

## **APPENDIX 10**

### **OZS-2020-032 – RESULTS OF APPLICATION CIRCULATION**

## Public Works

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

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

June 2, 2021

Mark Michniak  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)

**RE:      Region of Peel Comments  
         Rezoning Application  
         8863 The Gore Road (Block 139)  
         TACC Holborn Corporation  
         OZS-2020-0032  
         Regional File: RZ-20-032B**

Dear Mr. Michniak,

Region of Peel staff have reviewed the second formal submission for the above noted rezoning application proposing to permit a mixed-use high-density residential development consisting of two towers connected by a podium totaling 664 units and are pleased to offer Regional clearance based on the following:

### Site Servicing Requirements

- The Region has reviewed the revised functional servicing report (dated April 2021) prepared by Schaeffers Consulting Engineers. Based on the revised report, the Region of Peel Gore Road Sanitary Pumping Station has sufficient capacity to support the proposed intensification, however there is insufficient capacity in the existing sanitary sewers to convey flows to the pumping station from the subject lands. As such, the existing 250mm diameter gravity sewer just west of The Gore Road connecting this development from north of Queen Street to the pumping station will have to be upgraded prior to accepting additional flows into the system.
  - Based on modelling results, the Region considers that a 375mm sanitary sewer would be sufficient to accommodate the additional flows.
- The necessary upgrades/new construction of infrastructure to convey flows from the subject lands to the Region of Peel Gore Road Sanitary Pumping Station will be finalized through review of an engineering submission as part of the future site plan application. Please note that any design/upgrade of infrastructure must be designed in accordance with the most current Region of Peel Standards.
- All cost associated with the design/construction (including but not limited to interim/ultimate infrastructure, maintenance, abandonment, etc.) will be solely at the developer's expense.
- A revised functional servicing and stormwater management report will be required as part of the future site plan application outlining the approved sanitary works and overall servicing scenario for the subject lands.

## **Regional Traffic Requirements**

- The Region has reviewed the TIS (dated November 2020) prepared by Poulos Chung and offer no comment.

## **Waste Management Requirements**

- The Region will provide front-end collection of garbage and recyclable material for the residential units subject to the applicant satisfying Sections 2.0 and 4.0 of the Waste Collection Design Standards Manual. Retail waste collection is required through a private waste hauler.
- Previous Regional comments noted the internal collection point needs a minimum height clearance of 7.5 metres. The applicant has acknowledged in the comment response table that the loading space will be reviewed in more detail through the future site plan application. The Region agrees with this approach and as such finds the waste collection design requirements as part of the rezoning application satisfactory.

## **Additional Notes and Links**

### **Development Services Planning Notes**

- For more information about Development Services submission requirements and applicable fees please visit <https://www.peelregion.ca/planning/about/devservices.htm>

### **Site Servicing Notes**

- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- Fire protection approval from the local municipality is required prior to Site Servicing Approval.
- To accompany the servicing review, the supporting Mechanical Drawings are required prior to issuing site servicing approval.
- Provision(s) for the installation of the property line sanitary manhole and water valve and chamber must be made where parking structures abut property lines.
- For location of existing water and sanitary sewer infrastructure please contact Records at 905-791-7800 extension 7882 or by email at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)
- For Underground Locate Requests please go to the following link:  
<https://www.peelregion.ca/pw/locaterequest/>
- Please refer to the Latest User Fee By-law:  
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>
- Please refer to our standard drawings to determine which standards are applicable to your project: [www.peelregion.ca/pw/other/standards/linear/drawings/](http://www.peelregion.ca/pw/other/standards/linear/drawings/)
- Complete Public Works Design, Standards Specification & Procedures Manual:  
<http://www.peelregion.ca/pw/other/standards/>

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## **Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

- Miscellaneous Project Design Criteria: <https://www.peelregion.ca/public-works/design-standards/pdf/subdivision-process-july-2009-final.pdf>
- Sanitary Sewer Design Criteria: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- Please refer to the Region's Public Works Stormwater Design Criteria and Procedural Manual: <https://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sewer-design-update.pdf>
- Please refer to the Region's Functional Servicing and Stormwater Management Report Criteria found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found online at: <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>

### **Waste Management Notes**

- For all waste management site design and collection requirements please refer to the [Waste Collection Design Standards Manual](#)

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,



Alex Martino  
Planner, Development Services  
Region of Peel

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### **Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

## Michniak, Mark

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**From:** James Stevenson <jstevenson@hbng.ca>  
**Sent:** 2021/06/03 1:30 PM  
**To:** Martino, Alexander  
**Cc:** Hagop Sarkissian; FarouqueAlthaf; Ganesh, Steve; Michniak, Mark  
**Subject:** RE: [External] - RZ-20-032B (8863 The Gore Block 139) Acknowledgement of Servicing Work

Confirmed.

Thank you,



**James Stevenson**  
**Vice-President of Planning & Development**

T. 905.738.8640 Ext. 168

M. 416.529.7294

E. [jstevenson@hbng.ca](mailto:jstevenson@hbng.ca)

161 Trade Valley Dr., Vaughan, ON L4H 3N6

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



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**From:** Martino, Alexander <alex.martino@peelregion.ca>  
**Sent:** June 3, 2021 11:30 AM  
**To:** James Stevenson <jstevenson@hbng.ca>  
**Cc:** Hagop Sarkissian <hsarkissian@schaeffers.com>; Farouque, Althaf <althaf.farouque@peelregion.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>; Michniak, Mark <Mark.Michniak@brampton.ca>  
**Subject:** [External] - RZ-20-032B (8863 The Gore Block 139) Acknowledgement of Servicing Work

\*\*\*\*\*This message came from an External email source. Please use caution when replying to external emails.\*\*\*\*\*

Hello James,

Further to our meeting last week to discuss the proposed servicing scenario for the above noted application, the Region has provided clearance on the Rezoning application with the understanding that while the Regional pumping station has adequate capacity to support the intensification, the infrastructure required to convey sanitary flows will need to be upgraded through detailed review as part of the future site plan application. It is understood between all parties that the following requirements be acknowledged:

- The Developer will be responsible for all costs associated with the works required for the necessary upgrades/construction of infrastructure to service the development. It is the Region's recommendation to

upsized the existing 250mm diameter gravity sewers to 375mm diameter sanitary sewers to accommodate the additional flows.

- Should the applicant propose an alternative sanitary servicing solution, all works shall be designed in accordance with the latest Region of Peel Standards and Specifications. All associated costs will be at the developers expense.

Subject to confirmation of the above, I can work with the City to finalize wording of the recommendation report.

Thanks,



**Alex Martino MES (PI)**

Planner

Region of Peel

Development Services – Planning

10 Peel Centre Drive 6<sup>th</sup> Floor Suite A

Tel (905) 791-7800 ext. 4645

E-mail [Alex.Martino@peelregion.ca](mailto:Alex.Martino@peelregion.ca)

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*We have recently updated our website to better serve your needs. For information on Planning and Engineering matters of Regional interest, please visit this link : <https://www.peelregion.ca/planning/about/devservices.htm> . Let us know how we can serve you better*

**In response to the emergence of the novel coronavirus, the Region of Peel is implementing various measures to protect our customers, employees and workplaces. Development Services will endeavour to maintain the continuity of our business operations, however delays in service may still be experienced. We appreciate your patience during this time.**

## Michniak, Mark

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**From:** Dave A. Robinson <DaveA.Robinson@alecrautilities.com>  
**Sent:** 2021/05/04 9:31 AM  
**To:** Michniak, Mark  
**Subject:** [EXTERNAL]FW: [OZS-2020-0032] Revision 1 - DUE MAY 17 (REGION, ALECTRA, CANADA POST)  
**Attachments:** R1\_Cover Letter.pdf

Mark,  
No comment on the above  
cheers

---

**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Monday, May 3, 2021 4:27 PM  
**To:** FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; afroz.hasan@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Henry Gamboa <Henry.Gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Dave A. Robinson <DaveA.Robinson@alecrautilities.com>; christopher.fearon@canadapost.ca  
**Cc:** Michniak, Mark <Mark.Michniak@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>  
**Subject:** [OZS-2020-0032] Revision 1 - DUE MAY 17 (REGION, ALECTRA, CANADA POST)

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Good Afternoon,

Please find below the link to FTP Site for the **OZS-2020-0032 Revision 1** documents and studies submitted by the applicant for **North east of The Gore Road and Queen Street (Block 139 of Plan 21T-13004B)**


Please note comments are due to the assigned planner, **Mark Michniak by May 17, 2021**. If you have any concerns please contact Mark at [Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)

### FTP Log in instructions below:

<p><b>For External Commenters:</b></p>	<p><a href="https://ftp.brampton.ca/ThinClient/Transfer.aspx">https://ftp.brampton.ca/ThinClient/Transfer.aspx</a></p> <p>1) Sign-in with username and password: <b>Username:</b> cobguestx <b>Password:</b> tru3&amp;Hyt2593</p> <p>2) Navigate to file folder named: <b>OZS-2020-0032 Revision 1 (May 2021)</b> <b>Note: Files will remain on the FTP only until the due date.</b></p>
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Thanks and have a great afternoon!  
**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](mailto:shawntelle.trdoslavic@brampton.ca)

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February 18, 2021

Mark Michniak  
Development Planner  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Mark,

Re: Site Plan Control Application  
TACC Holborn Corporation  
North East Corner of The Gore Road & Queen Street  
Part of Lot 4, Block 139, Concession 10  
City of Brampton  
File No.: OZS-2020-0032

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) to determine gas availability, 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.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

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

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8  
[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**

8 January 2021

City of Brampton  
Development Services Clerk  
Planning, Building and Economic Development

Attention: Shawntelle Trdoslavic

APPLICATION NO	OZS-2020-0032
APPLICATION TYPE	SITE PLAN
ADDRESS	8863 The Gore Road,
GENERAL LOCATION	North east of The Gore Road and Queen Street (Block 139 of 21T-13004B).
DESCRIPTION	Tower A is 25 storeys and Tower B is 30 storeys. The connecting podium is stepped back at the 4th storey and provides a connection between the two towers up to the 10th storey.

Rogers Reference Number M210120

Prior to registration of the plan of Subdivision, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Subdivision (collectively, the “**Communications Service Providers**”). Immediately following registration of the Plan of Subdivision, the Developer/Owner will cause these documents to be registered on title.

Prior to registration of the plan of Subdivision, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Yours truly,

Monica LaPointe  
Coordinator  
gtaw.newarea@rci.rogers.com  
Rogers Communications, Wireline Access Network  
3573 Wolfedale Rd, Mississauga Ontario

January 6, 2021

Mark Michniak  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

**Re: Notice of Application and Request for Comments  
Application to Amend the Zoning By-law  
TACC Holborn Corporation – Malone Given Parsons Ltd.  
8863 The Gore Road  
East side of The Gore Road, north of Queen St E  
File: OZS 2020-0032  
City of Brampton – Ward 8**

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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 two mixed use high-density buildings for a total of 664 residential units which are anticipated to yield:

- 11 Junior Kindergarten to Grade 8 Students; and
- 10 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	617	556	8
Secondary School	Cardinal Ambrozic	1462	1245	12

**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)

January 7<sup>th</sup>, 2021

Mark Michniak  
Development Planner III  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

RE: **Application for a Zoning By-law Amendment  
OZS-2020-0032  
TACC Holborn Corporation – Malone Given Parsons Ltd.  
8863 The Gore Road  
East side of The Gore Road between Queen Street East and Fogal Road  
City of Brampton (Ward 8)**

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The Peel District School Board has reviewed the above-noted application (664 residential apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated student yield from this plan is as follows:

75	K-8
10	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Thorndale P.S.	573	769	0
Castlebrooke S.S.	1,894	1,533	6

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**

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

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 this development which shall advise prospective purchases that due to present school facilities, some of the children from this 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](mailto: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)

## Michniak, Mark

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2020/12/15 3:05 PM  
**To:** Trdoslavic, Shawntelle  
**Cc:** Michniak, Mark  
**Subject:** [EXTERNAL]RE: [EXTERNE] - OZS-2020-0032 Review : DUE JAN 5/2021

Good afternoon,

The Conseil scolaire Viamonde has no comment with the Zoning By-law Amendment application file no. OZS-2020-0032) for North east of The Grove Road and Queen Street (Block 139 of 21T-13004B).

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



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

**Envoyé :** 15 décembre 2020 12:15

**À :** 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>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification <planification@csviamonde.ca>; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; mauro.peverini@vaughan.ca

**Cc :** Michniak, Mark <Mark.Michniak@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>

**Objet :** [EXTERNE] - OZS-2020-0032 Review : DUE JAN 5/2021

Good Afternoon,

Please find below the FTP Site login for the **OZS-2020-0032** applicant submitted documents for **North east of The Gore Road and Queen Street (Block 139 of 21T-13004B)**.

If you have any concerns please contact the assigned planner, Mark Michniak at

[Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)

Please note comments are due to Mark by **January 5, 2021**.

**FTP Log in instructions below:**

**For External Commenters:**

<https://ftp.brampton.ca/ThinClient/Transfer.aspx>

1) Sign-in with username and password:

**Username:** cobguestx

**Password:** tru3&Hyt2593

2) Navigate to file folder named: **OZS-2020-0032**

**Note: Files will remain on the FTP only until the due date.**

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](mailto:shawntelle.trdoslavic@brampton.ca)

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The City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Canada L6A 1T1  
Tel 905-832-8585  
Fax 905-832-6080

December 22, 2020

Richard Forward  
Commissioner of Planning  
Planning and Development Services Department  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Forward:

**Subject: Notice of Application and Request for Comments  
Application for Zoning By-law Amendment  
Malone Given Parsons Ltd.  
TACC Holborn Corporation  
8863 The Gore Road, Northeast Quadrant of Queen Street East and The  
Gore Road  
Files: OZS-2020-0032  
Ward: 10**

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The City of Vaughan has reviewed the above noted Notice of Application & Request for Comments and has no objection to or comments for the proposed Zoning By-law Amendment Application. No further notification is required.

Please do not hesitate to contact the undersigned should you have any questions at 905-832-8585, ext. 8592 or [Jennifer.kim@vaughan.ca](mailto:Jennifer.kim@vaughan.ca).

Yours truly,

Jennifer Kim  
Planner  
Development Planning Department

Copy: Mark Michniak, Development Planner ([mark.michniak@brampton.ca](mailto:mark.michniak@brampton.ca))  
Carmela Marrelli, Senior Manager of Development Planning ([Carmela.Marrelli@vaughan.ca](mailto:Carmela.Marrelli@vaughan.ca))