

RESULTS OF CIRCULATION

Mahmood, Nasir

From: Heralall, Michael
Sent: 2020/01/09 2:16 PM
To: Mahmood, Nasir
Cc: Crozier, Carolyn
Subject: RE: C03W05.016 1061 and 1071 Queen St W - Place of Worship

Follow Up Flag: Follow up
Flag Status: Completed

Nasir:

We concur the Phase One ESA titled "Phase One Environmental Site Assessment", prepared by OHE Consultants and dated March 1, 2019 was prepared in general accordance with Ontario Regulation 153/04, save for the minor comment as follows:

- The conceptual site model described in Section 7(IV) does not have a corresponding figure provided that summarizes the narrative component including the inferred groundwater flow direction on a plan view of the area.

Given this is a ZBA, we do not need to review the report again and direct that the applicant be made aware that a Record of Site Condition will be required later in the development process before any construction is approved.

We do not have any comments on the geotech report.

Michael Heralall, P.Eng.
Senior Manager, Environment
City of Brampton
Engineering Division / Public Works & Engineering Dept.
2 Wellington Street West
Brampton, ON, L6Y 4R2
Telephone: 905-874-3585
Mobile:

From: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Sent: 2020/01/06 10:34 AM
To: Heralall, Michael <Michael.Heralall@brampton.ca>
Cc: Crozier, Carolyn <Carolyn.Crozier@brampton.ca>
Subject: RE: C03W05.016 1061 and 1071 Queen St W - Place of Worship
Importance: High

Hi Michael,
Kindly refer to my below email of Dec 16, and advise as soon as possible if you find the revised ESA Phase 1 and the Geotechnical Investigation to be in order. While we have already shared other staff comments on the revised proposal with the applicant, we would like to also provide your comments to the applicant to move the review process forward. Thanks.

Nasir Mahmood MCIP, RPP

Planner III, Planning & Development Services
City of Brampton, 2 Wellington St. W., ON L6Y 4R2
T: 905-874-2094 | TTY 905-874-2130
nasir.mahmood@brampton.ca | www.brampton.ca



From: Mahmood, Nasir
Sent: 2019/12/16 2:39 PM
To: Heralall, Michael <Michael.Heralall@brampton.ca>
Cc: Crozier, Carolyn <Carolyn.Crozier@brampton.ca>
Subject: C03W05.016 1061 and 1071 Queen St W - Place of Worship
Importance: High

Hi Michael,

Please refer to our circulation of the revised concept plan, Environmental Site Assessment Phase 1, and the Geotechnical Investigation on Nov 26 for your review and provision of comments by Dec 10. As we have not yet received your comments, we request you to kindly expedite your review and provide us with your comments by Dec 18, Wednesday.

Regards,

Nasir Mahmood MCIP, RPP
Planner III, Planning & Development Services
City of Brampton, 2 Wellington St. W., ON L6Y 4R2
T: 905-874-2094 | TTY 905-874-2130
nasir.mahmood@brampton.ca | www.brampton.ca



DATE: November 19, 2020

TO: Nasir Mahmood, Planner III;
Planning, Building & Economic Development Services

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

SUBJECT: Stage 1 and 2 Archaeological Assessment of 1061 & 1071 Queen Street West, Part of Lot 6, Concession 3 W.H.S, Geographic Township of Chinguacousy South, County of Peel, Now in the City of Brampton, Ontario.

Archaeological Assessment

Heritage staff have reviewed Stage 1 and 2 Archaeological Assessment report for the lands at 1061 & 1071 Queen St. W. prepared by AS&G Archaeological Consulting dated April 22, 2020 with PIF# P124-0020-2020. The report contained a copy of the MTCS Acceptance letter for Stage 1 & 2 Archaeological Assessment for 1061 & 1071 Queen Street West, Part of Lot 6, Concession 3 W.H.S, Geographic Township of Chinguacousy South, County of Peel, Now in the City of Brampton, Ontario.

The report identifies that a Stage 1 & 2 study for the subject lands were conducted and was recommended that that the lands are free of any further archaeological concerns.

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

Note: The Owner acknowledges and agrees that should any archaeological resources be discovered they may constitute a new archaeological site, and therefore be subject to Section 48 (1) of the Ontario Heritage Act. Upon the discovery of the archaeological resource(s) any alteration of the Lands must immediately be ceased, a licensed archaeologist shall be engaged to carry out the archaeological field work in compliance with Section 48 (1) of the Ontario Heritage Act, and the Policy Division (Heritage Section) of the City's Planning and Development Services Department shall be notified. The Owner acknowledges and agrees that the Funeral, Burial and Cremation Services Act, 2002 requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services. No further work will be permitted on the Lands until such permission, in the form of a written notice from the City is provided to the Owner. The Owner agrees that it

releases and forever discharges the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law, from any and all claims, demands, actions, cause of actions and other proceedings and any liability for damages, costs and expenses for or relating to any loss which the Owner may suffer arising out of, incidental to, or in connection with (a) an archaeological assessment(s) and/or field work that is inaccurate, incomplete, misleading or fraudulent; or (b) the issuance of any written notice from the Policy Division (Heritage Section) of the City's Planning and Development Services Department permitting the Owner to continue to work on the Lands; or (c) the period of time during which the Owner is not allowed to work on the Lands. The Owner further agrees to indemnify and forever save harmless the City, its elected officials, employees, agents and contractors, and any others for whom it is responsible at law from and against any claim, suit, demand, causes of action, and proceedings by whomsoever made or brought, in respect of any costs, expenses, loss, damage or injury including death as well as legal fees arising out of, incidental to or in connection with items (a), (b), or (c) listed immediately above.

Thank you,

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

Mahmood, Nasir

From: Colangelo, Mike
Sent: 2021/04/22 9:04 AM
To: Jack Radecki; 'D Arora'; Mahmood, Nasir
Cc: mandir2009@hotmail.com; 'Naresh Thakur'; anand@xceleratebusiness.com; 'Nick Miele'
Subject: Re: 1061 Queen Street West - Landscape comments by Mike
Attachments: Tableland_Tree_Assessment_Guidelines_20180101.pdf

Hi Jack & Devender:

I just need the TER report to clarify the following:

If there are healthy tableland trees being removed that fall within the compensation ratio's (see below chart), the report just needs to state how many compensation trees or cash-in-lieu required at the site plan stage.

Jack, feel free to call my cell at 416 806 1432 to clarify if needed.

Thanks; Mike

Tableland Tree Assessment Guidelines (Jan. 2018)

Tree Removal Compensation Ratio for Healthy Tableland Trees

DBH (cm)	Ratio
15-20	1:1
21-35	2:1
36-50	3:1
51-65	4:1
>65	5:1

To reduce the impact of the removal of mature trees to the urban tree canopy, compensation trees will be 70 mm dbh, unless otherwise approved by the City.

In order to be considered compensation, the proposed new trees must exceed the City's tree planting standards, to the satisfaction of the City:

City Tree Planting Standards	Tree Compensation
Required Street Trees	Additional Street Trees
Required Park Trees	Additional Park Trees
Required Buffer Planting	Additional Buffer Planting
Invasive Species Removal	Front Yard Trees
	Rear Yard Trees
	Natural Heritage Tree Planting

From: Jack Radecki <jackandali@sympatico.ca>
Sent: 2021/04/21 8:32 PM
To: 'D Arora' <deltaeng@hotmail.com>; Colangelo, Mike <Mike.Colangelo@brampton.ca>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: mandir2009@hotmail.com; 'Naresh Thakur' <naresh.aim@gmail.com>; anand@xceleratebusiness.com; 'Nick Miele' <nmiele@mhbcplan.com>
Subject: RE: [EXTERNAL]Re: 1061 Queen Street West - Landscape comments by Mike

Not sure what you need then

From: D Arora <deltaeng@hotmail.com>
Sent: April 21, 2021 7:11 PM
To: Jack Radecki <jackandali@sympatico.ca>; 'Colangelo, Mike' <Mike.Colangelo@brampton.ca>; 'Mahmood, Nasir' <Nasir.Mahmood@brampton.ca>
Cc: mandir2009@hotmail.com; 'Naresh Thakur' <naresh.aim@gmail.com>; anand@xceleratebusiness.com; 'Nick Miele' <nmiele@mhbcplan.com>
Subject: RE: [EXTERNAL]Re: 1061 Queen Street West - Landscape comments by Mike

Hi Jack

This was tree no. 11 as per your 2019 report.

You had recommended that this maple Norway tree Needs “pruning, Conflicts with, site plan, Applv to remove”

Tree protection plan was provided by landscape architect and not included in your submission.

Perhaps, I wall ask landscape architect to provide the cost estimate and address the staff comment by Mike Colangelo.

Let me ask Mike to address this comment while he is looking after to address the other minor staff comments, if any

Note to Nick Miele:

I would request you to address the above staff comment in your report for cost estimate for the tree to be removed.

Thank you.

Devender (Dave) Arora, P. Eng.
728401 Ontario Limited
O/A Delta Engineering Services
P.O. Box 76725
1661 Denison Street
Markham ON L3R 0N5

Email: deltaeng@hotmail.com

Main Line & Cell: 416-410-2200
Land Line: 905-479-1600

From: [Jack Radecki](#)
Sent: April 21, 2021 5:36 PM
To: '[Colangelo, Mike](#)'; '[D Arora](#)'; '[Mahmood, Nasir](#)'
Cc: mandir2009@hotmail.com; '[Naresh Thakur](#)'; anand@xceleratebusiness.com
Subject: RE: [EXTERNAL]Re: 1061 Queen Street West - Landscape comments by Mike

To all

Is this to reference tree # 15 in my 2019 report – the 72 cm. DBH White Oak. At that time I recommended retention and provided a tree preservation plan. Please confirm before I make any addendums to my report?

Best jack radecki

From: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Sent: April 20, 2021 1:36 PM
To: D Arora <deltaeng@hotmail.com>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: mandir2009@hotmail.com; Naresh Thakur <naresh.aim@gmail.com>; anand@xceleratebusiness.com;
jackandali@sympatico.ca
Subject: RE: [EXTERNAL]Re: 1061 Queen Street West - Landscape comments by Mike

Hi, I included the guideline for you.

Check page 5 & 6, compensation ratios based on the size of tree(s) being removed. Cash-in-lieu is \$500.00 per tree to be paid at the site plan stage.

Your Arborist can add a paragraph in the report to close this item out.

Thanks; Mike

From: D Arora <deltaeng@hotmail.com>
Sent: 2021/04/20 1:29 PM
To: Colangelo, Mike <Mike.Colangelo@brampton.ca>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: mandir2009@hotmail.com; Naresh Thakur <naresh.aim@gmail.com>; anand@xceleratebusiness.com;
jackandali@sympatico.ca
Subject: [EXTERNAL]Re: 1061 Queen Street West - Landscape comments by Mike

Hi Mike

Regarding compensation , can you please provide me the guidelines - e.g. CTLA or replanting costs - apparently for one tree no 11 only at the North East corner so that arborist can include this in his updated report.

Thank you

Devender (Dave) Arora, P.Eng. Delta Engineering Services PO Box 76725 1661 Denison Street Markham, ON, L3R 0N5 Cell: 416 410 2200 Email: deltaeng@hotmail.com 50 years of indulgence & creavity in Engineering

From: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Sent: Tuesday, April 20, 2021 1:13:45 PM
To: D Arora <deltaeng@hotmail.com>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: mandir2009@hotmail.com <mandir2009@hotmail.com>; Naresh Thakur <naresh.aim@gmail.com>;
anand@xceleratebusiness.com <anand@xceleratebusiness.com>
Subject: RE: 1061 Queen Street West - Landscape comments by Mike

Hi Devender & Nasir;

Thanks for the phone call and yes, I am aware of the reduced landscape setbacks. As for the Arborist Report, I did include these comments in the site plan report. Please confirm they were received and will be addressed as a condition of rezoning.

C03W05.015 - Place of Worship (OPA ZBA)

Arborist Report Comments:

The Arborist report by Jack Radecki Consulting Arborist was originally done Oct 10, 2012 and updated November 12, 2019. The applicant will have to be update the report referencing the City's Tableland Tree Assessment Guidelines 2018. **The report is to identify cash-in-lieu compensation requirements for tree removals as a result of development and is to be updated and resubmitted for review prior to rezoning.**

Applicant is to respect any existing trees along the shared/ common property lines. *Any tree removals along a shared property line require written permission from the adjacent landowner prior to site plan approval.

Please email me the updated Arborist Report when complete.

Thanks; Mike

From: D Arora <deltaeng@hotmail.com>
Sent: 2021/04/20 1:00 PM
To: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: Colangelo, Mike <Mike.Colangelo@brampton.ca>; mandir2009@hotmail.com; Naresh Thakur <naresh.aim@gmail.com>; anand@xceleratebusiness.com
Subject: [EXTERNAL]1061 Queen Street West - Landscape comments by Mike

Hi Nasir

I had a phone conversation with Mike Colangelo.

Its our understanding that landscape comments have all been met for zoning amendment application. He is aware of reduced buffer strips which were discussed with his manager Werner.

Regarding compensation for the removal of trees, I suppose this would be dealt with at the site plan stage for which I would request some one in the city staff to provide us the information for compensation amount and for how many trees.

Please advise if our zoning amendment application has been cleared from the city's landscape staff. If any thing else is outstanding, please have Mike send me an email.

Thanking you.

Devender (Dave) Arora, P. Eng.
728401 Ontario Limited
O/A Delta Engineering Services
P.O. Box 76725
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Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Mahmood, Nasir

From: McIntyre, Scott
Sent: 2021/02/24 1:59 PM
To: Mahmood, Nasir
Subject: Comments (traffic) - C03W05.015, Place of Worship

Nasir,
Comments pertaining to the above noted application are summarized herein.

The minor TIS inquiries our office made were addressed and identified in the cover letter (Delta Engineering Feb 02, 2021) provided. Our office granted TIS approval in April 2020. Unless there are significant changes, which I do not see that there is, TIS clearance is granted.

- The attached site plan looks good. I have only a few comments that should be addressed. The applicant can contact me directly to sort out our site plan comments or wait until the site plan application process.

Site Plan comments

1. Site plan items can be addressed through the site plan application process and will not delay any rezoning approvals from our office.
2. The City and Region have similar access requirements. The site access is not dimensioned on the architectural drawings (Battaglia Architects Dec 13, 2020) that our group has been provided with. The site access is to adhere with city standard drawing #237.
 - a. Unless otherwise advised by the Region, the site requires 9.0m curb radius and 9.0m access width.
 - b. The site plan drawing currently indicates the sidewalk is to be depressed, whereas the municipal sidewalk is to be continuous through the site access as per city standard drawing #237.
3. Confirm and depict the 2.7m parking stall width required.

Regards,

Scott McIntyre

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

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

Please note I am currently working remotely due to building occupancy limits during COVID-19. For information on safety, closures and reopening, please visit www.brampton.ca/reopening
Please reach out to me between the business hours of 8:30 AM until 4:30 PM on weekdays.

Mahmood, Nasir

From: Debnath, Madhuparna
Sent: 2021/06/29 4:01 PM
To: Mahmood, Nasir
Cc: Colangelo, Mike; Cadete, Nelson
Subject: C03W05.015 - Place of Worship

Follow Up Flag: Follow up
Flag Status: Completed

Hello Nasir,
UD has no concerns about the rezoning of the Place of Worship.

Comments on the UDB will be provided once we receive comments from Open Space and Active Transportation.

I will be away on June 30th and July 2nd and hopefully Mike and Nelson will have their comments on the UDB by then.

Thanks,

Madhuparna Debnath

MUD, MRAIC, MCIP, RPP

Urban Designer, City Planning & Design

Planning, Building and Economic Development

City of Brampton | Tel: 905. 874. 2084 | Fax: 905. 874. 3819

E-mail: madhuparna.debnath@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.

Mahmood, Nasir

From: Debnath, Madhuparna
Sent: 2021/07/08 10:04 AM
To: Mahmood, Nasir
Cc: Colangelo, Mike; Cadete, Nelson
Subject: RE: C03W05.015 - Place of Worship

Hello Nasir,

Urban Design and Open Space has no further comments on the UDB. I will provide clearance on Accela too. We will deal with further details at the Site Plan application stage.

We haven't heard anything from Nelson yet. If he has any further comments he can send it directly to you.

Thanks,

Madhuparna Debnath

MUD, MRAIC, MCIP, RPP

Urban Designer, City Planning & Design

Planning, Building and Economic Development

City of Brampton | Tel: 905. 874. 2084 | Fax: 905. 874. 3819

E-mail: madhuparna.debnath@brampton.ca

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From: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Sent: 2021/07/07 10:33 PM
To: Debnath, Madhuparna <Madhuparna.Debnath@brampton.ca>
Cc: Colangelo, Mike <Mike.Colangelo@brampton.ca>; Cadete, Nelson <Nelson.Cadete@brampton.ca>
Subject: RE: C03W05.015 - Place of Worship
Importance: High

Hi Madhu,



Thanks for providing your below clearance for the zoning application. However, staff's consolidated comments on the UDB are still awaited. Kindly provide your clearance/comments via ACCELA as soon as possible, but not later than July 14.

Thanks.

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

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nasir.mahmood@brampton.ca | www.brampton.ca

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From: Debnath, Madhuparna <Madhuparna.Debnath@brampton.ca>

Sent: 2021/06/29 4:01 PM

To: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>

Cc: Colangelo, Mike <Mike.Colangelo@brampton.ca>; Cadete, Nelson <Nelson.Cadete@brampton.ca>

Subject: C03W05.015 - Place of Worship

Hello Nasir,

UD has no concerns about the rezoning of the Place of Worship.

Comments on the UDB will be provided once we receive comments from Open Space and Active Transportation.

I will be away on June 30th and July 2nd and hopefully Mike and Nelson will have their comments on the UDB by then.

Thanks,

Madhuparna Debnath

MUD, MRAIC, MCIP, RPP

Urban Designer, City Planning & Design

Planning, Building and Economic Development

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E-mail: madhuparna.debnath@brampton.ca

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