

Deibler, Nicholas

From: Trdoslavic, Shawntelle
Sent: 2021/09/13 2:42 PM
To: Deibler, Nicholas
Cc: BramPlanOnline_Automated
Subject: FW: EXTERNAL RE: [OZS-2021-0032] Notice of Application and Request for Comments: DUE AUG 27/2021

Follow Up Flag: Follow up
Flag Status: Completed

Hi Nicholas,

Please see below email regarding comments 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

Our Focus Is People 



From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/09/13 12:57 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0032] Notice of Application and Request for Comments: DUE AUG 27/2021

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. Inclusion.

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

Sent: Friday, August 6, 2021 10:50 AM

To: circulations@wsp.com; Municipal Planning <MunicipalPlanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@cscmonavenir.ca
Cc: Deibler, Nicholas <Nicholas.Deibler@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>
Subject: [External] [OZS-2021-0032] Notice of Application and Request for Comments: DUE AUG 27/2021

EXTERNAL: PLEASE PROCEED WITH CAUTION.

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 Morning,

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

An application for **209 Steeles Avenue West** with an assigned file number of **OZS-2021-0032** 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, **Nicholas Deibler by August 27, 2021**

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

How to Access Applicant Submitted Documents

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

Thanks and have a great weekend!

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: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/08/11 11:35 AM
To: Trdoslavic, Shawntelle; Deibler, Nicholas
Subject: [EXTERNAL]RE: [OZS-2021-0032] Notice of Application and Request for Comments: DUE AUG 27/2021

Follow Up Flag: Follow up
Flag Status: Flagged

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.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 6-Aug-21 10:50 AM
To: circulations@wsp.com; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; GTAW New Area <gtaw.newarea@rci.rogers.com>; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification@cscmonavenir.ca
Cc: Deibler, Nicholas <Nicholas.Deibler@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>
Subject: [OZS-2021-0032] Notice of Application and Request for Comments: DUE AUG 27/2021

Good Morning,

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

An application for **209 Steeles Avenue West** with an assigned file number of **OZS-2021-0032** 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, **Nicholas Deibler by August 27, 2021**

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

How to Access Applicant Submitted Documents

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

Thanks and have a great weekend!

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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This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel

August 18th, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Nicholas Deibler

Re: Application for Zoning by-Law Amendment – 209 Steeles Ave W. Blvd COB File: OZS-2021-0032

Dear Nicholas:

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for

Alectra Utilities Corporation

the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

August 11, 2021

Nicholas Deibler
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Deibler:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
i2 Developments Inc. – KLM Planning Partners Inc.
209 Steeles Avenue West
South side of Steeles Ave W, west of Hurontario St
File: OZS 2021-0032
City of Brampton – Ward 4**

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 a 40-storey building with 449 residential units which are anticipated to yield:

- 7 Junior Kindergarten to Grade 8 Students; and
- 6 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. Kevin	257	600	0
Secondary School	St. Augustine	968	1320	3

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)

August 31, 2021

Nicholas Deibler
Development Planner 1
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Deibler:

**RE: Application to Amend the Zoning By-law
To permit the development of a 40 storey high-rise apartment building
OZS-2021-0032
i2 Developments Inc. – KLM Planning Partners Inc.
209 Steeles Avenue West
Southeast corner of Steeles Avenue West and Malta Avenue
City of Brampton (Ward 4)**

The Peel District School Board has reviewed the above-noted application (449 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 8	Grade 9 to Grade 12
72	11

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Sir Winston Churchill P.S. (Kindergarten to Grade 8)	332	605	0
Brampton Centennial S.S. (Grade 9 to Grade 12)	1,355	1,380	0

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
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

October 5, 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
 209 Steeles Avenue West
 i2 Developments (Brampton) Inc.
 OZS-2021-0032
 Regional File: RZ-21-032B**

Dear Mr. Deibler,

Region of Peel staff have reviewed the first formal submission for the above noted rezoning application to permit a 40-storey mixed-use apartment building consisting of 449 residential units with commercial at grade 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.
- The Sustainability Assessment has reached a bronze threshold on the assessment. For further opportunities to enhance the score, we recommend the following:
 - Pedestrian connections from the proposed building to Steeles Avenue.
 - Secure short term bicycle parking for visitors.
 - Pedestrian amenities such as shading, benches, and pedestrian lighting in the open green spaces and pathways.

Prior to Rezoning Approval:

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

Regional Traffic Requirements

- Prior to rezoning approval, the Region will require a satisfactory Traffic Impact Study. The Region has reviewed the TIS (dated August 2020) prepared by Paradigm Transportation Solutions Limited and find the report satisfactory.

Site Servicing Requirements

- 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 June 2021) prepared by Schaeffers Consulting Engineers. The report is complete and has been sent for modelling. Detailed comments will be provided directly to the engineering consultant.
- Please include for review of the Functional Servicing Report the non-refundable 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 servicing technician will coordinate payment details and next steps to process payment.

Waste Management Requirements

- Through the associated rezoning application (Regional file no. OZ-20-028B) it was confirmed that the waste collection area for the phase 2 lands will be temporary and the permanent waste collection area will be included as part of this site.
- 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 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
 - Sufficient indoor storage for all bins and 10m² of bulky storage
 - Sufficient space at the collection point for the most bins (garbage or recycling, whichever is more) and 10m² of bulky storage.
 - 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:

Public Works

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

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, Shoring Drawings, 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.
- 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 Steeles Avenue West.
 - 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)

Regional Traffic Requirements

- All land conveyance requirements were conveyed through the previous subdivision application (Regional file no. 21T-14002B).
- As part of the previous site plan application for the adjacent phase 2 lands (Regional file no. SP-20-152B) it was confirmed that the easterly access onto Steeles Avenue will function solely as an emergency access. Additionally, the City and applicant confirmed that a boundary revision to the existing parcels through a future Part Lot Control application will be undertaken, and the engineering submission for this access will be reviewed through this site plan application.

Public Works

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

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

- Please include with the with the Site Servicing Submission the \$410 First Submission Application 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. Alternatively, payment can be made in person by VISA or Debit at our counter at 10 Peel Centre Drive, Suite B, 4th Floor. All fees may be subject to change on annual basis pending Council approval.
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- Fire protection approval from the local municipality is required prior to Site Servicing Approval.
- To accompany the servicing review, the supporting Mechanical Drawings are required prior to issuing site servicing approval.
- Provision(s) for the installation of the property line sanitary manhole and water valve and chamber must be made where parking structures abut property lines.
- For location of existing water and sanitary sewer infrastructure please contact Records at 905-791-7800 extension 7882 or by email at PWServiceRequests@peelregion.ca
- 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/>
- 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:

Public Works

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

<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,



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

Public Works

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

peelregion.ca

January 28, 2022

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
 209 Steeles Avenue West
 i2 Developments (Brampton) Inc.
 OZS-2021-0032
 Regional File: RZ-21-032B**

Dear Mr. Deibler,

Region of Peel staff have reviewed the second formal submission for the above noted rezoning application to permit a 40-storey mixed-use apartment building consisting of 449 residential units with commercial at grade and offer regional clearance based on the following:

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:

Site Servicing Requirements

- The Region of Peel will be a participant in the Site Plan Agreement. Prior to agreement execution the Region will require that the site plan agreement processing fee.
- The Region will be a party to the Site Plan agreement to ensure sanitary sewer infrastructure upgrades and capital project (19-2158) are completed and fully in service prior to the servicing approval of phase 3 of the development as outlined in the FSR.

Waste Management Requirements

- Through the associated rezoning application (Regional file no. OZ-20-028B) it was confirmed that the waste collection area for the phase 2 lands will be temporary and the permanent waste collection area will be addressed through the subsequent site plan process application.
- Prior to site plan approval the applicant shall submit a satisfactory Waste Collection Plan meeting that meets all applicable requirements for front end collection in the Waste Collection Design Standards Manual.

Previous notes to assist in the submission of subsequent development application can be referenced in earlier correspondence or can be provided upon request. We look forward to working with the City and Applicant in the future site plan application to address any outstanding matters of regional interest.

If you have any questions or concerns, please contact me (abiral.homagain@peelregion.ca) 905.791.7800 x8730) at your earliest convenience.

Yours truly,

A handwritten signature in black ink, appearing to read 'Abiral', with a stylized flourish at the end.

Abiral Homagain
Planner, Planning and Development Services
Region of Peel

Public Works

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