

## **APPENDIX 9 – RESULTS OF APPLICATION CIRCULATION**

**Consolidated Comment Report**

**Date:** October 13, 2021

**File:** OZS-2021-0030

**Applicant/Owner:** IBI Group / 2338770 Ontario Inc. - Regional Municipality of Peel

**Location:** 5 Rutherford Rd South

**Proposal:** To permit the conversion of an existing hotel building into a residential building consisting of 67 affordable housing units.

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: Himanshu Katyal, (905) 874-3359 or Himanshu.Katyal@brampton.ca.

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**Development Review:** Himanshu Katyal - himanshu.katyal@brampton.ca**Comments:**

There are no issues to comment on at this time. Any further changes to the concept plan will require further review.

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

Staff reviewed the Detail Environmental Noise Assessment, Revision 2, prepared by R.J. Burnside & Associates and find it capable of supporting OPA & ZBL clearance.

**Open Space Development Review:** Corrie Daneliak - corrie.daneliak@brampton.ca**Conditions:**

None

**Comments:**

The required tree compensation as outlined in the tree evaluation report and additional landscape guidelines requirements have not been met but can be deferred until the site plan submission stage. Therefore, there are no further comments at this time.

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

1. A Traffic Study (TIS) is not required.

2. Prior to the release of approved site plans 6.1m, along the entire southerly property line, is to be conveyed to the City of Brampton as future municipal right-of-way.
  - a. An encroachment agreement can be established until the new east-west road, or a portion thereof, is provided.
  - b. An additional land conveyance for intersection daylighting (10m x 10m daylight triangle) at the Rutherford Road limit will also be required.
3. Prior to the release of approved site plans the applicant shall gratuitously convey to the City of Brampton an approximate 1.0 metre road allowance widening along the entire Rutherford Road frontage, towards the ultimate right of way designation of 30.0 metres or 15.0 metres from the centreline of the right-of-way. In order to avoid delays, the applicant shall provide a draft reference plan, prepared by an Ontario Land Surveyor, for approval by the Transportation Section and the Corporate Services Department accompanied by the following documentation:
  - a. The draft reference plan.
  - b. A second drawing of the draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting a separate part(s) where the land is to be conveyed.
  - c. A memorandum to the Transportation Division setting out (describing) the part(s) on the draft reference plan and copied to the Legal Services Division.
  - d. Upon approval of the Draft Reference Plan by the City's Transportation Division, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel; and
  - e. Deposited copies are to be provided to the Transportation Division and the Legal Services Division.
4. Parking is to adhere with city zoning requirements.
5. The site plan requires access dimensions. Items such as this can be addressed through the site plan application process.

**Date:** August 17, 2021  
**To:** Himanshu Katyal  
**From:** Reshma Fazlullah  
**Subject:** Phase One and Two Environmental Site Assessment, 5 Rutherford South, Brampton  
**File:** OZS-2021-0030

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**Submission:**

- Phase One Environmental Site Assessment, 5 Rutherford South, Brampton, Ontario, prepared by WSP Canada Inc., dated July 14, 2021.
- Phase Two Environmental Site Assessment, 5 Rutherford South, Brampton, Ontario, prepared by WSP Canada Inc., dated July 14, 2021.

**Comments:**

Staff have reviewed the above-noted reports in support of a development proposal consisting of residential uses (affordable housing units) on the subject property.

The Phase One Environmental Site Assessment (ESA) conducted on the subject property identified several Potentially Contaminating Activities (PCA) on site and in the vicinity, contributing to Areas of Potential Environmental Concern (APECs) 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 no 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 residential/parkland/institutional property use) were found, for select parameters in the soil and groundwater samples analyzed.

**Comments:**

Given the preceding, staff provide clearance with respect to the ZBA/OPA, subject to the following conditions:

1. A Record of Site Condition (RSC) must be filed with the Ministry of Environment, Conservation and Parks (MECP), prior to registration of the plan and a copy be provided to the City.
2. Copies of final ESA reports supporting the RSC must be provided to the City.

**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](mailto:reshma.fazlullah@brampton.ca)

## Public Works

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

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

September 1, 2021

Himanshu Katyal  
Planner I  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Himanshu.Katyal@brampton.ca](mailto:Himanshu.Katyal@brampton.ca)

**RE:      Region of Peel Comments  
Rezoning Application  
5 Rutherford Road South  
2338770 Ontario Inc.  
OZS-2021-0030  
Regional File: RZ-21-030B**

Dear Mr. Katyal,

Region of Peel staff have reviewed the first formal submission for the above noted rezoning application proposing to permit the conversion of an existing hotel building into a residential building consisting of 67 affordable housing units and are pleased to offer Regional clearance based on the following:

### **Prior to Rezoning Approval:**

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

#### **Site Servicing Requirements**

- The Region is in receipt of the servicing brief (dated April 29, 2021) which confirms there is adequate water and wastewater capacity to support the proposal.

#### **Waste Management Requirements**

- The Region has reviewed the concept plan (dated July 20, 2021) and find the access route and waste collection area satisfactory.

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

## Katyal, Himanshu

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2021/08/13 1:59 PM  
**To:** Katyal, Himanshu  
**Subject:** [EXTERNAL]RE: [OZS-2020-0030] Notice of Application and Request for Comments: DUE AUG 30/2021

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

Rogers Communications Canada Inc, has no objections.

Thank you

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

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** 12-Aug-21 6:26 PM  
**To:** Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; DaveA.Robinson@alectrautilities.com; christopher.fearon@canadapost.ca; circulations@wsp.com; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>  
**Cc:** Katyal, Himanshu <Himanshu.Katyal@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail@brampton.ca>  
**Subject:** [OZS-2020-0030] Notice of Application and Request for Comments: DUE AUG 30/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**.

An application for **5 Rutherford Road South** with an assigned file number of **OZS-2021-0030** was submitted to City of Brampton for review and the applicant submitted materials are made public on **BramPlan Online** for review.

Please review and provide your comments to the assigned planner, **Himanshu Katyal by August 30, 2021**

If you have any concerns please contact the assigned planner, Himanshu at [Himanshu.Katyal@brampton.ca](mailto:Himanshu.Katyal@brampton.ca)

## ***How to Access Applicant Submitted Documents***

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great evening!

***Shawntelle Trdoslavic***

**Development Services Clerk**

Planning, Building and Economic Development

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

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

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