

Appendix 11 – Results of Application Circulation

Consolidated Comment Report

Date: February 25, 2021

File: C04W08.007

Applicant/Owner: KLM Planning Partners Inc. / Golden Gate Mississauga Road Plaza Limited

Location: 9567 and 9581 Mississauga Road, Brampton, Ontario WARD 5

Proposal: To permit the development of commercial uses, including restaurant, gas bar, car wash, retail and day care with 88 parking spaces

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings/reports/etc., and as a final step, upload the "Comment Response Table". If you have any questions or concerns, please contact the planner assigned to your file: Himanshu Katyal, 905-874-3359 or Himanshu.Katyal@brampton.ca.

Development Review: Himanshu Katyal - himanshu.katyal@brampton.ca

Final Comments:

All comments pertaining to this proposal have been addressed.

Heritage Review: Harsh Padhya - harsh.padhya@brampton.ca

Final Comments:

With reference to prior comments provided on this file and subsequent updates made to the Heritage Impact Assessment (HIA), the Heritage staff has following comments:

- Updated Heritage Impact Assessment (HIA) dated December 18, 2020 prepared by ASI and resubmitted to the City on December 24, 2020 covers all the comments provided during the revised plan submission.
- The report mentions that the proposed changes to the site plan are anticipated to meet the conservation objective established as part of the previously submitted HIA.

Heritage staff confirms that the addendum submitted is in line with the recommendations provided as a part of the original HIA and the revised site plan. To reiterate, recommendations provided as a part of HIA and addendum shall be implemented with reference to the following sections.

- Vegetative Buffer
- Interpretive Signage
- Archaeological Concerns
- Urban Design Brief

Noise Review: Daniel Tang - daniel.tang@brampton.ca

Final Comments:

Addendum letter dated Oct 8, 2020 prepared by Valcoustics found satisfactory.

Urban Design Review: Andy Huang - andy.huang@brampton.ca

Final Comments:

There are no issues to comment on at this time. Any changes to the application may require further review.

Traffic Services Review: Adam Davidson - adam.davidson@brampton.ca

Final Comments:

No comments or conditions.

COMMENTS & CONDITIONS MEMO

Date: March 22, 2018

File: C04W08.007

To: M. Kavanaugh, Development Services Division

From: C. Heike, Environment & Development Engineering Division

Subject: **REQUIREMENTS FOR COMMERCIAL DEVELOPMENT**
Application to Amend the Official Plan and Zoning By-Law
(Proposal for the development of 0.71 hectares for commercial purposes with 83 parking spaces.)
Comments from Parks & Facility Planning and Open Space Development Sections

Consultant: **KLM PLANNING PARTNERS INC.**

Applicant: **GOLDEN GATE MISSISSAUGA ROAD PLAZA LTD.**

Location: 9567 & 9581 Mississauga Road
Circulation Date: February 16, 2018
Ward: 5

In response to the circulation of the above noted application to amend the Official Plan and Zoning By-Law dated February 16, 2018, the following represents a summation of comments from the **Parks & Facility Planning** and **Open Space Development Sections** (Environment and Development Engineering Division – Public Works Department) with respect to parks planning and development matters.

A. PRIOR TO BY-LAW and OPA APPROVAL

The following should be addressed prior to the execution of the Rezoning Agreement.

Requested Adjustments to Application:

1. It appears that the required 10m Cemetery Buffer is only shown as a 5m buffer. The Applicant shall revise.

Urban Design Brief

2. An [Urban Design Brief \(UDB\)](#) shall be submitted and approved to the satisfaction of the Commissioner, Planning and Development Services. The UDB shall be in accordance with City standards.

Tableland Vegetation:

3. A [Tree Evaluation Report](#), shall be submitted and approved, to the satisfaction of the Director, Environment & Development Engineering.

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 & Engineering Departments.

B. PRIOR TO SITE PLAN APPROVAL

The following should be addressed prior to the execution of the Site Plan Agreement.

Hoarding of Natural Features

4. The Applicant shall erect hoarding along the property boundary where the proposal abuts the existing cemetery lands 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.

Plan Requirements for all Public Lands:

5. 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 landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

Fencing

6. The Applicant is advised that a wood privacy fence will be required adjacent to the school block.

C. PRIOR TO BUILDING PERMIT ISSUANCE

Parkland Dedication:

7. Prior to the issuance of building permits, the Applicant will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 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.

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

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Parks Planner, Parks & Facility Planning Section
Environment & Development Engineering Division
Public Works & Engineering Department
City of Brampton
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):

J. Spencer, W. Kuemmling, M. Colangelo, B. Steiger

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

Date: February 15 2018

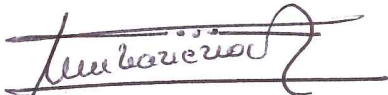
TO: Matt Kavanaugh
Planning

RE: Application to Amend the Official Plan and Zoning By-Law
KLM Planning Partners Inc. – Golden Gate Mississauga Rd Plaza Ltd.
9567 & 9581 Mississauga Road
Ward: 5

FILE: C04W08.007

We have reviewed the Functional Servicing Report in support of the Application to Amend the Official Plan and Zoning By-Law prepared by Schaeffer Consulting Engineers, dated August 2017 and confirm that we have no further comments at this time.

Yours truly,



Muhamet Nenada C.E.T.
Development Engineering Technologist
Tel: (905) 874-2564, Fax (905) 874-3369
muhamet.nenada@brampton.ca

Attach.

cc: Maggie Liu
Frank Mazzotta
Bill Allison
Olti Mertiri

Public Works

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

peelregion.ca

February 24, 2021

Himanshu Katyal
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Himanshu.Katyal@brampton.ca

**RE: Region of Peel Comments
 Official Plan Amendment and Rezoning Application
 9567 and 9581 Mississauga Road
 Golden Gate Mississauga Road Plaza Limited
 C04W08.007
 Regional File: OZ-18-4W8-007B**

Dear Mr. Katyal,

Region of Peel staff are in receipt of updated materials for the above noted official plan amendment and rezoning application proposing to permit 4 commercial buildings and are pleased to offer Regional clearance based on the following:

Prior to Official Plan Amendment and Rezoning Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to official plan amendment and rezoning approval:

Site Servicing Requirements

- The Region is in receipt of the hydrant flow test for the subject lands. The hydrant flow test has been modelled and capacity has been confirmed.

Regional Traffic Requirements

- The Region is in receipt of the revised TIS and finds it satisfactory.

If you have any questions or concerns, please contact me
(Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

March 21, 2018

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

Re: Application to amend the Official Plan and Zoning By-Law
9567 and 9581 Mississauga Road.

COB File: C04W08.007

Dear Matt:

We are in receipt of your request for comments regarding the above noted application. We respond as follows.

- 1) Please include as a condition of approval the following:
 - Applicant shall grant all necessary aerial or underground easements, as may be required.
 - Applicant shall observe all aerial and underground clearances as may be required.
 - We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
 - The maximum transformation capacity supplied by Alectra Utilities (formerly Hydro One Brampton) is 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV distribution circuit.
- 2) The above comments are preliminary and do not guarantee a supply to the proposed new buildings. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities (formerly Hydro One Brampton) regarding permanent electrical supply to the proposed new buildings as soon as possible. Equipment delivery times may take up to 20 weeks.
- 3) The Developer/Customer/Engineering Firm is strongly advised to consult Hydro One Brampton's Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.hydroonebrampton.com.

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

Yours Truly,

Gil Sta. Rita, P.Eng.
Supervisor, Distribution Design – ICI & Layouts (Central)
Alectra Utilities Corporation

Alectra Utilities Corporation

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

March 9, 2018

Matt Kavanaugh

Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**
Application to Amend the Official Plan and Zoning By-law
KLM PLANNING PARTNERS INC.
GOLDEN GATE MISSISSAUGA ROAD PLAZA LTD.
City File Number: **C04W08.007**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and we have no objections to its approval. In reviewing the proposal, we have determined that mail delivery for the project will be effected via **Community Mailbox**.

In order to establish mail service we request that the following be included in the project's Conditions of Draft Approval:

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

- ⇒ The owner/developer agrees, prior to offering any of the units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton;
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post;
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned

Regards,



Christopher Fearon
Delivery Services Officer | Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
905-206-1247 ext. 2027
christopher.fearon@canadapost.ca

February 20, 2018

Matt Kavanaugh
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Matt,

Re: Official Plan Amendment and Zoning By-law Amendment
Golden Gate Mississauga Road Plaza Limited
9567 & 9581 Mississauga Road
City of Brampton
File No.: C04W08-007

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

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

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh