

Consolidated Comment Report

Date: May 5, 2021

File: OZS-2020-0028

Applicant/Owner: KLM Planning Partners Inc. / i2 Developments (Brampton) Inc.

Location: 225 MALTA AVE, BRAMPTON, ON L6Y 0B5 WARD 4

Proposal: To develop a 21-storey residential apartment building with 290 residential units and remove the Holding (H) provision on the entirety of the subject lands (i.e. both Phase 2 and Phase 3).

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 and documentation. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all matters have been addressed. In order to resubmit, please upload all revised drawings, reports and documentation, 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 have been addressed. Any changes to the proposal may require a further review.

Environmental Engineering Review: Donna Sanders - donna.sanders@brampton.ca

Final Comments - ESA:

N/A - no new documents during this submission. The required ESA and RSC documents pertaining to this development proposal was previously submitted (R0 -submission). As such, no further comments.

Final Comments - FSR:

Please see attached FSR clearance memo.

Date: April 27, 2021

To: Himanshu Katyal, Development Planner

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
KLM PLANNING PARTNERS INC. – i2 Developments (Brampton) Inc.
225 Malta Avenue

File: OZS-2020-0028 – PHASE 2

Submission:

- Functional Servicing and Stormwater Management Report for **PHASE 2** for i2 Developments (Brampton) Inc. prepared by Schaeffers Consulting Engineers dated Revision April 27, 2021, and received April 27, 2021

Comments:

We have reviewed the Functional Servicing and Stormwater Management Report for **PHASE 2** as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and Stormwater Management proposed therein.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu
Olti Mertiri

Public Works

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

peelregion.ca

April 27, 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
Rezoning Application
225 Malta Avenue
i2 Developments (Brampton) Inc.
OZS-2020-0028
Regional File: OZ-20-028B**

Dear Mr. Katyal,

Region of Peel staff have reviewed the third formal submission for the above noted rezoning application to permit a 21-storey residential apartment building comprising of 290 residential units and are pleased to offer Regional clearance based on the following:

Prior to Rezoning Approval:

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

Site Servicing Requirements

- The Region has reviewed the revised functional servicing report (dated April 2021) prepared by Schaeffers Consulting Engineers and find it satisfactory.

Regional Traffic Requirements

- The Region has reviewed the traffic impact study (dated August 2020) prepared by Paradigm Transportation Solutions Limited and find it satisfactory.
 - It is noted that the easterly access to Steeles Avenue will function solely as an emergency access. Detailed design of the access will be reviewed through the associated site plan application.

Waste Management Requirements

- The Region will provide front end collection of garbage and recyclable materials for the residential units.
- It is noted that the proposed waste collection area for phase 2 is temporary and that the permanent waste collection area will be within a future phase of development. As such, the temporary waste collection area and access

route is 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

Public Works

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

Consolidated Comment Report

Date: April 7, 2021

File: OZS-2020-0028

Applicant/Owner: KLM Planning Partners Inc. / i2 Developments (Brampton) Inc.

Location: 225 Malta Avenue, Brampton, ON L6Y 0B5 Ward 4

Proposal: To develop a 21-storey residential apartment building with 290 residential units and remove the Holding (H) provision on the entirety of the subject lands (i.e. both Phase 2 and Phase 3).

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 and documentation. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all matters have been addressed. In order to resubmit, please upload all revised drawings, reports and documentation, 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

Comments:

Please provide a revised Zoning by-law amendment as per the discussion with City staff on March 31, 2021.

Please provide revised statistics such as the site area, FSI, etc. as per the proposed ultimate Phase 2 and Phase 3 boundaries.

Please refer to the Environmental Engineering staff with respect to the Functional Servicing Report. These comments reflect the discussion between City staff and the applicant's team per the meeting held on March 26, 2021.

Region of Peel comments are pending. Please follow up directly with Regional staff.

Please provide a comment-response letter with the re-submission. Prior to submission, please provide the comment-response letter to Himanshu Katyal.

Environmental Engineering Review: Donna Sanders – donna.sanders@brampton.ca

Comments

Please see attached FSR comments to this report.

Open Space Development Review: Mike Colangelo - mike.colangelo@brampton.ca

Comments:

Open Space staff have no comments related to the re-zoning application.

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

Comments:

No comments.

Urban Design Review: Dalia Bahy - dalia.bahy@brampton.ca

Comments:

Please see attached the comments on the Urban Design Brief. The Urban Design Brief requires minor revisions. Please revise the UDB and submit for approval.

Consolidated Comment Report

Date: January 22, 2021

File: OZS-2020-0028

Applicant/Owner: Ryan Mino / i2 Developments (Brampton) Inc.

Location: 225 MALTA AVE, BRAMPTON, ON L6Y 0B5 WARD 4

Proposal: To develop a 21-storey residential apartment building with 290 residential units and remove the Holding (H) provision on the entirety of the subject lands (i.e. both Phase 2 and Phase 3).

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 and documentation. The applicant/owner must address all of the comments by creating a "Comment Response Table" identifying how all matters have been addressed. In order to resubmit, please upload all revised drawings, reports and documentation, 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

Comments:

Please provide more details on the Phase 3 component with respect to the proposed height, FSI and unit count. Staff also requests information on the combined FSI for both Phase 2 and 3. As both the phases are interconnected, this would provide staff with a holistic view of the proposal when reviewing this file.

Following are the comments with respect to the Planning Justification Report:

For the PPS analysis, please refer to section 1.5.1 a and b and section 3.1.3.

For growth plan analysis, please refer to section 2.2.1.4 d.

For the Official Plan analysis, please refer to the policies of the OP to show how the increase in FSI is consistent with the OP such as 3.2.5.1.1, 3.2.1.2, 3.2.4.1.4, 3.2.6.4. Staff notes that the proposal is already consistent with these policies so referencing it would be beneficial to the report.

Also, please refer to these policies 4.2.1.9, 4.2.1.14. to highlight that the on-site amenities are being provided and the proposed design is consistent with the design guidelines.

Speak to how the proposal meets the policies with respect to sections 4.11.2.6.1, 4.11.2.6.3, 4.11.3.1.2, 4.11.3.2.3, 4.11.3.2.6, 4.11.3.2.7.

For the Secondary plan analysis, please explain how the proposal is consistent with 5.11.2 ii, iii, iv, v as well as 5.11.5 a to f. Staff notes that the proposal is already consistent with these policies so referencing it would be beneficial to the report.

Comments for the Draft Zoning By-law Amendment are as follows:

The current Zoning By-law is applicable to all three blocks. Clarify whether permission from owners of Block 1 will be required to amend this zone for Block 2 and 3.

If the lots are separated, it would be more convenient to simply add a new site-specific zone to the Block 2 lands and remove the Holding (H) symbol from the existing Zoning By-law that is applicable to Block 3. Staff encourages a separate meeting to discuss the by-law structure.

Revise 2532.2 3) from "maximum number of residential units shall not exceed 298" to "...290 units" as contemplated by the proposal.

Please note that the Region of Peel comments will be provided upon receipt.

Please provide a comment-response letter in response how the comments have been addressed with the resubmission.

Building Review: Anthony Magnone - anthony.magnone@brampton.ca

Comments:

The applicant/owner to provide a copy of the final version of the geotechnical report signed and sealed by a qualified professional, at time of building permit submission.

Capital Works Review: Ahmed Naji - ahmed.naji@brampton.ca

Comments:

The proposed development is near and existing/future sidewalk. The developer shall re-instate any damaged sidewalks as per the city standards.

The drainage due to development shall be self-contained within the site.

The proposed grades shall match the existing at project limits.

Environmental Engineering Review: Donna Kozar - donna.kozar@brampton.ca

Comments - ESA:

No comments with respect to the ESA.

Comments - FSR:

Please see attached FSR comments.

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

Comments:

No comments.

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

Comments:

Noise Report dated July 24, 2020 prepared by HGC is found to be satisfactory.

Open Space Development Review: Mike Colangelo - mike.colangelo@brampton.ca

Comments:

Open Space Development staff have no comments. The Tree Evaluation Report (TER) has been received and no issues of major concern at this time.

Park Planning Review: Christopher Heike - christopher.heike@brampton.ca

Comments:

No comments.

Planning Environment Review: Stavroula Kassaris - stavroula.kassaris@brampton.ca

Comments:

Environmental Planning has no comment as the subject site does not contain or abut a natural heritage feature.

Sign Review: Ross Campbell - ross.campbell@brampton.ca

Comments:

All proposed signs shall conform to the City of Brampton Sign By-law 399-2002, as amended, noting:

- Signs shall conform to the Ontario Building Code O. Reg. 332/12, as amended.
- Signs shall be fully secured to a structural member beyond the cladding of the building, please provide confirmation of the wall structure including support for signage. Plywood backing is recommended.
- Permits are required prior to the installation of signs.

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

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

Comments:

The traffic impact study does not address the split phase operation of Steeles Ave at Malta Ave. A split phase will significantly increase delays. Please contact the region of peel for the correct signal timings and operations of Steeles Ave at Malta Ave. A revised traffic impact study is required for review.

Transit Review: Michelle Lui - michelle.lui@brampton.ca

Comments:

Local transit service is planned on Malta Avenue, however, the Malta Avenue connection is contingent on the developments to the south as each development property is individually responsible for the construction of the roadway.

There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.

The traffic analysis report recommends lifting of the Holding provision on Phase 3 of the site plan. This site abuts Steeles Avenue W and is approximately 600 m from the Brampton Gateway Terminal.

Steeles Ave W is identified as rapid transit corridor that could operate in its own exclusive lanes, please confirm that

the road section adjoining the site is in accordance with the Regional OP ROW.

Urban Design Review: Albert Escriba - albert.escriba@brampton.ca

Comments:

Please see attached the Urban Design Brief comments. Update Urban Design Brief as per staff comments and satisfaction.

Include high-level design concept for Phase 3 development as part of UDB revision.

Revise UDB to include latest courtyard configuration and open space treatment.

Zoning Review: Elizabeth Corazzola - elizabeth.corazzola@brampton.ca

Comments:

The Applicant and Development Services staff shall ensure that the draft Zoning By-law Amendment includes all requirements and restrictions necessary to facilitate the proposed development, if supportable.

Katyal, Himanshu

From: planification <planification@csviamonde.ca>
Sent: 2020/11/26 9:38 AM
To: Trdoslavic, Shawntelle
Cc: Katyal, Himanshu
Subject: [EXTERNAL]RE: [EXTERNE] - OZS-2020-0028 Notice of Application and Request for Comments - DUE DEC 10/2020

Good Morning,

The Conseil scolaire Viamonde has no comment regarding application file no. OZS-2020-0028 for 225 Malta Avenue.

Best regards,

Kenny Lamizana

Agent de Planification, Secteur de l'immobilisation, de l'entretien et de la planification
Planning Officer, Building, Maintenance and Planning Department
Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



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

Envoyé : 25 novembre 2020 17:04

À : suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>

Cc : Katyal, Himanshu <Himanshu.Katyal@brampton.ca>

Objet : [EXTERNE] - OZS-2020-0028 Notice of Application and Request for Comments - DUE DEC 10/2020

Good Afternoon,

Please attached the **OZS-2020-0028 Notice of Application and Request for Comments** and applicant submitted documents.

Please note comments are due to the assigned planner, **Himanshu Katyal on December 10, 2020**. If you have any concerns please contact Himanshu at Himanshu.Katyal@brampton.ca

Thanks and have a great evening!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People

November 30, 2020

Himanshu Katyal
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Katyal:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
KLM Planning Partners Inc. – i2 Developments (Brampton) Inc.
225 Malta Avenue
South of Steels Ave W, west of Hurontario St
File: OZS 2020-0028
City of Brampton – Ward 4**

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 the development of a 21-storey, 290 units residential building, which is anticipated to yield:

- 5 Junior Kindergarten to Grade 8 Students; and
- 4 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. Kevin | 257 | 600 | 0 |
| Secondary School | St. Augustine | 968 | 1320 | 3 |

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area,

you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

K. Koops

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

December 9th, 2020

Himanshu Katyal
Development Planner III
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Katyal:

**RE: Application to Amend the Zoning By-Law
(to permit a 21-storey residential apartment building comprising of 290 units)
OZS-2020-0028
KLM Planning Partners Inc. – i2 Developments (Brampton) Inc.
225 Malta Avenue
South of Steeles Avenue West and east of Malta Avenue
City of Brampton (Ward 4)**

The Peel District School Board has reviewed the above-noted application (290 residential apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated student yield from this plan is as follows:

| | |
|----|------|
| 30 | K-5 |
| 11 | 6-8 |
| 6 | 9-12 |

The students are presently within the following attendance areas:

| | <u>Enrolment</u> | <u>Capacity</u> | <u># of Portables</u> |
|---------------------------|------------------|-----------------|-----------------------|
| Cherrytree P.S. | 465 | 792 | 0 |
| Fletcher's Creek Sr. P.S. | 562 | 680 | 0 |
| Turner Fenton S.S. | 1,614 | 2,040 | 0 |

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

Trustees

Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker
Nokha Dakroub
Will Davies

David Green
Sue Lawton
Brad MacDonald
John Marchant
Kathy McDonald
Balbir Sohi

Director of Education and Secretary

Colleen Russell-Rawlins

Associate Director – Operations & Equity of Access

Jaspal Gill

Associate Director – Instruction & Equity

Poleen Grewal

Associate Director (Acting) – School Improvement & Equity

Shirley-Ann Teal

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.”

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 nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES (Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Dept.

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

Katyal, Himanshu

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/12/21 10:55 AM
To: Katyal, Himanshu
Cc: GTAW New Area
Subject: [EXTERNAL]FW: OZS-2020-0028 Notice of Application and Request for Comments - DUE DEC 10/2020
Attachments: R0_Cover Letter.pdf; R0_Site Plan.pdf; OZS-2020-0028 Notice of Application and Request for Comments (November 17, 2020) (External).pdf; R0_Zoning By-law Amendment Application Form (1).pdf

Morning

Rogers Communications Canada Inc. has no objections.

Thank you

From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Wednesday, November 25, 2020 5:04 PM
To: suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csviamonde.ca; Henry Gamboa <henry.gamboa@alectrautilities.com>; christopher.fearon@canadapost.ca; circulations@mmm.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>
Cc: Katyal, Himanshu <Himanshu.Katyal@brampton.ca>
Subject: OZS-2020-0028 Notice of Application and Request for Comments - DUE DEC 10/2020

Good Afternoon,

Please attached the **OZS-2020-0028 Notice of Application and Request for Comments** and applicant submitted documents.

Please note comments are due to the assigned planner, **Himanshu Katyal on December 10, 2020**. If you have any concerns please contact Himanshu at Himanshu.Katyal@brampton.ca

Thanks and have a great evening!


Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

Our Focus Is People 



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