

APPENDIX 11: Results of Application Circulation



Public Works

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

April 12, 2021

Dana Jenkins
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Dana.Jenkins@brampton.ca

**RE: Region of Peel Comments
Rezoning Application
0 Inspire Boulevard
1968610 Ontario Limited
OZS-2020-0035
Regional File: RZ-20-035B**

Dear Ms. Jenkins,

Region of Peel staff have reviewed the first formal submission for the above noted rezoning application to permit the development of a 1-storey warehouse 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:

Regional Traffic Requirements

- The Region acknowledges that no accesses are proposed on Dixie Road. All outstanding traffic requirements will be addressed through the future site plan application.

Site Servicing Requirements

- An existing 300mm diameter watermain and existing 250mm diameter sanitary sewer are located on Inspire Boulevard. Existing 300mm, 600mm, and 900mm diameter watermain and 600mm diameter sanitary sewer are located on Dixie Road.
 - Due to the size and function of the 600mm and 900mm diameter watermain, and 600mm diameter sanitary sewer connection will not be permitted.
- All outstanding servicing requirements will be addressed through the future site plan application.

Waste Collection

- On site waste collection is required through a private waste hauler.



BRAMPTON
Flower City

Planning & Development Services
Policy Planning

DATE: May 7, 2021

TO: Dana Jenkins, Planner III – Development
Planning, Building & Economic Development Services

FROM: Harsh Padhya, Heritage Planner
Planning, Building & Economic Development Services

SUBJECT: **Report on the 2010 and 2011 Stage 4 Salvage Excavation of Ingoldsby Site on Garden Manor Construction Inc.'s Property, Lot 17, Concession 3 EHS, City of Brampton, Regional Municipality of Peel, Ontario.**

FILE NO.: **OZS-2020-0035 - 0 Inspire Blvd**

Archaeological Assessment

Heritage staff have reviewed Stage 4 Salvage Excavation of Ingoldsby Site at 0 Inspire Blvd. prepared by This Land Archaeology Inc. December 13, 2016 with PIF# P059-191-2010 and P059-258-2011. The report contained a copy of the MHTCS Acceptance letter for Report on the 2010 and 2011 Stage 4 Salvage Excavation of Ingoldsby Site on Garden Manor Construction Inc.'s Property, Lot 17, Concession 3 EHS, City of Brampton, Regional Municipality of Peel, Ontario.

The report identifies that at the conclusion of the Stage 3 assessment, Stage 4 excavations were recommended as preservation was not viable. The Ingoldsby Site represents an early (circa 1820) to late 19th (circa 1871) farmstead. This is supported by both the archival research and artifact analysis. Further the report mentions that the site has been fully excavated, removed and recorded. As such this site has no further Cultural Heritage Value or Interest as it has been sufficiently documented. There are no further archaeological concerns about this site, no further archaeological work is required.

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

Note: Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 48 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 fieldwork,

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.

Thank you,

Harsh Padhya,
Heritage Planner
Planning, Building & Economic Development Services
905-874-3825
Harsh.Padhya@brampton.ca

From: McIntyre, Scott <Scott.McIntyre@brampton.ca>
Sent: April 22, 2021 9:38 AM
To: Rosemarie Humphries <rhumphries@humphriesplanning.com>
Cc: Jenkins, Dana <Dana.Jenkins@brampton.ca>
Subject: Comments (traffic) - OZS-2020-0035 - 0 Inspire Blvd.
Importance: High

Rosemarie,

Within any future resubmission please respond to indicate that these comments were discussed with me, on this date, and these specific comments are not applicable at this time. You can reference this email.

Dana,

Please advise if you require anything further from me at this time.

Regards,

Scott McIntyre

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

T: 905.874.2540 | F: 905-874-2599 | C: 437-213-8608 | 1975 Williams Parkway | ON L6S 6E5

Please note I am currently working remotely due to building occupancy limits during COVID-19. For information on safety, closures and reopening, please visit www.brampton.ca/reopening

Please reach out to me between the business hours of 8:30 AM until 4:30 PM on weekdays.

From: Rosemarie Humphries <rhumphries@humphriesplanning.com>
Sent: 2021/04/21 5:07 PM
To: McIntyre, Scott <Scott.McIntyre@brampton.ca>
Cc: Torplan <torplan@idirect.com>; 'Eli Gibli' <egibli@rogers.com>; BEVERLY tobin <ebgibli@rogers.com>; Jenkins, Dana <Dana.Jenkins@brampton.ca>
Subject: [EXTERNAL]OZS-2020-0035 - 0 Inspire Blvd.
Importance: High

Hi Scott

We just received these comments today from Dana.

We wanted to advise you that we are not developing the 2.50 ac parcel adjacent to Ace and Inspire. We are wondering if your comments below as I have highlighted are still relevant for the site plan submission. Please advise. I have also attached our current draft site plan that is in the process of being finalized for submission purposes for your reference.

Traffic Services Review: Scott McIntyre - scott.mcintyre@brampton.ca

Final Comments:

1. The TIS (WSP December 18, 2020) is approved.
2. Although the concept plan (Torplan Designs, Dec 14, 2020) is deemed acceptable for rezoning purposes, the site plan submitted for the site plan application approvals is to include an improved key map that depicts all of blocks 10 & 11, as well as include the following.
 - a. Site plan is to adhere with the city's site plan review user guide.
 - b. Site plan is to include the full width of the adjacent municipal right-of-ways, including lane configurations, pavement markings, utility locations, signs, etc.
 - c. We require to see the full extent of blocks 10 & 11 up to the limit of Ace Drive, including the Inspire Blvd lane configuration at Ace Drive.
3. The daylighting must be dimensioned on the site plan.
 - a. Ensure the 15.0m dimensions for the daylight triangle at the Inspire Road/Dixie Road

intersection are depicted.

b. Also depict the 10.0m dimensions for the daylight triangle at the Inspire Blvd/Ace Drive intersection.

4. During the site plan application process the applicant will be required to submit a functional design and cost estimate of all recommended road improvements, if any, within the adjacent municipal right-of-way's and deposit securities to ensure the completion of road improvements.

Fri 2021/03/05 8:47 AM

[EXTERNAL]RE: Inspire Boulevard and Dixie Road project - landscape concept plan

Good Morning All,

The corner feature looks great, thank you for all your effort.

Thank you

Eric J. Teixeira

From: Rosemarie Humphries <rumphries@humphriesplanning.com>

Sent: 2021/03/04 12:41 PM

To: Teixeira, Eric <Eric.Teixeira@brampton.ca>

Cc: 'Eli Gibli' <egibli@rogers.com>; Beverly Tobin <ebgibli@rogers.com>; Nate Wilner <nate@brodie.ca>; Torplan <torplan@idirect.com>; Brodie & Associates <design@brodie.ca>; Jenkins, Dana <Dana.Jenkins@brampton.ca>

Subject: [EXTERNAL]RE: Inspire Boulevard and Dixie Road project - landscape concept plan

Hi Eric

Further to our meeting earlier this week, please find attached a revised landscape plan addressing the corner of Dixie and Inspire.

Rosemarie L. Humphries BA, MCIP, RPP
President

HUMPHRIES PLANNING GROUP INC.
190 Pippin Road, Suite A. Vaughan L4K 4X9
t: 905.264.7678 ext 244 f: 905.264.8073

March 30, 2021

CFN 64214.02

BY EMAIL: Dana.Jenkins@brampton.ca

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

Dear Dana Jenkins:

**Re: OZS-2020-0035
0 Inspire Boulevard
City of Brampton
Agent: Humphries Planning Group
Owner: Eli Gibli**

This letter will acknowledge receipt of the above noted application (received March 10, 2021). Thank you for the opportunity to review and provide comments. The following materials were received and reviewed as part of the City's circulation:

- Concept Plan, prepared by Torplan
- Cover Letter, prepared by Humphries Planning Group Inc.
- Planning Justification Report, prepared by Humphries Planning Group Inc.
- Survey, prepared by R-PE Surveying Ltd.

As per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LC), staff provides the following 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, 2020); 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 this application is to rezone the subject lands from the Service Commercial (SC-2956) zone to an Industrial One (M1) zone to permit the development of a 14,354m² warehouse and 743m² associated office use.

Application Specific Comments

Based on our review of the submitted materials, it appears that no Stormwater Management Report has been submitted in support of the above noted project. There is a possibility that the site might have been included to be serviced by the existing pond located at the northwest intersection of Dixie Rd and Countryside Dr.

If this is the situation, then the applicant needs to provide confirmation and the previous SWM report. If there is any land use change from what was considered in the original design, then the applicant needs to run the model to demonstrate the existing SWM pond is sufficient enough to accommodate the change.

If the site was not considered in the sizing of the existing SWM pond, then the applicant needs to apply the following SWM criteria.

1.
 - a. Quantity Control:- as per the 2013 Etobicoke Creek Hydrology Update
 - b. Quality Control:-Enhanced level treatment (80% TSS removal)
 - c. Erosion Control:-Detention of 25mm of rain for 48 hours
2. Please note that onsite retention of 5mm of runoff from the total impervious area is required.
3. At detailed design stage, Erosion and Sediment control plans need to be provided to avoid transport of sediment laden runoff to the receiving natural feature.

Fees

By copy of this letter, please advise the applicant that the TRCA has implemented a fee schedule for our development and planning review services. These applications are subject to a \$2,950.00 *Zoning By-law Amendment - Minor* review fee. Please ensure the review fee is provided with the next submission.

Recommendation

On the basis of the comments noted above, TRCA finds approval of OZS-2020-0035 to be **premature**. To ensure a quick review of subsequent submissions, please include a comment matrix identifying how the items identified above have been addressed as part of future submissions.

Conclusion

We thank you for the opportunity to review the subject application and provide our comments as per our commenting and regulatory role. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Sincerely,



Anthony Syhlonyk
Planner
Planning and Development
Extension 5272

[EXTERNAL]OZS-2020-0035 - 0 Inspire Boulevard TRCA Comments

Wed 2021/04/21 2:23 PM

Hello Rosemarie,

Provided the applicant understands that these items relating to SWM will need to be addressed through site plan and that modifications to the proposed development to facilitate those requirements may be necessary, I do not have an issue with these being further addressed through the site plan submission.

This being said, our review fee for this application appears to be outstanding and would need to be paid regardless prior to our providing sign-off. Please provide the fee outlined in the letter as soon as possible.

Regards,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 416-661-6600 ext. 5272

E: Anthony.Syhlonyk@trca.ca

A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca



Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

All digital submissions and documents can be submitted to the following e-mail addresses:

Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca

Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

We thank you for your cooperation as we respond to the current situation.

Wed 2021/03/17 4:59 PM

Hi Dana,

Please find below comments from Rogers for the above noted file.

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

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From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/03/17 2:46 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Cc: GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: [EXTERNAL]RE: OZS-2020-0035 Review: DUE MAR 17/2021

Rogers Communications Canada Inc, has no objections.

Thank you

Monica LaPointe

Coordinator
gtaw.newarea@rci.rogers.com
Outside Plant Engineering GTAW
3573 Wolfedale Road.
Mississauga ON L5C 3T6
416 913 0693/ 647 643 1446

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 25-Feb-21 9:36 AM
To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; Alex Martino
(alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Sepe, Alexander
<alex.sepe@peelregion.ca>; Olive-Thomas, Cathy-Ann
<cathyann.olivethomas@peelregion.ca>; peelplan@trca.ca; Adam.Miller@trca.ca;
Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; graham.routledge@ontario.ca;
circulations@mmm.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal
Planning <municipalplanning@enbridge.com>; Dennis De Rango
<landuseplanning@hydroone.com>; Henry Gamboa
<henry.gamboa@alecrautilities.com>; Gaurav Robert Rao
<Gaurav.Rao@alecrautilities.com>; Chris Kafel <Chris.Kafel@alecrautilities.com>;
Emily Pelleja <Emily.Pelleja@alecrautilities.com>
Cc: Jenkins, Dana <Dana.Jenkins@brampton.ca>; Danton, Shauna
<Shauna.Danton@brampton.ca>
Subject: OZS-2020-0035 Review: DUE MAR 17/2021

Good Morning,

Please find below the FTP Site login for the **OZS-2020-0035** applicant submitted documents for **0 Inspire Blvd.**

If you have any concerns please contact the assigned planner, Dana Jenkins at Dana.Jenkins@brampton.ca

Please note comments are due to Dana by **March 17, 2021.**

FTP Log in instructions below:

<p>For External Commenters:</p>	<p>https://ftp.brampton.ca/ThinClient/Transfer.aspx</p> <p>1) Sign-in with username and password: Username: cobguestx Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: OZS-2020-0035 Note: Files will remain on the FTP only until the due date.</p>
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Thanks and have a great day!

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

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COMMENTS & CONDITIONS MEMO

Date: March, 16, 2021

File: OZS-2020-0035

To: Development Planner Name, Development Services Division

From: Jaskiran Kaur Bajwa, Park Planning & Development

Subject: **REQUIREMENTS FOR Application to Amend the Zoning By-Law**
(To permit *single storey multi-unit warehouse building with 169 parking spaces and 8 accessible parking spaces, 22 loading dock doors, 2 drive in doors and 4 loading spaces*)

Conditions from the Park Planning & Development Section

Consultant: HUMPHARIES PLANNING INC.

Applicant: 1968610 ONTARIO LIMITED

Location: 0 Inspire Blvd
Circulation Date: February 25, 2021
Ward: 9

In response to the Accela circulation of the above noted Zoning By-Law Amendment dated February 25, 2021, the following represents a summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

A. PRIOR TO BY-LAW APPROVAL

1. The Gateway features must comply with the requirements of the Countryside Villages Secondary Plan Sub Area 48-1, employment lands (East).

B. PRIOR TO SITE PLAN APPROVAL

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

Landscape Buffer:

1. Minimum of 3m landscape strips along the adjacent private property lines must be provided.

C. PRIOR TO BUILDING PERMIT ISSUANCE

Parkland Dedication:

2. Prior to the issuance of building permits, the Owner 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. Details of the requirements shall be referenced in the Site Plan Agreement and the lands conveyed as a condition of development.

3. GENERAL COMMENTS

NIL

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

Jaskiran Kaur Bajwa
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
Tel: (905) 874-3479 Fax: (905) 874-3819
jaskiran.bajwa@brampton.ca

cc. (via email only):
S. Bodrug, R. da Cunha, W. Kuemmling, G. Serravite.

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