Works & Engineering Dept |
City of Brampton
T: 905.874.2540 | F: 905-874-3369 | 2 Wellington Street West | ON L6Y 4R2



Public Services
Brampton Transit

Date: November 09, 2016
File: 21T-13004B
To: Nasir Mahmood
Subject: Gagnon & Law Urban Planners Limited- TACC Holborn Corporation
Proposed Draft Plan of Subdivision
8863 The Gore Road
Transit Comments

Brampton Transit has reviewed the Draft Plan of Subdivision and Transportation Assessment. We note that Brampton Transit's existing bus stops on The Gore Road are depicted on the engineering drawings. Please ensure that the bus pads and amenities remain depicted on the drawings and are also depicted on the Homebuyer's Information Map.

Should you require further assistance in this matter, please contact the undersigned.

Sincerely,

Rebecca Thompson

Rebecca Thompson
Planning Co-Ordinator
Public Services - Brampton Transit
☎ phone: 905-874-2750 ext. 62397 ☎ fax: (905) 874-2799
💻 e-mail: rebecca.thompson@brampton.ca

Copy: Doug Rieger
David Stowe
Chris LaFleur



**Planning and
Infrastructure Services**
Planning and Building

To: Nasir Mahmood, Development Planner
From: Yuri Mantsvetov, Policy Planner
Date: August 29, 2016
Files: C10E04.005
Subject: Planning Policy and Growth Management Comments
MALONE GIVEN PARSONS LTD. – TACC Holborn Corporation
 Application to Amend the Official Plan and Zoning By-law, and Proposed Draft
 Plan of Subdivision

Address: 8863 The Gore Road

Below are comments from the Environmental Planning, Heritage, Growth Management and Land Use Policy sections of the Planning Policy and Growth Management Division on application that has been submitted at 8863 The Gore Road.

Environmental Planning (comments from Mike Hoy, Environmental Planner)

- The applicant shall make arrangements to pay a perpetual maintenance fee for natural features restoration. This payment shall be based on a rate of \$ 5,000.00 per hectare of gross natural feature land area.
- The applicant is required to submit a Sustainability Score and Summary and strive to achieve at minimum a bronze level of sustainability;
- Applicant is required to submit a EIR/FSR
- The applicant is required to provide a minimum environmental buffer of 10 metres on all natural heritage features.
- Valley and environmental buffers will be gratuitously conveyed to the City
- A Terms of Reference for a scoped EIR/FSR is required for City's and TRCA's review and approval.
- Site walk is required to establish limits of development.

Heritage (comments from Stavroula Kassaris, Heritage Co-ordinator)

- The subject lands exhibit high archaeological potential because they are within 300 meters of known archaeological sites, and within 300 meters of present/past water sources.
- The Owner must provide an Archaeological Assessment(s) for all lands within the subject application, and shall mitigate adverse impacts to any significant archaeological resources found, to the satisfaction of the City and the Ministry of Tourism, Culture and Sport (MTCS) prior to Draft Plan approval. No grading,



**Planning and
Infrastructure Services**
Planning and Building

filling, or any form of soil disturbances shall take place on the subject property prior to the acceptance of the Archaeological Assessment(s) by the City and the MTCS indicating that all archaeological resource concerns have met licensing and resource conservation requirements.

- Should a cemetery be discovered during any phase of the Archaeological Assessment(s), topsoil stripping, grading or construction, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Chief Planning and Infrastructure Services Officer.
- If Archaeological due diligence was completed as part of the original 2013 application, the reports and letters of acceptance must be re-submitted as part of the current application.

Land Use Policy (comments from Yuri Mantsvetov, Policy Planner)

Official Plan

- The site is currently designated "Business Corridor" to the North and "Office" to the south, both of which are Employment Land Uses. The proposed plan, which involves an employment conversion, was approved by Council on May 30, 2016 through the Municipal Comprehensive Review process. A City-initiated Official Plan Amendment will be proceeding in September, 2016 to finalize the conversion.
- Queen Street East is a Primary Intensification Corridor. Any buildings along this road must be between 2 and 10 Storeys in height.
- The Southerly portion of the parcel falls within a Major Transit Station Area. This portion of the site needs to be designed in a pedestrian friendly manner, that is accessible by all modes of travel, and provides higher density to accommodate higher-order transit. Strong urban form and superior physical design are required.

Secondary Plan

- The site is designated "Neighbourhood Retail", "Mixed Commercial/Industrial" and "Special Policy Area 8 (Office Node – Mixed Commercial/Industrial)". A Secondary Plan Amendment is required to bring the site into conformity with the forthcoming Official Plan designation that converts the subject lands from Employment to Employment/Residential.

Growth Management (comments from Brian Lakeman, Growth Management Policy Planner)

- The applicant will need to request and be granted the required units of development allocation.



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- The applicant is required to become a signatory to the Brameast Phase 1, Brampton Cost Sharing Agreement.

Thank you.

A handwritten signature in black ink, appearing to read "Yuri Mantvetov", written over a horizontal line.

Yuri Mantvetov, MCIP, RPP
Policy Planner

**BRAMPTON**
Flower City**Public Works & Engineering**
Engineering

Date: September 15, 2017
To: Nasir Mahmood
File: C10E04.005 and 21T-13004B
Subject: 8863 The Gore Road

Submission:

- Phase 1 Environmental Site Assessment, 8715 and 8863 The Gore Road, prepared by Soil Engineers, dated November 29, 2011

Comments:

The submitted reports are over six years old, and are not acceptable for purposes of filing a Record of Site Condition without being brought up to date. As per Regulation 153/04, the report must be no older than 18 months prior to date of RSC submission. Notwithstanding that the report has been submitted for City review, the 18-month stale-date provision applies and staff request the report be brought up to date.

Michael Heralall, P.Eng.
Environmental Engineer
City of Brampton
Engineering Division / Public Works & Engineering Dept.
2 Wellington Street West
Brampton, ON, L6Y 4R2
Telephone: 905-874-3585
michael.heralall@brampton.ca



BRAMPTON
Flower City

Planning and Development Services
Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

Date: December 6, 2017
To: Anthony D. Magnone, Nasir Mahmood
From: Ross Campbell
RE: City File # C10E04.005 & 21T-13004B
Malone Given Parsons Ltd. - TACC HOLBORN CORPORATION
8863 THE GORE ROAD
Ward: 8

I have had the opportunity to review the following documentation submitted in support of the above noted application:

- Geotechnical Investigation report dated April, 2013 and prepared by Soil Engineers Ltd. for a proposed residential subdivision, 8715 and 8863 The Gore Road, City of Brampton. (Report No. 1302-S043)

The Phase One update contains 2 well decommissioning reports for wells on the subject site. However, one of the reports predates the original Phase One that indicated 2 wells on the lot. The UTM coordinates also do not match between the remaining report and those identified in the original Phase One report. Additionally, the original Phase One does not contain a map identifying the location of the wells identified at that time. As such the consultant will need to provide a well decommissioning report that clearly identifies the locations of the wells identified in the original Phase One and the decommissioned wells and address any other wells that remain.

The owner is required to provide a copy of the detailed report identifying existing water wells as well as confirmation of the decommissioning of the same, to the satisfaction of the Chief Building Official.

I hope that this information is adequate for your present needs. Should you have any questions, please do not hesitate to contact me at (905) 874-2442.

Regards,

RC
Ross Campbell

Permit Expediter
Building Division | City of Brampton



**Planning and
Infrastructure Services**

COMMENTS AND CONDITIONS MEMO

Date: August 10, 2016
 File: (C10E04.005 & 21T-13004B)
 To: Nasir Mahmood
 From: Olti Mertiri
 Subject: **Requirements for Plan of Subdivision 21T- 13004B**
 (Proposed Plan of Subdivision)
Malone Given Parsons Ltd.
Tacc Holborn Corporation
 8836 The Gore Road

Circulation Date: July 28, 2016
 Plan: Part of Lot 4&5 Concession 10
 Plan Dated: December 18, 2015 (Revised July 8,2016)

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.
 1. **Functional Servicing Report (FSR)**
 2. **Feasibility Noise Report**
 3. **Phase 1 and Phase 2 Environmental Site Assessment (Phase 1 & 2 ESA)**
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering**1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the developer's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering and Development Services Division.
- 1.1.3. As part of the first engineering submission, the developer shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The developer will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the developer agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the developer shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Toronto Regional Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. Stormwater Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the developer shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Road Reconstruction/Cash Contributions**2.1. N/A**

3. Financial Impact

- 3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.
- 3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

4. Sidewalks

- 4.1. Prior to the first engineering submission, the developer shall submit a sidewalk and parking plan.

5. Land Dedications and Easements

- 5.1. Sufficient right of way for all roads associated with the plan and all easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

6. 0.3 Metre Reserves/Reserve Block(s)

- 6.1. As per Transportation Planning comments.

7. Warning Clauses

- 7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:
 - 7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,
 - 7.1.2. Any walkways that may evolve on the plan,
 - 7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The developer will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The developer will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The developer will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the developer's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The developer will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Chief Planning & Infrastructure Services Officer.

As a part of detailed processing of servicing submissions, the developer's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Chief Planning & Infrastructure Services Officer.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The developer is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Streetlighting

Streetlighting is to be provided by the developer in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the developer.

8. Utilities

Prior to preservicing and/or execution of the Subdivision Agreement, the developer shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The developer covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The developer, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the developer must submit in writing evidence to the Chief Planning & Infrastructure Services Officer that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the developer.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The developer will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Chief Planning & Infrastructure Services Officer until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Chief Planning & Infrastructure Services Officer.

11. Road Design

All internal roads shall be constructed by the developer and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The developer is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Chief Planning & Infrastructure Services Officer.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Chief Planning & Infrastructure Services Officer, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the developer is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the developer when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Preservicing

Installation of the underground works prior to registration of the plan may be undertaken by the developer in accordance with the City's Preservicing policy. Preservicing will not be permitted until arrangements have been made to the satisfaction of the Chief Planning & Infrastructure Services Officer for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Ontario Municipal Boards.

Any external land dedications or easements required to service the property must be obtained by the developer and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng
Supervisor, Development Approvals
Engineering and Development Services
Planning and Infrastructure Services
Tel. (905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Plantrak



BRAMPTON
Flower City

Planning, Design and Development
Planning and Land Development Services

Date: November 18, 2016
To: Nasir Mahmood, Development Planner
From: Michael Hoy, Environmental Planner
File: C10E04.005
Subject: **TACC Holborn Corporation**
1st Submission: Scoped Environmental Impact Study
Dated August 2016

Environmental Planning have now reviewed the **Environmental Impact Study dated August 2016 including associated technical reports** and wish to provide the following comments. These comments are to be considered the City's first review, as comments were not provided on the original submission due to the pending changes to the design of the draft plan.

Please include a Response Document with the revised submission indicating how and where the City's comments have been addressed by the revised document.

General Comments

1. Please include Executive Summary at the front of the document that summarizes the main recommendations that are to be carried forward into detailed design. Include in the Executive Summary the proposal's sustainability score and what natural heritage metrics the plan is proposing to achieve.
2. Section 4.2.1 Headwater Drainage Feature – this section's recommendation needs to be reiterated in the Executive Summary.
3. Figure 4 – revise to include all constraint lines as depicted on Figure 3. As required by City policy, a 10 metre natural heritage buffer will be applied to the outer most constraint. No development or encroachment is allowed within this buffer. Revise page 15 to state that the "proposed limit will follow natural heritage, geotechnical and *buffer requirements...*"
4. Page 16 - As per City policy, stormwater blocks are to be planned and designed outside the limits of the natural heritage system. In addition, mitigation measures will be required for any stormwater management erosion and sediment control measures located within the valley corridor,

5. Page 16 – Mitigation:

- Environmental Planning does not consider planting within buffers as mitigation for impacts to the natural heritage system. Naturalized buffer plantings are required as a condition of City approval. Therefore, please propose alternate mitigation measures that achieve no net loss to the City's natural heritage system values and functions and where possible a net gain.
- Please include proposed mitigation measures for the removal of tableland vegetation within this section. The City requires a minimum replacement ratio of 3 trees for every healthy tree greater than 15 cm dbh proposed for removal. Proposed parkland, buffer and street tree planting required by City standards will not factor into this mitigation.
- Summarize how the water balances for the entire site and individual natural heritage features will be maintained post development.

6. Vegetation Assessment

- update the development proposed to confirm to most up to date development proposal as depicted on Figure 4 within the EIS;
- With the updated development proposal, the vegetation assessment will give further consideration for protecting trees 601 (willow), 602 (silver maple), 604 (apple), 606 (shagbark), 610 (silver maple), 611 (silver maple), 615 (willow);
- Provide a table that summarizes the number of trees that will be protected, number of trees to be removed and number of trees to be planted (3 to 1 replacement ratio).

7. Figure 3: City staff have not reviewed the Schaeffer & Associates April 2014 report so cannot confirm the Long Term Stable Slope. City staff will defer to TRCA staff for approval of this constraint line.

8. Section 7.2 Mitigation (page 23): This section should also be revised to discuss the net ecological gain to the City's natural heritage system and functions associated with the development plan

9. Monitoring – this EIS does not contain a section about pre construction, construction and post construction monitoring plan. Please refer to the City's EIR/EIS Terms of Reference for direction on completing this section.

Please contact me if you have any questions or concerns,



Michael Hoy, MCIP, RPP
Environmental Planner, Environment
Engineering Division
Public Works and Engineering Department
2 Wellington Street West
Brampton ON L6Y 4R2
Tel: (905) 874-2608
Email: michael.hoy@brampton.ca

c.c. Maggie Liu, Water Resources Engineer
A. Miller, TRCA



BRAMPTON
Flower City

**Planning and
Infrastructure Services**
Engineering and Development Services

Date: October 24, 2016

To: Nasir Mahmood

From: Maggie Liu

Subject: Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision for 8863 The Gore Road

Submission:

- Functional Servicing Report, Proposed TACC Holborn Development, 8715 & 8863 The Gore Road, circulated September 29, 2016, prepared by Schaeffers Consulting Engineers

Comments:

1. The proposed development is located adjacent to Clarkway Tributary. Drawing #SG-1 and SG-2 illustrate the development limit established by Beacon Environmental.
 - Engineering staff would defer to the City's Environmental Planning staff and TRCA for the approval of the development limit.
 - It appears that the south perimeter of the SWM pond is located beyond the development limit. Please revise the design so that the pond is located outside of the approved limit of development.
2. The XIMP value (35%) used in the VO2 model is significantly less than the TIMP (65%). Please clarify how this XIMP is determined.
3. Please show that positive drainage from the proposed SWM pond can be achieved for all of the storm events.
4. It is proposed to provide on-site control for the commercial development to detain post development flows to the 2 year pre development level.
 - Based on Figures 2-1 and 2-2, the controlled flows will be conveyed to an existing outlet that currently accommodates a drainage area of 1.97 ha from the subject site. Therefore, the target rate for the commercial development shall be calculated based on the existing area of 1.97 ha instead of 3.1 ha. Please revise the FSR.
 - At the detailed design stage, please provide digital copies of calculations for on-site quantity controls for the commercial development.

7.2-83

5. Jellyfish filter is proposed to provide water quality treatment for the commercial development. Please note that the City will not be responsible for the operation and maintenance of the water quality treatment unit.
6. Please provide sizing calculations for the outlet structures of the proposed SWM pond.
7. Drawing SG-1 shows that major overland flows from a portion of the site drain away from the site towards the intersection of Nexus Avenue and Fogal Road. Please revise the design so that major flows from this portion of the site are conveyed to the proposed SWM pond.

Maggie Liu, MASc., P. Eng
Water Resources Engineer
Tel: (905) 874-3809, Fax: (905) 874-3369

Mahmood, Nasir

From: Jasinski, Cassandra
Sent: 2017/06/20 9:46 AM
To: Mahmood, Nasir
Cc: David Stewart
Subject: C10E04.005 (N/E of Queen St. and The Gore Rd.)

Categories: Red Category

Good morning,

Heritage staff received the following archaeological assessment and the accompanying MTCS letter of acceptance into the Ontario Public Register of Archaeological Reports:

"Stage 1-2 Archaeological Assessment of TACC Holborn Property, Part of Lots 4 and 5, Concession 10 North Division (Geographic Township of Toronto Gore, County of Peel", Dated November 26, 2013, Filed with MTCS Toronto Office on November 29, 2013, MTCS Project Information Form Number P384-019-2013, MTCS File Number 0000418.

Heritage staff confirms that the Archaeological Assessment requirement for the subject lands has been satisfied.

Note: Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 41 (1) of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff.

The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Kind regards,

Cassandra Jasinski
Heritage Planner
Heritage, Planning & Development Services
City of Brampton
(905) 874-2618

Mahmood, Nasir

From: Tang, Daniel
Sent: 2016/11/22 4:25 PM
To: Mahmood, Nasir
Subject: 21T-13004B TACC Holborn Corp OPA & ZBL and Draft Plan of subdivision

Categories: Red Category

Hi Nasir,

Sorry about the late response; I have reviewed the Preliminary Environmental Noise Report dated Aug 9, 2016 prepared by Jade Accoustic for the above noted application, beside the employment Block 152, I find it capable of supporting Official Plan Amendment, Zoning By-Law Amendment as well as Draft Plan approval.

Once the exact land use is confirm for Block 152, the applicant must submit another noise report to support the land use.

Regards,

Daniel Tang
Environmental Technologist – Noise
City of Brampton
Engineering Division / Public Works & Engineering Department
T: 905-874-2472



March 5th 2018

Nasir Mahmood
Planning and Infrastructure Services Department
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Public Works

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Suite B
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**RE: Proposed Draft Plan of Subdivision
Malone Given Parsons Ltd – Tacc Holborn Corporation
8863 The Gore Road
City of Brampton
City File: 21T-13004 & C10E04.005
Region File: 21T-13-004B & OZ-13-10E4.5B**

Dear Mr. Mahmood,

Further to the Regional comment letter dated February 20th 2018, the Region has reviewed the Draft Plan of Subdivision Plan for the above-noted applications and made some revisions to the comments and draft plan conditions. Please use this letter in place of the February 20th 2018 letter. Our comments and conditions are below.

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-13-004B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings.

Please be advised that the Region of Peel's new Development Charges Collections By-law has come into effect as of February 1st, 2016. Development Charges (DCs) for all hard services will now be collected *prior* to the execution of the subdivision agreement.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm diameter sewer on Fogal Road and a 250 mm diameter sewer on The Gore Road, south of Queen Street.
- A Functional Servicing Report (FSR) showing the proposed sanitary sewer servicing plans for the development will be required for review and approval by the Region prior to the engineering submission.
- Internal easements and construction may be required.



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Water Facilities

- The lands are located in Water Pressure Zone 4.
- Existing infrastructure consist of a 300mm diameter watermain located on Fogal Road and a 300 mm diameter watermain on The Gore Road.
- A Functional Servicing Report (FSR) showing the proposed sanitary sewer servicing plans for the development will be required for review and approval by the Region prior to the engineering submission.
- The water distribution system must be looped in order to provide system security. A 300mm watermain is required on Streets, A,B and C.
- External easements and construction may be required.

Regional Roads

- The proposed development abuts The Gore Road (Regional Road #8) and Queen Street East (Regional Road #107).
- Region will not permit any changes to grading within The Gore Road and Queen Street East ROW along the frontage of proposed development.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region.

Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

✓Functional Servicing Report

- The FSR was found to be satisfactory.

DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The following requirements / conditions will be required to be satisfactorily addressed as they relate to the Region's Condition of Draft Plan Approval.

Draft Plan Approval Requirements/Conditions:

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:



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- a) obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and
- b) pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.

2. Provision shall be made in the Subdivision Agreement with respect to:

- a. payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
- b. collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

3. In respect of the water meter fees::

- a) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
- b) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
- c) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedications

4. Prior to the registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. A road widening pursuant to the Region's Official Plan along The Gore Road (Regional Road #8) and Queen Street East (Regional Road #107). The Region's Official Plan road widening requirements for mid-block along The Gore Road and Queen Street East are 45 metres right-of-ways. Additional property will be required within 245 metres of intersections to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres along The Gore Road and Queen Street East for a single left turn lane intersection configuration and 54.0 metres along The Gore Road and Queen Street East for a dual left turn lane intersection configuration;



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- b. 15m x 15m daylight triangles at the intersections along Regional roads; and
- c. A 0.3 metre reserve along the frontage of The Gore Road and Queen Street East behind the property line and behind the daylight triangles;

5. Clauses shall be included in the Subdivision Agreement stating that:

- a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - i. All temporary and permanent easements required in support of The Gore Road Environmental Assessment (EA); and
 - ii. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and
- b. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Access

6. Clauses shall be included in the Subdivision Agreement stating that:

- a. The Developer shall remove any existing driveway/accesses along the frontage of The Gore Road and Queen Street East that do not conform to the approved plans at its sole cost.
- b. No blocks shall have direct access to The Gore Road and Queen Street East.
- c. The Region will permit access to Block 140, at most, as a right-in access via Queen Street East only. Final review and approval of Block 140 access shall be completed at the Site Plan stage.

Traffic Engineering

7. Prior to the registration of this Plan, or any phase thereof:

- a. The Developer shall provide a detailed Traffic Impact Study (TIS), acceptable to the Region, detailing the impact of the development on the regional roads network, identifying any mitigation measures and providing access type, location and geometrics including turning lane requirements.
- b. The Developer shall be responsible for 100% of the cost of The Gore Road/Street A intersection improvement works and the geometrics shall be determined through the approved Traffic Impact Study

and a clause in respect of same shall be included in the subdivision agreement.

- c. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on The Gore Road/Street A intersection. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all



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necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.

8. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit for all works within the Region's road right-of-way and obtain such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer.
9. The location, design and implementation of the construction access must be acceptable to the Region. The Region will not permit construction access from either The Gore Road or Queen Street East and it shall be obtained from Fogal Road. A clause shall be included in the Subdivision Agreement in respect of same.
10. Clauses shall be included in the Subdivision Agreement stating that:
 - a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
 - b. The Region shall not permit any alteration to grading within The Gore Road and Queen Street East right-of-way along the frontage of the Lands.
11. A clause shall be included in the Subdivision Agreement that a restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers, watermains and The Gore Road/Street A intersection improvement works to service this plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

Drawings - Servicing and "As Constructed"

12. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
13. A clause shall be included in the Subdivision Agreement that within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As-Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual".



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General Conditions

14. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
15. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. A Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development; and
 - b. Storm Drainage Study Report to determine the effect of the proposal on the existing structures and drainage along Regional Roads.
16. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
17. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermain and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
18. Prior to registration of the plan of subdivision, the Developer shall ensure that the proposed Lots or Blocks fronting Laneways within the plan can be serviced by municipal water and wastewater services and in accordance with Regional latest Standards and Specifications. Due to maintenance and operation issues/concerns in respect of laneways, servicing lots and blocks fronting Laneways shall be from the approved public R.O.W. in accordance with the municipality's standard drawings where Region's underground services are permitted. A clause shall be included in the Subdivision Agreement in respect of same..
19. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
20. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks must be serviced via an internal road network or servicing easements. The Region will permit water and sanitary sewer connections for Block 122 on Lane B directly from Fogal Road. A clause shall be included in the Subdivision Agreement in respect of same.
21. A clause shall be included in the Subdivision Agreement that the Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee by-Law.



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22. A clause shall be included in the Subdivision Agreement that the Developer shall maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee by-Law.
23. A clause shall be included in the Subdivision Agreement as follows:
 - c. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - d. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
 - e. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - f. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
 - g. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

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24. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermain, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermain, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.
25. A clause shall be included in the Subdivision Agreement that the Developer agrees that storm water flow shall be reviewed in a holistic manner for all developments along regional roadways. Under no circumstance shall the flow of storm water from the plan be diverted to or along The Gore Road's right of way (by pipe or channel). A clause shall be included in the Subdivision Agreement in respect of same.
26. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Regional roads.
27. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.

If you have any questions or concerns, please contact the undersigned at your convenience at 905-791-7800 ext. 4307, or by email at: sarah.powell@peelregion.ca

Yours truly,

Sarah Powell
Planner (A), Development Services

7.2-94



January 25th 2018

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Nasir Mahmood
Planning and Infrastructure Services Department
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**RE: Proposed Draft Plan of Subdivision
Malone Given Parsons Ltd – Tacc Holborn Corporation
8863 The Gore Road
City of Brampton
City File: 21T-13004 & C10E04.005
Region File: 21T-13-004B & OZ-13-10E4.5B**

Dear Mr. Mahmood,

We have reviewed the revised Functional Servicing Report dated January 23rd 2018 and find the report to be satisfactory.

In addition, we note that a revised draft plan of subdivision submission was circulated for review prior to the new year. Our review is still underway and comments and conditions for these materials will be provided under a separate cover.

If you have any questions or concerns please contact me at your convenience at 905-791-7800 ext.4307 or by email at sarah.powell@peelregion.ca

Yours truly,

Sarah Powell
Planner (A)
Development Services, Public Works



Toronto and Region
Conservation
for The Living City

November 20, 2017

CFN 49317

BY EMAIL: nasir.mahmood@brampton.ca

Mr. Nasir Mahmood, Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Mr. Mahmood:

**Re: Conditions of Draft Plan Approval - Draft Plan of Subdivision – 21T-13004B
Official Plan & Zoning By-law Amendment Application –C10E04.005
8863 The Gore Road
Northeast Corner of Queen Street & The Gore Road
Part Lot 4 & 5, Concession 10
City of Brampton
TACC Holborn Corporation (Agent: Malone Given Parsons)**

Further to our letter dated October 30, 2017, Toronto and Region Conservation Authority (TRCA) staff provides the following updated comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2014); TRCA's Regulatory Authority under O. Reg. 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to permit 124 single detached dwellings of various lot widths, 26 townhouse blocks containing 152 townhouses, a medium/high density block, an employment/office block, a park block, a stormwater management facility block, noise buffer, natural heritage system (NHS) area, and the road network.

Recommendation

Given the supplementary updated plans, technical memos and constructive discussions to date, the key propriety issues that were identified in our letter dated May 5, 2017, and October 30, 2017, have in-principle been adequately address. As such, TRCA staff are in positon to provide Conditions of Draft Plan Approval that are attached as Appendix I.

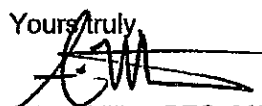
Please note that when the proponent request clearance of our conditions, a copy of the most current Conditions of Draft Approval and draft plan of subdivision, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled.

O. Reg. 166/06

As previously noted, the subject property contains a portion of the Clarkway Tributary, a tributary of the Humber River Watershed. As such, a significant portion of the subject lands are regulated by the TRCA under O. Reg. 166/06 and are subject to the policies of TRCA's LCP. Therefore, permits will be required from the TRCA for works within the regulated area, including earthworks, site grading, servicing, etc. TRCA staff will discuss permit fees and requirements with the proponent at such time that the review and approvals have advanced and TRCA permits are required to facilitate the development.

I trust these comments are of assistance. Should you have any further questions or comments, do not hesitate to contact the undersigned.

Yours truly,



Adam Miller, BES, MCIP, RPP
Senior Planner
Planning and Development
Extension 5244
/am

Encl: *APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-13004B)*

cc: Allan Parson, City of Brampton: allan.parsons@brampton.ca
Michael Hoy, City of Brampton: michael.hoy@brampton.ca
Lauren Capilongo, Malone Given Parsons: lcapilongo@mgp.ca
David Stewart, TACC Developments: dstewart@tacc.com
Michael Paulo, Schaeffers Consulting Engineers: mpaulo@schaeffers.com
Rosalind Chaundy, Beacon Environmental: rchaundy@beaconenviro.com
Brennan Paul, TRCA
Dilnesaw Chekol, TRCA

APPENDIX I: TRCA Staff Conditions of Draft Plan Approval (City File #21T-13004B)**TRCA Conditions of Draft Plan Approval****Red-line Revisions**

1. The final Plan shall be in general conformity with the draft plan prepared by Malone Given Parsons Limited, dated December 18, 2015, last revised August 15, 2017, prior to a request for clearance for registration of any phase of this plan, to:
 - a) Include appropriate blocks that are to be conveyed to the City of Brampton as appropriate to the satisfaction of the City of Brampton and TRCA.
 - b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Brampton and TRCA as a result of the completion of the required studies.
 - c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the City of Brampton and the TRCA.

Prior to Works Commencing

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a) A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:
 - i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.
 - ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines.
 - iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the

TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
 - v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.
 - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.
 - viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.
 - ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment (MOE) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable City of Brampton design standards.
- b) A development limit constraint map showing at minimum: natural heritage features, natural hazards and their buffers for the proposed draft plan of subdivision, to the satisfaction of the TRCA.
 - c) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - d) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.

- e) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
- f) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.
- g) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that:
 - i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;
 - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- h) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.
- i) That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.
- j) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- k) That the size and location of Stormwater Management Block 145, including any outlets and outfalls into Block 147 and any stormwater management infrastructure utilized for quantity and quality control, be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- l) That an Environmental Management and Reforestation Plan be provided to the satisfaction of the TRCA for Block 147.

Subdivision Agreement

4. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:

- a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
- b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
- c) To design and implement on-site erosion and sediment control in accordance with current TRCA standards.
- d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
- e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
- f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers.
- g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.
- h) Implement all adaptive management and mitigation measures identified in the Hydrogeology Report and Functional Servicing Report that is to be completed for the subject property.
- i) To design a monitoring protocol and provide the requisite funding, obtain approvals, monitor and maintain the site level water balance and features based water balance measures on this site (including LIDs) and to provide the requisite funding for the long-term monitoring of this system for a period as agreed to in the Functional Servicing Report (assumption) once the facilities are operational, to the satisfaction of the TRCA.
- j) To provide for planting, and enhancement of all natural heritage features and buffer areas in accordance with the drawings approved by the TRCA. And, that monitoring and replanting of these areas be completed for a minimum 3 year period, to the satisfaction of the TRCA, with sufficient funds being secured through a Letter of Credit in favour of the City of Brampton, or other appropriate measure.
- k) To provide for the warning clauses and information identified in TRCA's conditions.
- l) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.
- m) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.
- n) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the Town of Caledon. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owners responsibilities for long-

term maintenance, and any restrictions to uses on any portion of their property that these may require.

- o) To gratuitously dedicate Block 147 to the City of Brampton, in a condition that is satisfactory to the City of Brampton and TRCA.
- p) That all community information maps and promotional sales materials for lots or blocks adjacent to Block 147 (i.e., environmental protection areas and their associated buffers, and on which existing vegetation or reforested lands will be present) clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.

Purchase and Sale Agreements

- 5. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 147 (environmental protection blocks and their associated buffers), which identifies the following:
 - a) That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publically owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates is prohibited.

Implementing Zoning By-law

- 6. That the implementing zoning by-law recognize all natural heritage features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.



5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1148
f 905.890.6747
www.peelschools.org

August 11th, 2016

Mr. Nasir Mahmood
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Mahmood:

RE: **Revised Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – 21T-13004B / C10E04.005**
Malon Given Parsons Ltd. – Tacc Holborn
8863 The Gore Road
Northeast corner of The Gore Road and Queen Street East
City of Brampton (Ward 8)

The Peel District School Board has reviewed the above noted application (124 detached and 152 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

97	K-6
24	7-8
46	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Thorndale P.S.	661	665	2
Beryl Ford P.S.	873	772	5
Castlebrooke S.S.	1,885	1,533	11

The Board requires the inclusion of the following conditions in the Development Agreement as well as the Engineering 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.

Trustees
Janet McDougald, Chair
Suzanne Nurse, Vice-Chair
Carrie Andrews
Stan Cameron
Robert Crocker
Nokha Dakroub

David Green
Sue Lawton
Brad MacDonald
Kathy McDonald
Harkirat Singh
Rick Williams

Director of Education and Secretary
Tony Pontes

Associate Director,
Instructional Support Services
Scott Moreash

Associate Director,
Operational Support Services
Jaspal Gill



2. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.
3. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the development agreement:

"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. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."

4. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any units in this plan, within a period of five years from the date of registration of the development agreement:

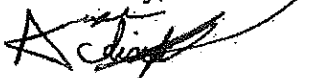
"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

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 905-890-1010, ext. 2217.

Yours truly,



Amar Singh, BURPI

Planner

Planning and Accommodation Dept.

- c. B. Bielski, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)



Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga, ON, L5R 1C5, Tel: (905) 890-1221

August 4, 2016

Nasir Mahmood
Development Planner
Planning, Design and Development
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr Mahmood:

Re: Revised Circulation
Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision
Malone Given Parsons Limited – TACC Holborn Corporation
8863 The Gore Road
File: 21T-13004B (C10E04.005)
City of Brampton – Ward 10

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

The applicant proposes a development of 124 detached and 152 townhouse units which are anticipated to yield:

- 37 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 Andre Bessette	672	556	6
Secondary School	Cardinal Ambrozic	1332	1236	7

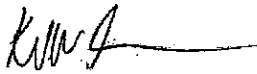
The Board requests that the following conditions be incorporated in the conditions of draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots.
- (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each Education Service Area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Keith Hamilton
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext.24224
Keith.hamilton@dpcdsb.org

c: B. Vidovic, Peel District School Board (via email)



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

August 25, 2016

Nasir Mahmood
Development Planner
Planning and Infrastructure Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Nasir Mahmood,

Re: Official Plan Amendment, Zoning By-Law Amendment & Zoning By-Law Amendment
Gagnon & Law Urban Planners Limited – Tacc Holborn Corporation
8863 The Gore Road
City of Brampton
File No.: C10E04.005 & 21T-13004B

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and /or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea20@enbridge.com.

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to be 'A' followed by a long horizontal stroke.

Allison Sadler
Municipal Planning Advisor
Distribution Planning & Records

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5763
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AS/jh

Mahmood, Nasir

From: Samuel.Ives@HydroOne.com
Sent: 2016/08/09 1:23 PM
To: Mahmood, Nasir
Subject: City of Brampton (8863 The Gore Road) File 21T-13004B

Categories: Red Category

Draft Plan of Subdivision No. 21T-13004B

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group.

subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
905-946-6237

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