

## **Appendix 11**

### **Comments from Application Review**

## Public Works

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

[peelregion.ca](http://peelregion.ca)

January 15, 2021

Kelly Henderson  
Planner III  
City of Brampton  
2 Wellington Street West  
[Kelly.Henderson@brampton.ca](mailto:Kelly.Henderson@brampton.ca)

**RE:      Region of Peel Comments  
         Rezoning Application  
         0 Steeles Avenue East  
         Waheguru Investments Inc.  
         C03E01.006  
         Regional File: RZ-19-3E01-06B**

Dear Ms. Henderson,

Region of Peel Development Staff have reviewed the second formal submission for the above noted Rezoning Application proposing to rezone the subject lands to permit a 6-storey 110 room Holiday Inn Express Hotel 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 FSR (dated October 2020) prepared by WSP and finds it satisfactory.

#### **Regional Traffic Requirements**

- The Region has reviewed the revised TIS (dated October 2020) prepared by Trans-Plan and finds it satisfactory.
  - The Region is in support of the proposed right-in/right-out access onto Steeles Avenue, to be mutually shared via easements with the property to the east.
  - Please note that at site plan stage the proposed access will need to be equipped with an adequate auxiliary right turn lane, as per the Region's road characterization study which requires that any access onto a regional road characterized as an "Industrial Connector" must require a right-turn lane into the access.

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

Yours truly,

A handwritten signature in grey ink, appearing to read 'A. Martino'.

Alex Martino  
Planner, Development Services  
Region of Peel

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**Public Works**

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Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)