



Planning, Building and Economic Development Development Services

Consolidated Comment Report

Date: December 3, 2021

File: OZS-2021-0031

Applicant/Owner: City of Brampton Community Services

Location: 140 & 150 Howden Boulevard

Proposal: The proposal requests amendment to City Official Plan, Secondary Plan, and Zoning By-Law to allow for a Soccer field and a New Howden Recreation Centre. A part of the land swap arrangement between the City and the School Board the two sites will undergo ownership change and change to the property boundary.

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: Alex Sepe, Alex.Sepe@Brampton.ca, 905-874-3557.

Development Review		Not Cleared Comments
Alex Sepe - alex.sepe@brampton.ca		
Conditions		
Final Comments	<p>The following revisions are required to the Planning Justification Report (PJR):</p> <p>Section 5.0 Land Use Policies:</p> <ul style="list-style-type: none"> - Please include a section referencing the Planning Act (Section 2) - Provincial Policy Section shall be revised to include policies 1.1.1 (C,D,G), 1.1.2 and please properly number 1.1.3.2. - Growth plan shall be revised to includes the following policies, 2.2.1.2 (A, b, c, d), 2.2.1.4 (a,b,e,f,g). - Section 5.0 does not analyze, explain or justify policies pertaining to the Secondary plan, please include Secondary Plan policies. - Please provide the draft Official Plan Amendment and Zoning By-law Amendment as separate submission materials. <p>Draft Official Plan Amendment :</p> <ul style="list-style-type: none"> - 3.1.1 should be "Communities" not "Community" - Please revise the wording of section 3.2 should be written as "The document known as the Bramalea Secondary Plan area, being chapter 3 of part Two of the 2006 Official Plan of the City of Brampton as amended are further amended". <p>Draft Zoning By-law Amendment:</p>	

	<p>- City staff have consulted on the proposed holding provision and have agreed to not proceed with the holding provision (H). -Please remove all and any reference to the holding provision.</p> <p>The applicant has been advised that the Traffic Impact Study (TIS) and Functional Servicing Report (FSR) will be requirements of the Site Plan submission.</p> <p>The municipal address and the assigned City file number, as noted above, shall be clearly identified in the title block on all drawings, on the cover of all reports and referenced in all correspondence associated with this application. Details of the physical address that is proposed to be affixed to the applicable building is to be depicted on the architectural elevation drawings.</p> <p>Re-submission materials are to be titled "R1_XXXX" when uploaded to Bramplan online.</p> <p>Staff have reviewed the submitted Sustainability Summary and confirm that the application achieves all the identified metrics and targets under our purview.</p> <p>The Applicant is advised that the application may be closed due to inactivity if the Applicant has not responded to requests from staff to provide required information within a six (6) month period. If the Planning, Building and Economic Development Department does not receive a response sufficient to maintain application process and file activity from the Applicant within this time period, staff will not be in a position to properly asses the planning merits of the application within the legislative timelines and will recommend refusal of the application to City Council.</p> <p>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.</p>
Accessibility Review	
Shant Goswami - shant.goswami@brampton.ca	
<i>Conditions</i>	<p>- No comments regarding the proposed amendments or changes to the property boundary</p> <p>- Any future design/construction work will require an accessibility review and approval, can be recirculated back to Shant Goswami for review.</p>
<i>Final Comments</i>	
Building Review	
Anthony Magnone - anthony.magnone@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	<p>Building Comments</p> <ul style="list-style-type: none"> • The applicant/owner to provide a copy of the final version of the geotechnical report, signed and sealed by the QP, at time of permit application. • The applicant owner must obtain a demolition permit to remove any existing buildings on the site.

	<ul style="list-style-type: none"> • All mandatory inspections for any issued permits must be passed and the permit be closed. • Any other building code comments will be addressed during the site plan approval application. <p>Plumbing Comments</p> <ul style="list-style-type: none"> • Any plumbing comments will be addressed during the site plan approval application.
Capital Works Review	
Ricardo Scattolon - ricardo.scattolon@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.
Development Engineering Review	
Olti Mertiri - olti.mertiri@brampton.ca	
<i>Conditions</i>	N/A
<i>Final Comments</i>	No Comments
Environmental Engineering Review	
Donna Sanders - donna.sanders@brampton.ca	
<i>Conditions - ESA</i>	
<i>Conditions - FSR</i>	
<i>Final Comments - FSR</i>	An FSR is not required for 140 Howden Blvd works, however, an FSR must be submitted with the application to lift the Holding Provision on 150 Howden Blvd.
Heritage Review	
Shelby Swinfield - shelby.swinfield@brampton.ca	
<i>Conditions</i>	<p>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</p>

	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.
<i>Final Comments</i>	Staff have received the required Provincial clearance and have no further comments. Standard conditions are provided.
Initial GIS Update Cleared	
Chris Kovac - chris.kovac@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	
Noise Review Cleared	
Daniel Tang - daniel.tang@brampton.ca	
<i>Conditions</i>	No Noise Requirement.
<i>Final Comments</i>	No Noise Requirement.
Open Space Development Review Cleared	
Werner Kuemmling - werner.kuemmling@brampton.ca	
<i>Conditions</i>	None
<i>Final Comments</i>	Open Space Development has no comments on the re-zoning. Site-specific comments will be provided at the site plan review.
Park Planning Review Cleared	
Jaskiran Bajwa - jaskiran.bajwa@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	No comments.
Planning Environment Review Cleared	
Pam Cooper - pam.cooper@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	Environmental Planning comments uploaded to document library
Plumbing Review Cleared	
Anthony Magnone - anthony.magnone@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	Any comments will be provided during the site plan approval review.
Sign Review Cleared	
Ross Campbell - ross.campbell@brampton.ca	
<i>Conditions</i>	-
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the proposal may require further review.
Traffic Services Review Not Cleared Comments	
Scott McIntyre - scott.mcintyre@brampton.ca	
<i>Conditions</i>	
<i>Final Comments</i>	1. As you can see from the email response below, our office suggested in 2019 that this application include a traffic study (TIS). However, I am unable to find a traffic study within the submitted documents.

	<p>a. Our preference is for a TIS to be provided and approved prior to rezoning.</p> <p>b. We can consider reviewing the TIS through the site plan application process. But this is not typical, and not preferred.</p> <p>2. A proper site plan is required for our review. The attached conceptual site plan is not reviewable.</p> <p>a. The site plan is to adhere with the city's Site Plan Review User Guide. To that point, the site plan is to depict and include the neighbouring municipal right-of-way, lane configurations, pavement markings, utility locations adjacent and opposing accesses.</p> <p>3. As discussed in 2019, (and verified within the attached email) the site access should be aligned with the westerly limit of Horton Crescent. As per the attached conceptual image, the site access is not aligned. The access is offset to the Horton Crescent intersection, which results in traffic conflicts, safety issues and operational concerns.</p> <p>a. Site access lane configuration would also be required to align with the existing Horton's Crescent (westerly leg) lane configuration. (i.e. – through lanes should align)</p> <p>4. Site access dimensions, parking stalls, and internal traffic aisles are to adhere with city standard drawings. (i.e. - Drawing #237 for accesses).</p> <p>5. Are any easements required? If yes, these are to be stipulated, and draft reference plans are to be prepared and provided to our office for review.</p> <p>a. A second drawing overlaying any draft reference plans onto site plans would also be required.</p> <p>From: Monaghan, David <David.Monaghan@brampton.ca> Sent: 2019/04/10 3:45 PM To: Sondic, Jeffrey <Jeffrey.Sondic@brampton.ca>; McIntyre, Scott <Scott.McIntyre@brampton.ca> Cc: Reid, Nicola <Nicola.Reid@brampton.ca> Subject: RE: Preliminary Access Inquiry - City Capital Project (New Relocated Recreation Centre)</p> <p>It would be beneficial to include a TIS in your RFP.</p> <p>David Monaghan Supervisor, Traffic Planning Public Works and Engineering City of Brampton T: 905.874.2591 F: 905.874.2599 C: 416.806.0860 1975 Williams Parkway, Brampton, ON L6S 6E5</p>
Transit Review Cleared Michelle Lui - michelle.lui@brampton.ca	
<i>Conditions</i>	None.
<i>Final Comments</i>	Brampton Transit acknowledges that this application is for an Official Plan, Secondary Plan and Zoning Amendment. The following comments shall be addressed during the Site Plan Application: There is an existing bus stop and passenger amenities in proximity to the proposed development on Howden Blvd. The applicant shall depict this infrastructure on a revised site plan. At the Site Plan stage, improvements to the existing bus stop and passenger amenities may be required.
Urban Design Review Cleared Andy Huang - andy.huang@brampton.ca	

<p><i>Conditions</i></p>	<p>General Requirements 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 development should be reviewed by the Urban Design Review Panel. For more information, please see link at https://www.brampton.ca/EN/Business/planning-development/urban-design/Documents/Terms-of-Reference-UDRP-City-of-Brampton.pdf</p> <p>General Comments The redevelopment of the recreation center is a great opportunity for place-making and identity creation. The architectural design of the building demands special considerations to anchor the location as a landmark in the area.</p> <p>Generally, buildings shall be located close to the street line to reinforce the street edge and shall have prominent main entrances along the street edge at grade level to create strong pedestrian activity zones and active city streetscapes.</p> <p>Public art opportunities should be identified in the design of public spaces and the overall development to add character and identity.</p> <p>The location and site planning of the recreation center shall reinforce the continuity of the open space network within the entire community plan. The development should preserve and enhance the existing 25m wide north-south greenway along the west property line. Driveways and parking spaces should not be located within the greenway.</p> <p>Utilize at-grade surface area on-site for outdoor amenity area and landscape space. The surface area dedicated for driveways, drop-off and pick-up areas, and parking spaces should be minimized. Explore the opportunities of locating the parking spaces underground and/or to have shared surface parking spaces with the adjacent school.</p> <p>Provide a network of well-connected amenity areas, courtyards and green spaces, and natural features that provide a variety of interesting experiences to residents and visitors alike.</p> <p>Explore the opportunities of removing the property fences between the recreation center and the adjacent school to have a seamless transition of open spaces between the two properties.</p> <p>Provide convenient, comfortable and safe pedestrian movement both to the site and within it. Use different paving materials to highlight pedestrian precincts and crosswalks.</p> <p>Garbage and loading area should be integrated within the building structure, and shall not face any public street or view.</p> <p>Transformers and utility metres should be located away and screened from public views and pedestrian routes.</p>
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<p><i>Final Comments</i></p>	<p>General Requirements 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 development should be reviewed by the Urban Design Review Panel. For more information, please see link at https://www.brampton.ca/EN/Business/planning-development/urban-design/Documents/Terms-of-Reference-UDRP-City-of-Brampton.pdf</p> <p>General Comments The redevelopment of the recreation center is a great opportunity for place-making and identity creation. The architectural design of the building demands special considerations to anchor the location as a landmark in the area.</p> <p>Generally, buildings shall be located close to the street line to reinforce the street edge and shall have prominent main entrances along the street edge at grade level to create strong pedestrian activity zones and active city streetscapes.</p> <p>Public art opportunities should be identified in the design of public spaces and the overall development to add character and identity.</p> <p>The location and site planning of the recreation center shall reinforce the continuity of the open space network within the entire community plan. The development should preserve and enhance the existing 25m wide north-south greenway along the west property line. Driveways and parking spaces should not be located within the greenway.</p> <p>Utilize at-grade surface area on-site for outdoor amenity area and landscape space. The surface area dedicated for driveways, drop-off and pick-up areas, and parking spaces should be minimized. Explore the opportunities of locating the parking spaces underground and/or to have shared surface parking spaces with the adjacent school.</p> <p>Provide a network of well-connected amenity areas, courtyards and green spaces, and natural features that provide a variety of interesting experiences to residents and visitors alike.</p> <p>Explore the opportunities of removing the property fences between the recreation center and the adjacent school to have a seamless transition of open spaces between the two properties.</p> <p>Provide convenient, comfortable and safe pedestrian movement both to the site and within it. Use different paving materials to highlight pedestrian precincts and crosswalks.</p> <p>Garbage and loading area should be integrated within the building structure, and shall not face any public street or view.</p> <p>Transformers and utility metres should be located away and screened from public views and pedestrian routes.</p>
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Zoning Review**Cleared**

Elizabeth Corazzola - elizabeth.corazzola@brampton.ca

<i>Conditions</i>	None
<i>Final Comments</i>	The Draft Zoning 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.

Consolidated Comment Report**Date:** April 1, 2022**File:** OZS-2021-0031**Applicant/Owner:** Jaskiran Bajwa / City Of Brampton**Location:** 140 Howden Blvd

Proposal: The proposal requests amendment to City Official Plan, Secondary Plan, and Zoning By-Law to allow for a Soccer field and a New Howden Recreation Centre. A part of the land swap arrangement between the Citys and the School Board the two sites will undergo ownership change and change to the property boundary.

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: Alex Sepe, () - or Alex.Sepe@brampton.ca.

Development Review		Cleared
Alex Sepe – alex.sepe@brampton.ca		
<i>Conditions</i>		
<i>Final Comments</i>	The applicant has been advised that the Traffic Impact Study (TIS) and Functional Servicing Report (FSR) will be requirements of the Site Plan submission.	
Environmental Engineering Review		Cleared
Donna Sanders - donna.sanders@brampton.ca		
<i>Conditions - ESA</i>		
<i>Conditions - FSR</i>		
<i>Final Comments</i>		
<i>Final Comments - ESA</i>	.	
<i>Final Comments - FSR</i>	A Functional Servicing Report is required to be submitted for review and approval with the site plan application.	

July 29, 2021

To Whom It May Concern,

I am writing on behalf of the Department of Consultation and Accommodation [DOCA], requesting information on a project within the Mississaugas of the Credit First Nation's [MCFN] treaty territory.

MCFN are an Aboriginal people within the meaning of section 35 of the *Constitution Act, 1982*. We have signed numerous treaties with the Crown, reaffirming our rights as the original owners of the lands in our territory and establishing Treaty rights over the same. Furthermore, we have un-surrendered Aboriginal title to the waters, beds of water, and foreshore within our territory. Our constitutionally protected rights give rise to specific legal obligations and duties which supersede policies and guidelines.

We are an Indigenous community as understood by the United Nations and our rights include those referenced in the United Nations Declaration on the Rights of Indigenous Peoples ("UNDRIP"). Article 11 of UNDRIP states that Indigenous peoples have "the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts..." In May, 2016, the Federal Government committed to adopting and implementing UNDRIP; therefore, the rights of Indigenous peoples outlined in it deserve renewed consideration and respect.

These lands have been the territory and home of MCFN and our ancestors for many generations. As such, there is significant potential for archaeological and other cultural resources of our people to be located during the archaeological fieldwork required for projects or development. Such resources are of critical importance to MCFN given the increasing urbanization and development of our territory that effectively whitewashes our past. Without our active participation and monitoring during archaeological fieldwork, our history stands to be lost forever. As the original stewards of these lands – and continuing owners of the waters – we have ongoing obligations to ensure the protection of our cultural and natural resources for future generations. This is our responsibility and our right.



DOCA has been notified that in a project information file was submitted to the Ministry of Heritage, Sport, Tourism, and Culture Industries for the following project:

PIF ID	114449
Project Name	140 & 150 Howden Blvd, Brampton, ON
Proponent Identified	Park Planning and Development, City of Brampton
Stage of Assessment	Stage 1
Licensee Name and Number	Tom Arnold (P006)

Please provide a summary of the history of this project and the current state of its associated environmental and archaeological fieldwork. If it is complete, please provide a summary of the preliminary results, followed by the draft report when available. If it is not yet complete, please provide the anticipated start date of fieldwork.

Please be aware that the development may have impacts on MCFN's treaty and aboriginal rights and MCFN has not been properly consulted on this project. Until a reasonable understanding has been reached between MCFN and the proponent regarding the project and our participation in it to ensure that the fieldwork is conducted in a respectful manner that protects our rights, we are of the opinion that any duty to consult over the project has not been met and all subsequent approvals relating to the project are subject to challenge on this basis.

Finally, we would like to take this opportunity to remind you that MCFN has its own *Standards and Guidelines for Archaeology*, which we expect that will be followed in our Territory. Additionally, DOCA requires that our Field Liaison Representatives participate in all environmental and archaeological fieldwork within the MCFN treaty territory, including Stages 2 through 4. **It is our expectation that no fieldwork will take place without the participation of our FLRs.** MCFN has an Aboriginal and Treaty Right to protect the environmental and our archaeological heritage and our FLRs are our boots on the ground to ensure our interests are protected. MCFN considers it disrespectful to our rights as Indigenous peoples if our natural and cultural heritage is interfered with without our involvement.

It is my hope that in light of the above considerations and with a renewed focus on reconciliation, we can navigate through these issues towards a relationship of respect, partnership, and mutual benefit. **Please provide the requested information by 4pm on August 13, 2021.**



Thank you.



Megan DeVries,
Archaeological Operations Supervisor

CC Mark LaForme, MCFN-DOCA (mark.laforme@mncfn.ca)
Ministry of Heritage, Sport, Tourism, and Culture Industries
(archaeology@ontario.ca)



DEPARTMENT OF CONSULTATION AND ACCOMMODATION

Mississaugas of the Credit First Nation
4065 Hwy #6, Hagersville, Ontario N0A 1H0



Phone: (905) 768-4260



Sepe, Alex

From: McIntyre, Scott
Sent: 2021/11/10 3:02 PM
To: Sepe, Alex
Subject: OZS-2021-0031 - 140/150 Howden Blvd - TIS

Follow Up Flag: Follow up
Flag Status: Flagged

Alex,
TIS at site plan stage is agreeable.

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.

From: Sepe, Alex <Alex.Sepe@brampton.ca>
Sent: 2021/11/10 9:56 AM
To: McIntyre, Scott <Scott.McIntyre@brampton.ca>
Subject: OZS-2021-0031 - 140/150 Howden Blvd - TIS

Hi Scott,


Hope all is well. Following up on your comments for this application.

I understand that your provided comments in 2019 requiring a TIS, and as I mentioned to you the comments for PRE-2021-0107 did not identify a TIS. The proposed recreation centre is permitted as of right by the City of Brampton zoning by-law (see [General Provisions 6.33.1](#)), the purpose of the zoning by-law amendment is to facilitate a land swap amongst the City of Brampton and Dufferin-Peel School Board (which an MOU has already been executed for). If there was no land swap, this application would not be subject to a zoning by-law amendment rather, it would go directly to Site Plan.

Given such, I wanted to confirm you are agreeable to receiving the TIS at the Site Plan stage?

Thanks,

Alex Sepe
Planner 1, Development Services
T: 905-874-3557 ext.43557
Planning, Building and Economic Development
City of Brampton

Our Focus Is People 

Public Works

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

peelregion.ca

November 10, 2021

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

**RE: Region of Peel Comments
 Official Plan Amendment and Rezoning Application
 140 and 150 Howden Boulevard
 Dufferin Peel RCSS Board
 OZS-2021-0031
 Regional File: OZ-21-031B**

Dear Mr. Sepe,

Region of Peel staff have reviewed the first formal submission for the above noted local official plan amendment and rezoning application to permit a soccer field and new recreation centre, and are pleased to offer Regional clearance based on the following:

Prior to Official Plan Amendment and Rezoning Approval:

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

Development Services Planning Requirements

- The Region understands that through this local official plan amendment and rezoning application, both 140 and 150 Howden Boulevard will be redesignated as there is an ongoing land swap arrangement between the City of Brampton and School Board to acquire both properties. It is also understood that a future site plan application will be filed with the City of Brampton to construct a new soccer field, with the remainder of the lands subject to a separate site plan application.
- The Region is agreeable to deferring review of technical studies and plans to all future site plan applications for the subject lands.

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

Sepe, Alex

From: Sanders, Donna
Sent: 2021/11/10 9:33 AM
To: Sepe, Alex
Subject: RE: [EXTERNAL]RE: OZS-2021-0031 - FSR Requirement for 140/150 Howden Blvd (Recreation Centre)

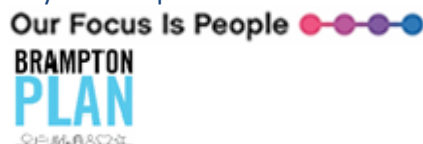
Thanks Alex.

From: Sepe, Alex <Alex.Sepe@brampton.ca>
Sent: 2021/11/10 9:29 AM
To: Sanders, Donna <Donna.Sanders@brampton.ca>
Subject: FW: [EXTERNAL]RE: OZS-2021-0031 - FSR Requirement for 140/150 Howden Blvd (Recreation Centre)

Hi Donna,

Hope all is well. Just so you are aware, the Region has agreed to review the FSR for 140/150 Howden at the Site Plan stage (see attached). Thanks!

Alex Sepe
Planner 1, Development Services
T: 905-874-3557 ext.43557
Planning, Building and Economic Development
City of Brampton



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

From: Martino, Alexander <alex.martino@peelregion.ca>
Sent: 2021/11/10 9:16 AM
To: Sepe, Alex <Alex.Sepe@brampton.ca>
Cc: Marczuk, Camila <camila.marczuk@peelregion.ca>; Meldrum, Megan <megan.meldrum@peelregion.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>
Subject: RE: [EXTERNAL]RE: OZS-2021-0031 - FSR Requirement for 140/150 Howden Blvd (Recreation Centre)

Hi Alex,

Not a problem see attached.

Have a good day,
Alex

From: Sepe, Alex <Alex.Sepe@brampton.ca>
Sent: November 9, 2021 3:42 PM

Sepe, Alex

From: Colleen Bonner <Colleen.Bonner@trca.ca>
Sent: 2021/12/03 10:00 AM
To: Sepe, Alex
Subject: RE: [EXTERNAL]RE: OZS-2021-0031-140- 150 Howden Boulevard Notice of Application and Request for Comments: DUE AUG 18/2021

Yes that is acceptable.

Regards,

Colleen Bonner, MES, RPP
Senior Planner | Development Planning and Permits
Development and Engineering Services

T: [\(416\) 661-6600](tel:(416)661-6600) ext. 5307
C: [\(416\) 543-0450](tel:(416)543-0450)
E: colleen.bonner@trca.ca
A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca

Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

*All digital submissions and documents can be submitted to the following e-mail addresses:
Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca
Enquiries/ applications within York Region municipalities – yorkplan@trca.ca*

We thank you for your cooperation as we respond to the current situation.



From: Sepe, Alex <Alex.Sepe@brampton.ca>
Sent: Friday, December 3, 2021 9:46 AM
To: Colleen Bonner <Colleen.Bonner@trca.ca>
Subject: RE: [EXTERNAL]RE: OZS-2021-0031-140- 150 Howden Boulevard Notice of Application and Request for Comments: DUE AUG 18/2021

Hi Colleen,

Thanks for your comments, regarding your comment requiring a SWM for the first 5mm for the site. The City and Region engineering staff will be taking the Functional Servicing Report at the Site Plan stage, are you agreeable to taking the SWM requirement at the Site Plan submission stage?

Thanks,

Alex Sepe
Planner 1, Development Services

T: 905-874-3557 ext.43557

Planning, Building and Economic Development

City of Brampton

Our Focus Is People 



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

From: Colleen Bonner <Colleen.Bonner@trca.ca>

Sent: 2021/08/31 4:12 PM

To: Sepe, Alex <Alex.Sepe@brampton.ca>

Subject: [EXTERNAL]RE: OZS-2021-0031-140- 150 Howden Boulevard Notice of Application and Request for Comments: DUE AUG 18/2021

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My apologies on the delay of comments it appears as I left my response in my 'drafts'.

The property is fully outside of TRCA's Regulated Area and would not require any permits from this office.

As part of TRCA's delegated review responsibilities during any Planning Act applications, we would be looking for the applicant to provide the following:

- A Stormwater Management Report and Water Balance demonstrating the first 5mm of water can be contained on site.

More information on our stormwater management criteria can be found at the following link:

<https://trca.ca/conservation/stormwater-management/understand/swm-criteria-2012/download>

I trust this is of assistance, please let me know if you have any questions or require anything further.

Colleen Bonner, MES, RPP

Senior Planner | Development Planning and Permits
Development and Engineering Services

T: (416) 661-6600 ext. 5307

C: (416) 543-0450

E: colleen.bonner@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca

Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.

All digital submissions and documents can be submitted to the following e-mail addresses:

Enquiries/ applications within Peel Region municipalities – peelplan@trca.ca

Enquiries/ applications within York Region municipalities – yorkplan@trca.ca

We thank you for your cooperation as we respond to the current situation.

August 18th, 2021

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

Re: Application for Zoning by-Law Amendment – 140-150 Howden Blvd COB File: OZS-2021-0031

Dear Alex:

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

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

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 10, 2021

Alex Sepe
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Sepe:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
140 & 150 Howden Blvd
North of Queen St E, east of Dixie Rd
File: OZS 2021-0031
City of Brampton – Ward 7**

The Dufferin-Peel Catholic District School Board (DPCDSB) has reviewed the above noted application and provides the following comments.

The proposed development is to accommodate a land swap based between the City of Brampton and DPCDSB. The proposed development is consistent with on-going discussions to permit a new playfield to be permitted accessory to an elementary school once the lands have been exchanged. The proposal represents good planning as it will benefit the community with a new community center and the school community with a new playfield.

The Board has no objection to the proposed amendments and requests to be notified of the decision of Council with respect to this proposed application.

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)

Sepe, Alex

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/08/11 3:53 PM
To: Sepe, Alex
Subject: [EXTERNAL]RE: [OZS-2021-0031] Notice of Application and Request for Comments: DUE AUG 18/2021

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Rogers Communications Canada Inc, has no objections.

From: Lawrence, Marsha <Marsha.Lawrence@brampton.ca>
Sent: 30-Jul-21 12:24 PM
To: Robert.Agostini@alecrautilities.com; Emily.Pelleja@alecrautilities.com; Gaurav.Rao@alecrautilities.com; Henry Gamboa <henry.gamboa@alecrautilities.com>; circulations@mmm.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; christopher.fearon@canadapost.ca
Cc: Lacoste, Simon <Simon.Lacoste@brampton.ca>; Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>
Subject: [OZS-2021-0031] Notice of Application and Request for Comments: DUE AUG 18/2021

Good Afternoon,

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

An application for **140- 150 Howden Boulevard** with an assigned file number of **OZS-2021-0031** 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, **Alex Sepe by August 18, 2021**
If you have any concerns please contact the assigned planner, Alex at Alex.Sepe@brampton.ca

How to Access Applicant Submitted Documents

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

Kind regards,
Marsha Lawrence
Development Services Clerk
Planning, Building and Economic Development
City of Brampton | 2 Wellington Street West | City Hall
E: Marsha.Lawrence@brampton.ca | T: 905.874.3546 | W: www.brampton.ca

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

Sepe, Alex

From: planification <planification@csvgiamonde.ca>
Sent: 2021/08/03 2:00 PM
To: Lawrence, Marsha
Cc: Sepe, Alex
Subject: [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0031] Notice of Application and Request for Comments: DUE AUG 18/2021

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

Good afternoon,

The Conseil scolaire Viamonde has no comments regarding the Official Plan and Zoning By-law Amendment application (File No. OZS-2021-0031) for lands located at 140-150 Howden Boulevard to permit a soccer field and a new Howden recreation centre.

Best regards and have a good 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 : Lawrence, Marsha <Marsha.Lawrence@brampton.ca>

Envoyé : 29 juillet 2021 09:03

À : Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; nicole.hanson@peelsb.com; suzanne.blakeman@peelsb.com; planification <planification@csvgiamonde.ca>; 'althaf.farouque@peelregion.ca'; 'afroz.hasan@peelregion.ca'; 'alex.martino@peelregion.ca'; 'cathann.olivethomas@peelregion.ca'; planninginfo@peelregion.ca; Adam Miller <Adam.Miller@trca.ca>; peelplan@trca.ca; Anthony.Syhlonyk@trca.ca

Cc : Sepe, Alex <Alex.Sepe@brampton.ca>; Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>

Objet : [EXTERNE] - [OZS-2021-0031] Notice of Application and Request for Comments: DUE AUG 18/2021

Good Afternoon,

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Please review and provide your comments to the assigned planner, **Alex Sepe by August 18, 2021**
If you have any concerns please contact the assigned planner, Alex at Alex.Sepe@brampton.ca

Sepe, Alex

From: Fleishman, Natalia
Sent: 2021/10/19 9:19 AM
To: Sepe, Alex
Subject: FW: [EXTERNAL]RE: PIF Notification - 140 & 150 Howden Blvd
Attachments: R0_Archaeological Assessment.pdf

Hi Alex,

Please see the response from the MCFN. No comments provided.

Regards,

Natalia Fleishman (she/her)
Interim Supervisor, Park Projects
Community Services
City of Brampton | 1975 Williams Parkway | Brampton, L6S 6E5
t: 905.874.2340 | m: 416.859.0372



Thank you for your message. 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

Stay healthy and safe!

From: Fawn Sault <Fawn.Sault@mncfn.ca>
Sent: 2021/10/18 3:38 PM
To: Fleishman, Natalia <Natalia.Fleishman@brampton.ca>
Subject: RE: [EXTERNAL]RE: PIF Notification - 140 & 150 Howden Blvd

Good Afternoon Natalia,

We have no concerns with the archaeological assessment. If there are any changes with your project please let us now.

Miigwech,

Fawn Sault (she/her)
A/Director of DOCA - Consultation Coordinator
Mississaugas of the Credit First Nation
4065 Hwy. 6, Hagersville, N0A 1H0
Website: <http://mncfn.ca/>
Ph: 905-768-4260
Cell:289-527-6580

From: Fleishman, Natalia <Natalia.Fleishman@brampton.ca>
Sent: Monday, October 18, 2021 1:25 PM
To: Fawn Sault <Fawn.Sault@mncfn.ca>
Subject: FW: [EXTERNAL]RE: PIF Notification - 140 & 150 Howden Blvd

Good afternoon Fawn,

Hope you are doing well!

Staff from the City of Brampton sent this Archaeological Assessment for Howden to Megan awhile ago. I assume they've sent to the wrong point person for review, so I'm forwarding this to you for guidance.

Regards,

Natalia Fleishman (she/her)
Interim Supervisor, Park Projects
Community Services
City of Brampton | 1975 Williams Parkway | Brampton, L6S 6E5
t: 905.874.2340 | m: 416.859.0372



Thank you for your message. 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

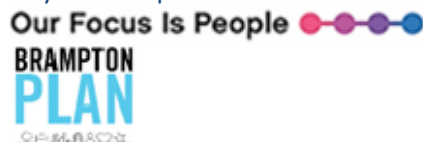
Stay healthy and safe!

From: Sepe, Alex <Alex.Sepe@brampton.ca>
Sent: 2021/10/14 3:15 PM
To: Fleishman, Natalia <Natalia.Fleishman@brampton.ca>
Subject: FW: [EXTERNAL]RE: PIF Notification - 140 & 150 Howden Blvd

Hi Natalia,

Please see attached.

Alex Sepe
Planner 1, Development Services
T: 905-874-3557 ext.43557
Planning, Building and Economic Development
City of Brampton



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

From: Sepe, Alex
Sent: 2021/08/26 5:24 PM

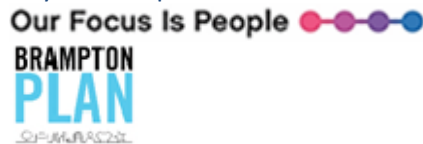
To: Megan DeVries <Megan.DeVries@mncfn.ca>
Cc: Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; archaeology@ontario.ca; Fawn Sault <Fawn.Sault@mncfn.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>
Subject: RE: [EXTERNAL]RE: PIF Notification - 140 & 150 Howden Blvd

Hi Megan,

I hope you are doing well. Please find the Stage 1 Archaeological Assessment attached. Should you have any question or require additional information please do not hesitate reaching out to me.

Thanks,

Alex Sepe
Planner 1, Development Services
T: 905-874-3557 ext.43557
Planning, Building and Economic Development
City of Brampton



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

From: Megan DeVries <Megan.DeVries@mncfn.ca>
Sent: 2021/08/16 9:15 AM
To: Ganesh, Steve <Steve.Ganesh@brampton.ca>
Cc: Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Sepe, Alex <Alex.Sepe@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; archaeology@ontario.ca; Fawn Sault <Fawn.Sault@mncfn.ca>
Subject: [EXTERNAL]RE: PIF Notification - 140 & 150 Howden Blvd

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Hi Steve,

Thank you for the email. I look forward to receiving the draft Stage 1 report for review when available.

In regards to the upcoming Archaeological Management Plan, MCFN looks forward to engagement on its development. Please reach out when this project is initiated to schedule a meeting with our team.

Best,
Megan.

Megan DeVries (she/her)
Archaeological Operations Supervisor



Department of Consultation and Accommodation (DOCA)

Mississaugas of the Credit First Nation (MCFN)

4065 Highway 6 North, Hagersville, ON N0A 1H0

Mobile: 289-527-2763

<http://www.mncfn.ca>

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From: Ganesh, Steve <Steve.Ganesh@brampton.ca>

Sent: Thursday, August 12, 2021 3:11 PM

To: Megan DeVries <Megan.DeVries@mncfn.ca>

Cc: Humble, Jeffrey <Jeffrey.Humble@brampton.ca>; Sepe, Alex <Alex.Sepe@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; archaeology@ontario.ca; Fawn Sault <Fawn.Sault@mncfn.ca>

Subject: PIF Notification - 140 & 150 Howden Blvd

Good Afternoon Megan:

I hope this email finds you well. As a follow-up to your email below the correspondence between you and Alex, dated August 3, 2020 (see attached), please find attached the City's response to your enquiry for information. We would be happy to arrange a meeting with you to further discuss.

Regards,
Steve

Steve Ganesh, MCIP, RPP
Manager, Development Services
Planning, Building and Economic Development
2021 United Way Vice-Chair
Direct Line: (647)624-8533
Office: (905)874-2089

Our Focus Is People 

I'm a proud supporter of the [United Way Greater Toronto](#)

From: Megan DeVries <Megan.DeVries@mncfn.ca>
To: tarnold tarnold <tarnold@sympatico.ca>; 311@brampton.ca <311@brampton.ca>
Cc: Fawn Sault <Fawn.Sault@mncfn.ca>; 'archaeology@ontario.ca' <archaeology@ontario.ca>
Sent: Thu, 29 Jul 2021 15:24:50 +0000
Subject: [EXTERNAL]PIF Notification - 140 & 150 Howden Blvd [InteractionID:9fe6184a-768d-4ad8-b00a-fd755e27ebf5]

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Good morning,

Please see the attached letter from the Mississaugas of the Credit First Nation regarding your upcoming archaeological assessment.

Regards,
Megan.

Megan DeVries (she/her)
Archaeological Operations Supervisor



Department of Consultation and Accommodation (DOCA)
Mississaugas of the Credit First Nation (MCFN)
4065 Highway 6 North, Hagersville, ON NOA 1H0
Mobile: 289-527-2763
<http://www.mncfn.ca>

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