

Deibler, Nicholas

From: planification <planification@csviamonde.ca>
Sent: 2021/04/20 1:12 PM
To: Trdoslavic, Shawntelle
Cc: Watchorn, Daniel
Subject: [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0008] Notice of Application and Request for Comments: DUE MAY 14/2021

Good afternoon,

The Conseil scolaire Viamonde has no comments regarding Zoning By-law Amendment Development application (File No. OZS-2021-0008) to permit two residential towers, 33 storeys and 30 storeys in height joined by a shared 5-storey podium on lands located at 1685 Queen Street East.

Best regards and have a great afternoon!

Kenny Lamizana

Agente 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 : 18 avril 2021 16:54

À : FarouqueAlthaf <althaf.farouque@peelregion.ca>; Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Chris Kafel <Chris.Kafel@alecrautilities.com>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>

Cc : Watchorn, Daniel <Daniel.Watchorn@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>

Objet : [EXTERNE] - [OZS-2021-0008] Notice of Application and Request for Comments: DUE MAY 14/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2021-0008** for **1685 Queen Street East**. For more applicant submitted documents please find below the FTP Site login.

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

Please note comments are due to Daniel by **May 14, 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-2021-0008 Note: Files will remain on the FTP only until the due date.</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

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Deibler, Nicholas

From: Trdoslavic, Shawntelle
Sent: 2021/05/14 10:39 AM
To: Watchorn, Daniel
Cc: BramPlanOnline_Automated
Subject: FW: [EXTERNAL]RE: [OZS-2021-0008] Notice of Application and Request for Comments: DUE MAY 14/2021

Hi Dan,

Please see below email from Enbridge.

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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From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/05/14 9:20 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0008] Notice of Application and Request for Comments: DUE MAY 14/2021

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE

TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com

500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

Safety. Integrity. Respect.

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

Sent: Sunday, April 18, 2021 4:54 PM

To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; Chris Kafel <Chris.Kafel@alectrautilities.com>; Suzanne Blakeman <suzanne.blakeman@peelsb.com>; Nicole Hanson <nicole.hanson@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@csvgamonde.ca; christopher.fearon@canadapost.ca; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <MunicipalPlanning@enbridge.com>

Cc: Watchorn, Daniel <Daniel.Watchorn@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>

Subject: [External] [OZS-2021-0008] Notice of Application and Request for Comments: DUE MAY 14/2021

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This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** and Applicant Submitted Documents for **OZS-2021-0008** for **1685 Queen Street East**. For more applicant submitted documents please find below the FTP Site login.

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

Please note comments are due to Daniel by **May 14, 2021**.

FTP Log in instructions below:

For External Commenters:	<p>https://ftp.brampton.ca/ThinClient/Transfer.aspx</p> <p>1) Sign-in with username and password:</p> <p>Username: cobguestx</p> <p>Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: OZS-2021-0008</p> <p>Note: Files will remain on the FTP only until the due date.</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

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Deibler, Nicholas

From: Watchorn, Daniel
Sent: 2021/06/25 3:25 PM
To: CHRIS BULLOCK
Cc: Vanderberg, David (PD&D)
Subject: OZS-2021-0008 Noise Comments

Hi Chris,

We have now received comments from our Noise staff:

Staff reviewed the revised Environmental Noise Feasibility Study dated Dec 18, 2020 prepared by Valcoustics Canada Ltd. and have the following comments: Prior to zoning clearance, the applicant must be able to obtain permission from both owner of car wash facility and the medical building to install the mitigation listed in the noise report.

Thanks,
Dan

Dan Watchorn, MCIP, RPP

Planner 3, Planning, Building, & Economic Development
City of Brampton | 2 Wellington Street West | L6Y 4R2
P: 905-874-2953 | TTY: 905-874-2130 | daniel.watchorn@brampton.ca



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.



April 28, 2021

Daniel Watchorn
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Watchorn:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
Martinway Bramalea Project Inc.
1685-1701 Queen Street East
South side of Queen St E, west of Bramalea Rd
File: OZS 2021-0008
City of Brampton – Ward 7**

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 2 towers with a total of 704 residential units, which are anticipated to yield:

- 12 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. John Henry Newman	367	651	0
Secondary School	St. Thomas Aquinas	1639	1500	22

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)

Date: April 27, 2021

To: Daniel Watchorn, Development Planner

From: Kevin Thavarajah, Stormwater Engineer

Subject: Functional Servicing and Stormwater Management Report
MARTINWAY BRAMALEA PROJECT INC.
1685 & 1701 Queen Street East

File: OZS-2021-0008

Submission:

- Functional Servicing and Stormwater Management Report for Martinway Contracting Ltd. prepared by Urbtech Engineering Inc. dated November 25, 2020, and received March 31, 2021
- Summary of Sustainability Metrics dated December 23, 2020 prepared by Weston Consulting for Martinway Bramalea Project Inc., and received March 31, 2021

Comments:

1. Please revisit Section 2.2 of the report which provides the water balance requirements for the site. The water balance requirements should not incorporate initial abstraction. Please revise the calculations and the design solution to achieve required targets.
2. Please provide an Existing Grading Plan which shows the current drainage pattern and drainage areas.
3. Please provide a proposed Storm Drainage Plan indicating the controlled and uncontrolled areas.
4. Please provide details on existing soil conditions.
5. Please provide a Location Plan and a Proposed Development Plan in the report for further clarity as per the FSR's TOR.
6. Please refer to City of Brampton Standard 359 that provides the criteria for the outlet storm sewers. Specifically, refer to Notes 1 and 2 of For Sites with Oil/Grit Separator section and update the outlet pipes from Manhole 01 to the existing storm sewer.
7. Based on Section 6.0, please demonstrate that the storage tank takes into account the groundwater discharge, through supplemental calculations and information.

8. Please confirm if any external drainage contributes to the site and if so, the method in which it will be addressed.
9. Please confirm to whom the existing easement containing the 450mm storm sewer is in favour of, ie. Private or public. Please note that no structures are allowed within the easement limits.
10. On all drawings, please clearly label all existing easements, their purpose, width, and indicate if they are private or public.
11. A stormwater management quantity control vault is proposed to provide the required level of controls. Please clarify who will be responsible for maintaining the proposed facility.
12. Please clarify who will be responsible for maintenance of the OGS system.
13. Please adjust drawings to provide additional clarity. Reduce clutter and perhaps apply line weights to distinguish between existing and proposed as the drawings are difficult to interpret.
14. The applicant shall submit a letter describing the condominium tenure of this development if the applicant is planning to register a condominium in the future. The letter shall also include the number of condominium corporations that the applicant is anticipating to register as part of this development proposal.
15. Please add the city file number to the title page of the report: **OZS-2021-0008**.
16. Please ensure that the site complies with the City of Brampton Site Plan Review Users Guide;
17. Please note that while the report was titled a 'Functional Servicing and Stormwater Management Report', these comments represent a review of the functional servicing aspects of the report in parallel with the Zoning Bylaw Amendment. Please note that at the site plan approvals stage, a detailed Stormwater Management Report will be required for review by our Engineering Development Approvals team;
18. In the summary section of the FSR, please add the following: *It should be noted that the details of the stormwater management system will be finalized during the detailed design stage of the Site Plan.*

Sustainability Assessment:

19. Please clarify in the FSR how a TSS removal of 81% - 90% is achieved for a 10 mm rainfall event.
20. Please clarify in the FSR how the site will retain runoff from the 15mm rainfall event;

Please have the applicant address the above comments and submit a revised report including written response letter.

cc. Maggie Liu
Olti Mertiri

May 13th, 2021

Daniel Watchorn
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Watchorn:

**RE: Application to Amend the Zoning By-law
(To permit a residential development consisting of a 30 and 33
storey tower located on a 5 storey shared podium)
OZS-2021-0008
Martinway Bramalea Project Inc.
1685-1701 Queen Street East
South of Queen Street East and East of Kings Cross Road
City of Brampton (Ward 7)**

The Peel District School Board has reviewed the above-noted application (704 residential apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 5	Grade 6 to Grade 8	Grade 9 to Grade 12
52	13	7

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Clark Boulevard P.S. (Kindergarten to Grade 5)	564	634	0
Balmoral Drive Sr. P.S. (Grade 6 to Grade 8)	600	693	0
Bramalea S.S. (Grade 9 to Grade 12)	1,061	1,278	0

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 to the Board
Colleen Russell-Rowlins

Associate Director – Operations & Equity of Access
Jaspal Gill

Associate Director – Instruction & Equity
Poleen Grewal

Associate Director – School Improvement & Equity
Camille Logan

Associate Director– School Improvement & Equity
Lynn Strangway

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development 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.
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 Peel District School 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 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
P. Sousa, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

Public Works

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

peelregion.ca

July 29, 2021

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

**RE: Region of Peel Comments
Rezoning Application
1685 and 1701 Queen Street East
Martinway Bramalea Project Inc.
OZS-2021-0008
Regional File: RZ-21-008B**

Dear Mr. Deibler,

Region of Peel staff have reviewed the first formal submission for the above noted rezoning application to permit the development of 704 apartment units contained within two apartment buildings totaling 30 and 33-storeys connected by a 5-storey podium and offer the following comments:

Planning Information to Support A Future Site Plan Application

The following are pre-emptive and are to assist the applicant in preparation of a future site plan application:

Public Health Recommendations

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region of Peel and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize environmental impacts. This can be achieved by incorporating the following:
 - Include benches, shading and pedestrian scaled lighting along pathways.
 - Secure short and long-term bicycle parking

- Traffic calming measures from the parking lot to the entrance of the building. This can include dropped curbs or tactile paving surfaces if the footway is even with the road.

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

- As part of the associated PRE application (Regional file no. PRE-20-060B) Regional comments noted that the subject lands are within an area that has existing capacity constraints.
- This site fronts existing 300mm, 600mm and 2100mm diameter watermain on Queen Street East. This site fronts an existing 300mm diameter watermain and 200mm diameter sanitary sewer on Kings Cross Road. Additionally, an existing 200mm diameter sanitary sewer is located at the southerly limits of the subject lands.
 - Due to the size and function of the existing 600mm and 2100mm diameter watermain, connection will not be permitted. Any unutilized water and sanitary services shall be disconnected/abandoned in accordance with the latest Region of Peel standards and specifications.
 - This proposal requires connection to a minimum 300mm diameter municipal watermain. Additionally, this proposal will require a secondary fire line in compliance with the Ontario Building Code, which is administered by the local municipality.
 - The Region recommends a system looped to municipal water, including a secondary domestic water supply where possible.
- Prior to rezoning approval, the applicant must submit a satisfactory Functional Servicing Report to determine the adequacy of the existing services for the proposed development. The FSR must be in digital format and signed by a Professional Engineer. The Region is in receipt of the FSR (dated November 2020) prepared by Urbtech Engineering Inc. The Report has been modelled and the water component is satisfactory. As it relates to the proposed sanitary servicing, system upgrades will be required. There is not enough capacity in the existing sewer network to convey flows from the subject lands at full build out.
 - To better understand the impact of this development to existing Regional infrastructure, a phasing plan (inclusive of anticipated construction timelines) will be required identifying the proposed unit count for each phase. Upon receipt of this information, the Region will be able to better confirm the extent of upgrades required.
- Please include with the Functional Servicing Report the Report fee as per current fee by-law 67-2019. Payment shall be in the form of a certified Cheque, money order or bank draft and made payable to the Region of Peel.
 - All fees are currently being processed through an EFT system. The site servicing technician will coordinate payment details and next steps to process payment.

Region of Peel Traffic Requirements

- Prior to rezoning approval, the Region will require a satisfactory traffic impact study. The Region has reviewed the TIS (dated January 2020) prepared by LEA Consulting Ltd and find the report satisfactory.

Public Works

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

- The Region is in support of the proposed right-in/right-out access onto Queen Street East. The access is required to be physically restricted via a center median. A detailed engineering submission will be required for review and approval as part of the future site plan application.

Waste Management Requirements

- The Region will provide front-end collection of garbage and recyclable materials for the residential units. Should the applicant propose commercial uses as part of a future resubmission, waste collection is required through a private waste hauler.
- Prior to rezoning approval, the applicant must submit a satisfactory Waste Management Plan demonstrating the proposed access route and collection point meet Regional requirements. The Region has reviewed the ground floor plan provided as part of the formal submission. In comparing with the landscape plan, it appears that landscaping impacts access to the collection point. Additionally, the ground floor plan notes that truck maneuvering is shown in the associated TIS. The TIS provided does not contain a waste collection vehicle movement diagram. The waste management plan must demonstrate the following:
 - 13m turning radii on all collection vehicle turns entering, throughout, and exiting the site.
 - 18m head on approach to the collection point
 - 7.5m height clearance at the collection point (shown on the ground floor plan)
 - Sufficient indoor storage for all bins and 10m² of bulky storage (shown on the ground floor plan)
 - Sufficient space at the collection point for the most bins (garbage or recycling, whichever is more) and 10m² of bulky storage. Please revise to show only garbage or recycling (whichever is more).
 - A note stating if property management are responsible for set out and removal of bins, as well as jockeying.
 - The collection vehicle cannot reverse onto a municipal roadway.

Prior to Site Plan Approval:

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

Development Services Planning Requirements

- As part of the formal Site Plan Application the Region will require the Site Plan Review Fee in the form of a certified cheque made payable to the "Region of Peel".
- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 67-2019) in the form of a certified cheque made payable to the "Region of Peel".
- The Region will require 5 full sized folded copies of the Site Plan, Landscape Plan, Site Servicing Plan, Site Grading Plan, Streetscape Plan, and Drainage Plan.
 - Prior to Site Plan approval, Grading and Drainage approval is required by the Region of Peel.
- Prior to Site Plan Approval the Region will require 3 paper copies of the most current PINS and all easement documents for the subject lands.

Public Works

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

- Prior to site plan approval, the applicant must transfer of Part 1 on plan 43R-1184 for the existing sanitary sewer to the Region of Peel.
- All plans must be updated to reflect both Regional and Local road widening requirements as well as properly label any easements on the subject site.

Site Servicing Requirements

- Prior to site plan approval, a Stormwater Management Report will be required for review and approval to determine the effect of the proposal on the existing structures and drainage along the existing Regional right-of-way. No additional storm drainage shall be conveyed from the subject site to Queen Street East. The Region has reviewed the SWMR (dated November 2020) prepared by Urbtech Engineering. The report is satisfactory in principle as part of the rezoning application as no flows are proposed to the Region's right-of-way. Detailed review of the stormwater management report will be conducted as part of the future site plan application review.
 - The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no additional flows are permitted and no new connections are made to Regional Roads.
 - As per the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual, the Region of Peel shall require the use of Low Impact Development (LID) approaches where no site-specific soil, groundwater, infrastructure or policy constraints exist.
 - Stormwater Management techniques shall be implemented to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies (4.0)
 - Post development flows must be equal to pre-development flows (4.3)
 - The Region of Peel Shall require stormwater quantity control to reduce stormwater peak flow run off from developing sites. Post development flows shall not adversely affect the performance of downstream Region of Peel infrastructure, negatively impact adjacent properties and exacerbate or increase the downstream flood or erosion risk (4.3)
 - Where possible, flows from outside the Regional Road allowance are to be directed to the local municipality's storm sewer system (5.1)
 - No grading will be permitted within any Region of Peel ROW to support adjacent developments (5.1)
- Prior to site plan approval, an engineering submission will be required for the construction of municipal servicing infrastructure.

Regional Traffic Requirements

- Prior to site plan approval, property dedication will be required as per Section 7.7 of the Region of Peel Official Plan. Property dedication will be 50.5 metres (25.25 metres from the centerline) of Queen Street East within 245 metres of an intersection. Property dedication above and beyond 245 metres of an intersection will be 45 metres (27.75 metres from the centreline) of Queen Street East. Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.
 - A draft Reference Plan will be required showing property dedication and a new 0.3m reserve established behind the new property line.

Public Works

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

- The applicant is advised that lands must be transferred to the Region prior to Site Plan Approval in order to clear this condition.
- Prior to site plan approval the Region will require an engineering submission for the access proposed to Queen Street East.

Waste Management Requirements

- Prior to site plan approval the applicant must submit a satisfactory Waste Collection Plan meeting all applicable requirements for front-end collection in the Waste Collection Design Standards Manual.

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.
- Should the tenure change to multiple or a phased condominium, the Region will require that the servicing drawings be revised to reflect the Local Municipality's requirements for the Ontario Building Code. As a result, additional comments and requirements may apply.
- At the time of a Condominium application, the Region may require a Condominium Water Servicing Agreement prior to Condominium Registration.
 - Review of the draft Declaration and Description is required prior to Condominium Registration.
- 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
- 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/
- Complete Public Works Design, Standards Specification & Procedures Manual: <http://www.peelregion.ca/pw/other/standards/>

Public Works

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

- Sanitary Sewer Design Criteria:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- Water Design Criteria:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.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>

Regional Traffic Notes

- Landscaping, signs, fences, gateway features, and any other encroachment are not permitted within the Region's easements and/or right-of-way limits.
- Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.
 - Linear Infrastructure – Site Plan Process:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
 - Public Works Design, Specifications and Procedures Manual – Linear Infrastructure:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/designroads-july2009.pdf>
 - Public Works CAD Submission Requirements – Development
<http://www.brampton.ca/EN/residents/Roads/engineering-construction/Pages/digital-submissions.aspx>
 - Standard Drawings - Roads & Traffic:
<http://www.peelregion.ca/pw/other/standards/linear/drawings/roads-index.htm>

Waste Management Notes

- For more information about waste design requirements prior to official plan amendment and rezoning approval, please review the [Waste Management Plan Guidelines](#)
- 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 905.791.7800 x4645) at your earliest convenience.

Yours truly,

Public Works

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



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

April 20, 2021

City of Brampton
Planning Department

Dear Daniel Watchorn

APPLICATION NO OZS-2021-0008
APPLICATION TYPE Site Plan
ADDRESS 1685 Queen Street East

GENERAL LOCATION 1685-1701 Queen Street East

DESCRIPTION 704 units, two residential towers, 33 storeys and 30 storeys in height joined by a shared 5-storey podium

Rogers Reference Number M211883

Rogers Communications ("**Rogers**") has reviewed the application for the above Site Plan and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

1. Prior to Site Plan approval, 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 Site Plan (collectively, the "**Communications Service Providers**"). Immediately following registration of the Site Plan, the Developer/Owner will cause these documents to be registered on title.
2. Prior to Site Plan approval, 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 Site Plan, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com.

Yours truly

Monica LaPointe

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

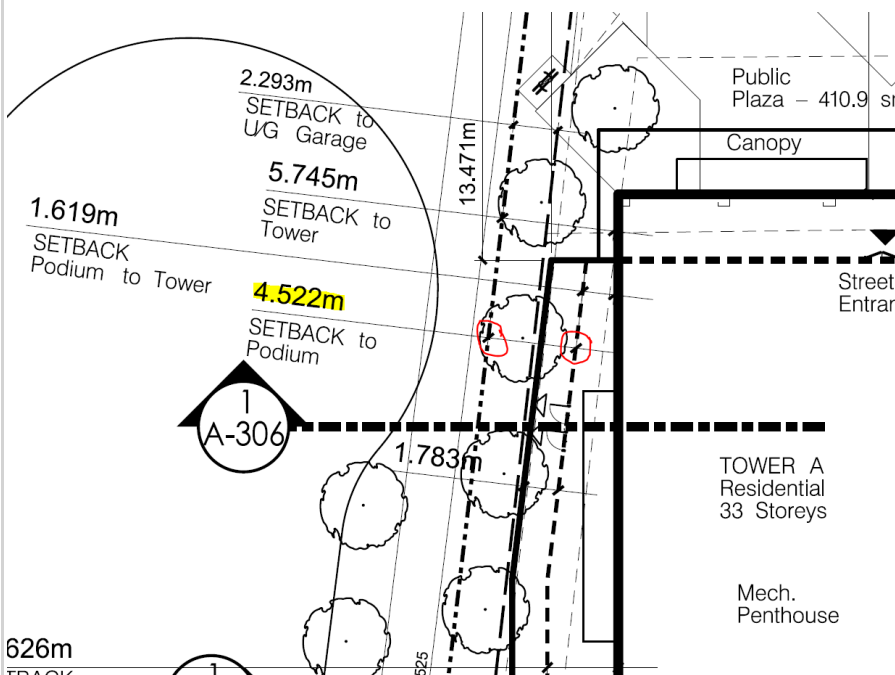
Consolidated Comment Report**Date:** June 22, 2021**File:** OZS-2021-0008**Applicant/Owner:** Chris Bullock / Martinway Bramalea Project Inc.**Location:** 1685 QUEEN ST E, BRAMPTON, ON L6T2H2 WARD 7**Proposal:** 704 residential units in two high rise towers connected with a 5 storey podium. The towers are 33 and 30 storeys in height.

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: Daniel Watchorn, 905-874-2953 or daniel.watchorn@brampton.ca.

Development ReviewDaniel Watchorn - daniel.watchorn@brampton.ca**Not Cleared Comments**

<i>Conditions</i>	
<i>Final Comments</i>	<p>Please provide a written response to the key themes identified at the Urban Design Review Panel and how you are addressing them.</p> <p>Comments from Capital Works, Noise, and the Region of Peel will be provided at a later date under a separate cover. Comments within this report may be affected by these future comments.</p> <p>Please note that some of the comments from the Open Space department are site plan level comments and are being provided here as information to be considered as the project progresses, but don't necessarily have to be directly addressed now.</p> <p>The usage of the Queen Street Corridor streetscape details will require confirmation from the Region of Peel.</p> <p>Please note that I am following up with the parks planning department regarding their comment on the tree evaluation report and what further detail may be needed above what was provided in the arborist report.</p> <p>Zoning By-law:</p>

- While the site may not be able to support ground floor retail at this time, retail uses should be permitted within the zoning by-law to allow for flexibility should market conditions change in the future.
- Please convert the FSI cap to a GFA cap
- A minimum underground setback is not necessary
- Please update the wording of the lot coverage section to remove the 'net lot area' and rather ensure that the coverage figure reflects what the net lot area will be.
- The parking requirements can be removed
- There are some inconsistencies between the PJR and the draft ZBL (front yard setback, for example – pg 68 of the PJR).
- The setbacks that are measured on the site plan don't appear to actually measure to the extent of the building, but rather a dashed line that is setback from the extent. Please clarify



All re-submissions are to be accompanied by a detailed cover letter that responds to all comments identified within this report. Responses such as 'Noted' or 'Done' do not constitute sufficient detail. Please provide this written response to each of the individuals that have provided comments on this application.

Prior to resubmission of the application, please provide a copy of the Cover Letter to the Assigned Development Planner via email for review. Once reviewed, the updated submission can be provided online via BramPlanOnline.

Accessibility Review

Sylvia Ingham - sylvia.ingham@brampton.ca

Cleared

Conditions

visitor accessible parking - six spaces are required; resident accessible parking to be provided for residents living in accessible units - accessible spaces for residents shall be signed different from visitor accessible parking
<https://www.brampton.ca/EN/City-Hall/Accessibility/Documents/COB%20Accessible%20Parking%20Manual.pdf>

<i>Final Comments</i>	
Building Review Cleared	
Anthony Magnone - anthony.magnone@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	<p>Applicant/owner to provide the final version of the geotechnical report, signed and sealed by the QP, at time of permit application.</p> <p>Other building code issues will be addressed during the site plan approval application.</p>
Development Engineering Review Not Cleared Comments	
Olti Mertiri - olti.mertiri@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	<p>1. Engineering Studies for this application will be requested and reviewed by Environmental Engineering and Noise.</p> <p>2. The applicant shall submit a letter describing the condominium tenure of this development if the applicant is planning to register a condominium in the future. The letter shall also include the number of condominium corporations that the applicant is anticipating to register as part of this development proposal.</p> <p>3. The applicant shall indicate if tie-backs will be used and if a tie-back and crane swing agreements will be required for this development. If the applicant will be using tie-backs in the construction of the underground garage the applicant is advised that all shoring systems shall be contained within the applicant's property.</p>
Environmental Engineering Review Not Cleared Comments	
Donna Sanders - donna.sanders@brampton.ca	
<i>Conditions - ESA</i>	
<i>Conditions - FSR</i>	
<i>Final Comments - ESA</i>	See attached ESA Comments memo
<i>Final Comments - FSR</i>	Please see attached FSR comments memo.
Heritage Review Cleared	
Merissa Lompart - merissa.lompart@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the site plan may require further review.
Initial GIS Update Cleared	
Chris Kovac - chris.kovac@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	
Open Space Development Review Not Cleared Comments	
Danica Quinn - danica.quinn@brampton.ca	
<i>Conditions</i>	

<i>Final Comments</i>	<p>Open Space Development has reviewed the first OZS submission on the above noted project. Our comments are as follows:</p> <ol style="list-style-type: none"> 1. Please be advised that written consent from the neighbouring property owner is required prior to the City approval of any tree removals on private land, along with submission of the tree compensation payment as calculated by the City. See the link below. https://www.brampton.ca/EN/Business/planning-development/guidelines-manuals/Documents/Tableland_Tree_Assessment_Guidelines.pdf 2. The Queen Street East Corridor streetscape details shall apply to this site. Details available upon request. Beyond the right-of way further develop the proposed landscape treatment of the entry plaza and foundation planting along Queen Street. High quality design shall be evident in the urban style of the plaza, the choice of materials for the paving surface, hardscape elements, site furnishings and the inclusion of public art. Remove the air vent currently shown within this area. 3. Reduce the amount of surface level parking and the size of the interior road network and drop-off zone in order to increase the area of ground-level outdoor amenity space, planted buffers and enhanced landscape treatments. The site is generously sized and full advantage should be taken to utilize available land for recreational purposes. 4. The interior road network should take its design cues from a woonerf, focusing on human scale, the pedestrian experience, and promoting social interaction. Choice of paving material, landscape planting and site furnishings shall play an important role in achieving this. 5. Provide a landscape buffer along the east property line. Consider the existing vegetation in the location and whether it may be incorporated into the buffer. 6. Provide additional bicycle storage lockers within the parking garage. 7. Ensure the parking garage, building podium and 4th floor terrace are designed to support high branching deciduous trees planted on top of them. Minimum soil volume is 30 cubic metres per tree. 8. The ground floor courtyard would be better utilized as a shared private amenity space over a formal building entry plaza. Consider including the following elements: <ul style="list-style-type: none"> • play structure and at-grade accessible play components, • allotment gardens/urban agriculture, • fenced in dog run, to complement the Pet Care Facility, • shade structures and landscape lighting. Consideration should be given to include some of these elements on the 4th floor terrace and the podium. 9. Consider aligning the south access road with the east-west future extension, as this will create a safer road network than the current jog proposed. 10. In order to reduce the number of curb cuts along Queen Street, plan for a future shared-use access agreement with the neighbouring property owner to the east for when that site develops. 11. Consider the City's Sustainability Metrics Guidebook when developing the building
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	<p>architecture and site design. Incorporate Low Impact Development (LID) principles into the project for improved scoring on the City's Sustainability Metrics and reduced building operating costs. Examples of LID measures include:</p> <ul style="list-style-type: none"> • Net Zero Compliant/Ready Buildings • LEED Certification • Geothermal heating and cooling systems • Solar panels • Permeable Paving • Bioswales • Green roof installation on the tower rooftop • Rainwater harvesting systems for irrigation <p>We trust this is of assistance, please contact the author if you require further clarification.</p>
Park Planning Review	
Daniel Watchorn - daniel.watchorn@brampton.ca	
<i>Conditions</i>	Please see attached comments and conditions memo within the document tab ' R1-Comments-Park Planning- Original submission'.
<i>Final Comments</i>	See attached memo
Planning Environment Review	
Stavroula Kassaris - stavroula.kassaris@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	
Plumbing Review	
Anthony Magnone - anthony.magnone@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	Any plumbing comments will be provided during the site plan approval application.
Sign Review	
Ross Campbell - ross.campbell@brampton.ca	
<i>Conditions</i>	-
<i>Final Comments</i>	<p>All proposed signs shall conform to the City of Brampton Sign By-law 399-2002, as amended, noting:</p> <ul style="list-style-type: none"> • 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. <p>There are no issues to comment on at this time. Any changes to the proposal may require further review.</p>
Traffic Services Review	
Adam Davidson - adam.davidson@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	- The proposed traffic impact study is not acceptable at this time. The study assumes that the access to Queen St E will be full moves. The Region will have to confirm this prior to rezoning. It is very likely that the access will be restricted. This will impact the trip

	<p>assignments within the study and may impact the conclusions and recommendations. We require correspondence from the Region in regards to access to Queen St E.</p> <p>- The proposed parking rates are acceptable</p>	
Transit Review		Cleared
Michelle Lui - michelle.lui@brampton.ca		
<i>Conditions</i>	See comments	
<i>Final Comments</i>	<p>Comments from Michelle Lui, Planning Coordinator, Brampton Transit:</p> <p>Transit is supportive of the proposed pedestrian accesses to King's Cross Road and Queen Street to reduce pedestrian walk distance to transit service.</p> <p>Please note that there are Brampton Transit routes on streets fronting and/or adjacent to this development, including Zum Queen. The City reserves the right to introduce transit services (such as the future Queen Street BRT) 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.</p> <p>Brampton Transit is supportive of the proposed density along the Zum corridor and future BRT corridor.</p> <p>Comments from Kumar Ranjan, Manager, Higher Order Transit:</p> <p>The Official Plan identifies Queen St as rapid transit corridor under planning. Please note that Metrolinx Queen St – Hwy 7 Initial Business Case (Dec 2020) identifies a median BRT exclusive lane in each direction through lane conversion or lane addition for the road segment fronting the site. Please confirm that the right-of-way is protected as per the Regional Official Plan.</p>	
Urban Design Review		Not Cleared Comments
Andy Huang - andy.huang@brampton.ca		
<i>Conditions</i>		
<i>Final Comments</i>	<p>General Requirements</p> <p>The development should align with Brampton's 2040 Vision. The document can be found at https://www.brampton.ca/EN/City-Hall/Documents/Brampton2040Vision/brampton2040Vision.pdf</p> <p>The development should conform to the City-Wide Development Design Guidelines. The document can be found at https://www.brampton.ca/EN/Business/planning-development/guidelines-manuals/Pages/development-design-guidelines.aspx</p> <p>The applicant should revise/update the Urban Design Brief to the satisfaction of City Staffs. Please see the attachment for the Consolidated Staff Comments for the Urban Design Brief.</p> <p>The development should be reviewed by the Urban Design Review Panel. For more information, please see the link at https://www.brampton.ca/EN/Business/planning-development/urban-design/Documents/Terms-of-Reference-UDRP-City-of-Brampton.pdf</p>	
Zoning Review		Cleared
Elizabeth Corazzola - elizabeth.corazzola@brampton.ca		
<i>Conditions</i>		

Final Comments

The Draft Zoning By-law By-law Amendment shall include any site specific requirements and restrictions necessary to facilitate the proposed development to the satisfaction of Development Services and in consideration of comments and requirements from other commenting departments/agencies.

Please consider using a Residential Apartment parent zone rather than the Downtown Commercial Zone currently shown in the draft amendment submitted. It does not appear that any mixed use or commercial development is contemplated with this amendment. As such, a residential zone designation seem more appropriate.

Date: April 07, 2021

To: Daniel Watchorn

From: Reshma Fazlullah

Subject: Phase One and Two Environmental Site Assessment, 1685-1701 Queen Street East, Brampton

File: OZS-2021-0008

Submission:

- Phase One Environmental Site Assessment, 1685-1701 Queen Street East, Brampton, Ontario, prepared by WSP Canada Inc., dated August 2016.
- Draft - Phase Two Environmental Site Assessment, 1685-1701 Queen Street East, Brampton, Ontario, prepared by WSP Canada Inc., dated August 2016.

Findings:

Staff have reviewed the above-noted reports in support of a development proposal consisting of residential use (Two High Rise Towers with a Five Storey Podium) on the subject property.

The Phase One Environmental Site Assessment (ESA) conducted on the subject property identified Potentially Contaminating Activities (PCAs) on and in the vicinity of the site, contributing to Areas of Potential Environmental Concern (APEC) on the site. Subsequently, a Phase Two ESA was conducted on the subject property, to investigate the APECs identified on site.

The Phase Two investigation concluded that exceedances of the applicable standards (Table 3 Ministry of Environment and Climate Change publication "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" for potable and non-potable groundwater conditions for residential/parkland/institutional property use) were found, for parameters in soil and groundwater (petroleum hydrocarbons (PHCs), and volatile organic compounds (VOCs)) samples analyzed.

Comments:

1. A Record of Site Condition (RSC) must be filed with the Ministry of Environment, Conservation and Parks (MECP), to support the proposed development (residential use) at the property.
2. The Phase One and Two ESA Reports require updating to support a RSC application for the subject property, as per the requirements of O. Reg. 153/04, s.28(1) and s.33.5(1).

3. It is determined that, as a result of Phase Two ESA, the soil and groundwater on, in or under the property do not meet the applicable site standards. As such, remediation and/or risk assessment will be required prior to filing a RSC for the property.
4. Final and updated Phase One and Two ESA reports supporting the RSC application, must be provided to the City as they become available.
5. The required risk assessment (if opted), must be completed to obtain the Certificate of Property Use (CPU) issued by the MECP and placed on the title of the property.
6. Please be aware that the City will require the CPU for the property (if a risk assessment is completed) and a Record of Site Condition to be filed in the Ministry's Environmental Site Registry, before the development can proceed (i.e. prior to registration of the plan of subdivision or site plan approval and the issuance of a building permit).

Note: City of Brampton Building Department reserves the right to request additional environmental requirements in accordance with their policy and procedures. Prior to the issuance of a building permit the owner must file a RSC on the ESR, if the proposed development would otherwise be prohibited by the EPA as described under s.168.3.1 of EPA and Part IV, s. 14.1 of O. Reg. 153/04.

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |

T: 416.848.5350 | E: reshma.fazlullah@brampton.ca

Date: April 19, 2021

File: OZS-2021-0008

To: Kevin Freeman, Planner

From: A. Huang, Urban Design

Subject: **URBAN DESIGN BRIEF
COMMENTS – 1ST SUBMISSION**
704 residential units in two high rise towers connected with a 5 storey podium. The towers are 33 and 30 storeys in height.

Consultant: **WESTON CONSULTING**

Applicant: **MARTINWAY BRAMALEA PROJECT INC.**

Location: 1685 Queen Street East, Brampton, ON L6T2H2
Circulation Date: April 6, 2021

Urban Design Staff have consolidated the following comments provided by Open Space Development, Park Planning & Development, Environmental Planning, Transportation Planning, and Urban Design based on the review of the Urban Design Brief, dated December, 2020, and received April 6th, 2021 for the above referenced application.

Please be advised that a written response identifying how the following comments have been addressed must accompany the next submission or a review will not commence until it is received.

Open Space Development Comments:

Danica Quinn, Landscape Architect, Open Space Development, has reviewed the Urban Design Brief, for the above mentioned application and has the following comments. Please contact Danica directly at (905-874-2391) with any further related inquiries.

General Comments

1. Be advised that a written response identifying how the following comments have been addressed must accompany the next submission.

2. The Queen Street East Corridor streetscape details shall apply to this site. Beyond the right-of way further develop the proposed landscape treatment of the entry plaza and foundation planting along Queen Street. High quality design shall be evident in the urban style of the plaza, the choice of materials for the paving surface, hardscape elements, site furnishings and the inclusion of public art. Remove the air vent currently shown within this area.
3. Reduce the amount of at-grade parking in order to free up space for additional outdoor amenities, planted buffers and enhanced landscape treatments. There is a fair amount of real estate at the south-end of the property underutilized in the current design.
4. The interior road network should take its design cues from a woonerf, focusing on human scale, the pedestrian experience, and promoting social interaction. Choice of paving material, landscape planting and site furnishings shall play an important role in achieving this.
5. The ground floor courtyard would be better utilized as a shared private amenity space over a formal building entry plaza. Consider including the following elements:
 - play structure and at-grade accessible play components,
 - allotment gardens/urban agriculture,
 - fenced in dog run, to complement the Pet Care Facility,
 - shade structures and landscape lighting.Consideration should be given to include some of these elements on the 4th floor terrace and the podium.
6. Provide a landscape buffer along the east property line. Consider the existing vegetation in the location and whether it may be incorporated into the buffer.
7. Provide additional bicycle storage lockers within the parking garage.
8. Ensure the parking garage, building podium and 4th floor terrace are designed to support high branching deciduous trees planted on top of them. Minimum soil volume is 30 cubic metres per tree.
9. Under *Sustainability Principles*, make specific reference to which Low Impact Development (LID) principles will be incorporated into the project. Examples include:
 - Net Zero Compliant/Ready Buildings
 - LEED Certification
 - Geothermal heating and cooling systems
 - Solar panels
 - Permeable Paving
 - Bioswales

- Green roof installation
- Rainwater harvesting systems for irrigation

10. Provide more detail on the landscape elements such as materiality, site furnishings, planting and program elements. Include additional graphics and precedent images that focus on the external and internal streetscapes, entry plaza at the intersection, and outdoor amenity spaces.

Tertiary Plan Comments

11. Consider aligning the south access road with the east-west future extension, as this will create a safer road network than the current jog proposed.
12. In order to reduce the number of curb cuts along Queen Street, plan for a future shared-use access agreement with the neighbouring property owner to the east for when that site develops.

Detailed Comments

13. In addition to PRE-2020-0060, include on the front cover the City file number OZS-2021-0008.
14. Include a 'List of Figures' along with the Table of Contents.

Transportation Planning Comments:

Devang Patel, Transportation Planning Technician, Transportation Planning, has reviewed the Urban Design Brief, for the above mentioned application and has the following comments. Please contact Devang directly at Devang.Patel@brampton.ca with any further related inquiries.

1. **Section 2.1.1 Active Transportation** - This section of the Urban Design Brief should provide a fulsome description on the active transportation linkages, connections and circulation points within and surrounding the subject site. This description must include the identification of bike parking on-site, point of access/exit, cycling/pedestrian infrastructure, existing and proposed sidewalk widths/locations. This section should also include information on how the proposed development and surrounding neighborhood connections will enable active transportation modes of travel to local neighborhood amenities. For example, the future cycle track planned along Queen Street East (in accordance with the Region of Peel Long Term Cycling Network), the future multi-use path planned along

Bramlea Road, the existing Chinguacousy Recreational Trail and the existing bike lanes along Central Park Drive should be captured within this section. Also within the Active Transportation section include the following: 'The design layout of bicycle racks will be in accordance with the Association of Pedestrian and Bicycle Professionals (Bicycle Parking Guidelines, 2nd Edition)'.

2. **'Connections and Linkages Plan'** – a map is required (labeled 'Connections and Linkages Plan'. This plan would properly represent the items identified with the description, please include:
 - bicycle parking locations
 - points of access/exit
 - cycling and pedestrian circulation routes
 - cycling and pedestrian infrastructure (side walk and multi-use path locations)
 - transit stops
3. **Section 2.1.2 Transit** – similar to the description above for Active Transportation, an in-depth summary of the existing/proposed transit options and infrastructure/routes surrounding the subject site should be provided and additional commentary be provided relating to the importance of public transit for the site.
4. **Section 4 Sustainability Principles** – the fourth bullet should be relocated to Section 2.1.1 Active Transportation.
5. **Section 4 Sustainability Principles** – replace the "Pathways Master Plan" reference made in the third bullet with "Active Transportation Master Plan".
6. **Section 4 Sustainability Principles** – include the following sustainability principle, under Mobility: 'Provide access to the existing transit and active transportation network to encourage walking, cycling, and transit ridership, promoting a healthy lifestyle.'

Urban Design Comments:

1. **Section 2.1 Linkage, Connections, and Circulations** – improve the diagram to clearly demonstrate the circulation pathways for internal walkways, public sidewalks, mid-block connections, vehicular accesses, driveways, public transit stops, etc.

2. **Section 2.2 Landscape Plan** – provide a colored Landscape Plan.
3. **Section 2.2.1 Streetscape** – provide a colored Ground Floor Plan to demonstrate how active uses are allocated at grade to address the public streets and contribute to the animation of the streetscape.
4. **Section 2.2.1 Streetscape** – The development should preserve and create potential employment opportunities including retail, office, institutional and other employment uses. Provide flexible spaces on the lower level(s) of the proposed buildings for non-residential uses, especially for areas fronting onto public streets.
5. **Section 2.23 Parking** - eliminate the surface parking spaces and utilize at-grade surface area on site for outdoor amenity area and landscape space that is easily accessible for users of all ages.
6. **Section 3 Built-Form** - Concept drawings, coloured building elevations, renderings, and/or precedent design images should be provided to demonstrate the building design intents. In addition, at the high-level, provide information for the use of cladding materials.
7. **Section 3 Built-Form** - Indicate the maximum floor plate area for the high-rise towers. In general, the floor plate area for high-rise towers should be no more than 800m².
8. **Section 3 Built-Form** - Indicate minimum ground floor height. In general, the minimum ground floor height for retail and commercial units should be 6 meters.
9. **Section 3 Built-Form** - provide a prominent main entrance(s) at grade level that is highly visible and directly accessible from public sidewalks along Queen Street and King Cross Road.
10. Public art opportunities should be identified in the design of public spaces and the overall development to add character and identity.
11. At the high-level, indicate the locations of transformers. Explore the opportunities of having the transformers located underground.

Best Regards,

Andy Xu Yao Huang

PMP, M.Arch, BCIN, MRAIC

Urban Designer, Urban Design

Planning, Building, & Economic Development Department

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The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at opreview@brampton.ca.

COMMENTS & CONDITIONS MEMO

Date: April 21, 2021

File: OZS-2021-0008

To: Daniel Watchorn, Development Services Division

From: Jaskiran Kaur Bajwa, Park Planning & Development

Subject: **REQUIREMENTS FOR Application to Amend the Zoning By-Law**
(To permit 704 residential units in two high rise connected 5 storey podium)
Conditions from the Park Planning & Development Section

Consultant: **WESTON CONSULTING- PLANING + URBAN DESIGN.**

Applicant: **MARTINWAY BRAMALEA PROJECT INC.**

Location: 1685 Queen Street East.
Circulation Date: March 31, 2021
Ward: 7

In response to the Accela circulation of the above noted Zoning By-Law Amendment dated March 31, 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 (and/or) OPA APPROVAL**Tableland Vegetation:**

4. Prior to By-Law Approval, a **Tree Evaluation Report** will be provided completed in accordance with the City's [Tableland Tree Assessment Guidelines](#) and to the satisfaction of the City.

N.B. The Owner 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 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.

Tableland Tree Compensation:

1. The Owner shall provide restoration planting drawings detailing compensation plantings for table land trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards outlined in the City's *Tableland Tree Assessment Guidelines*. Compensation plantings shall be provided by the Owner at no cost to the City.

C. PRIOR TO BUILDING PERMIT ISSUANCE

Parkland Dedication:

1. 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.

D. GENERAL COMMENTS

1. 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):
J. Mete, R. da Cunha, W. Kuemmling, D. Quinn.

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