

APPENDIX 11- Results of Application Circulation

Consolidated Comment Report

Date: November 24, 2021

File: OZS-2020-0004

Applicant/Owner: Alison Bucking, / Mattamy (Credit River) Limited

Location: 10201 Mississauga Rd

Proposal: The application proposes to re-zone the lands to a Site Specific Residential Townhouse and Open Space Zone to permit a range of residential uses including two-suite back-to back townhouse, back-to-back townhouse, half back townhouse and a 3-storey townhouse units and the creation of a 0.3 hectare park. Approximately 237 units are proposed. ZBA.

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: Yinzhou Xiao, (905) 874-2867 or Yinzhou.Xiao@brampton.ca.

Development Review: Yinzhou Xiao - yinzhou.xiao@brampton.ca

Final Comments:

1. Please make following changes to the Conceptual Concept Plan:

- add a note reads 'other lands owned by the applicant' on 'Phase 2' lands
- add a note at the Lagerfeld access indicating it will be a future permanent access
- include a legend showing all symbols on the drawing including the asterisks on dual frontage towns, the circle at the bottom right, and dashed lines
- include a key plan
- clearly indicate that Mississauga Access will be a temporary, right-in, right-out access

2. The visitor parking rate according to the City-wide Zoning Bylaw is 0.3 per unit. Please update the site stats.

3. The Phase 1 development should provide an access easement to the 'Heathwood lands' across from Mississauga Road. Please show future access easement on the drawing.

4. Prior to Zoning approval, satisfactory arrangement should be made with the City regarding the registration of Block 9 on the Draft Plan of Subdivision.

5. Prior to Zoning Approval, Block 51-1 Growth Management conditions that apply the subject lands should be fulfilled, including preparing a detailed Tertiary Plan. The Tertiary Plan can be a concept plan that includes Block 9

on the Draft Plan, the Region owned lands and the 'Heathwood Lands'. The Planning Justification Report will need to be revised to speak to how these conditions are addressed.

6. Prior to Zoning Approval, comments from the Region should be addressed regarding watermain looping and separate water and sewer services can be accommodated for different condo corporations, including the Heathwood developments.

7. The following comments are outstanding: Noise, Region of Peel. Comments will be forwarded once received.

Capital Works Review: Julia Zalecki - julia.zalecki@brampton.ca

Final Comments:

No comments

Development Engineering Review: Olti Mertiri - olti.mertiri@brampton.ca

Final Comments:

Prior to development engineering providing our clearance the FSR shall be approved

Environmental Engineering Review: Donna Sanders - donna.sanders@brampton.ca

Conditions - ESA:

Final Comments - FSR:

Please see attached FSR comments memo - R3_Comments_EnvEng_FSR.pdf

Open Space Development Review: Mike Colangelo - mike.colangelo@brampton.ca

Final Comments:

Open Space staff have received and approved the Tree Evaluation Report by P Kuntz.

Open Space staff have no further comments for the rezoning application at this stage.

Traffic Services Review: Adam Davidson - adam.davidson@brampton.ca

Conditions:

Prior to the enactment of the Zoning By-law the Owner shall make arrangements with the City of Brampton for the construction of Lagerfeld Road from Mississauga Road to Creditview Road.

Urban Design Review: Madhuparna Debnath - madhuparna.debnath@brampton.ca

Final Comments:

Regarding the 4th submission of the UDB;

Section 1.3-Site Plan and Development Vision-This doesn't indicate the access from Mississauga Road. Revise to show how the 1st phase can proceed. We now understand that Mattamy is introducing high density built form on the north west corner of the site. The UDB should be updated to capture that including the phasing plans and how access to the Heathwood property is to be provided in the interim.

Mike Colangelo from Open Space have the following comments;
Please clarify the following in the UDB:

- Vehicular access points for Phase 1 (Mississauga Rd and/ or Lagerfeld Dr)
- Vehicular access point under Mississauga Rd?
- How will the 'Future Development' parcels be Phased? What is the product? If a higher density residential product is anticipated, is a 2nd private amenity area needed?

Zoning Review: Elizabeth Corazzola - elizabeth.corazzola@brampton.ca

Final Comments:

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.

Date: October 26, 2021

To: Yin Xiao, Development Planner

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
KORSIAK URBAN PLANNING – Mattamy (Credit River) Limited
10201 Mississauga Road
File: OZS-2020-0004

Submission:

- Functional Servicing & Stormwater Management Report for Mattamy (Credit River) Limited prepared by Urbantech Consulting dated October 2021, and received October 13, 2021

Comments:

1. Continue coordination with EA Section pertaining to future Lagerfeld Drive to ensure appropriate land requirements, entrance location, and grading transitions; **Noted**
2. Continue coordination with Region of Peel pertaining to the future Mississauga Road works to finalize the entrance location and interim and ultimate grading. We defer to the Region of Peel for review and approval of the proposed entrance(s) and works adjacent to Mississauga Road; **Noted**
3. Continue coordination with CVC for headwall location, target release rates and water balance criteria and analysis. We defer to CVC for comments and approval of same; **CVC to review and approve Phase 1, Phase 2 and Region lands' preliminary release rates and proposed outlet locations per October 2021 FSR;**
4. 1) *Based on Section 3.4.3 Quantity and Erosion Control and Table 5 of the report, it is proposed to control stormwater discharge from the site for each storm event (ie. 2, 5, 10, 25, 50 and 100 year). Please provide preliminary supporting calculations and details of the stormwater quantity control method(s) proposed to achieve this;*
2) Report revised to eliminate quantity controls. We defer to the CVC for comment and approval of the quantity control proposal and release rates;
3) Addressed;
5. 1) *In the calculation of pre-existing flows on page 8, Block 9 and Pond HE-6B flows were taken into account. However, a portion of the lands south of Pond HE-6B are allowed to discharge directly to the NHS. The City defers to CVC for comment and approval of the subject site's release rates;*
2) Report revised to remove quantity controls;
3) We defer to the CVC for comment and approval of the proposed elimination of quantity controls for the subject site;

6. 1) *Section 2.2.1 Grading states that a 2% boulevard will be provided; however, cross section 3 shown on drawing 203 includes a reverse fall boulevard. Please revise accordingly;*
 - 2) Cross Sections drawing was removed. Please reinstate;
 - 3) **Cross section reinstated**

7. 1) *A retaining wall is proposed along the NHS side of the development. Please clarify who will be maintaining this structure. The retaining wall shall adhere to City of Brampton criteria located in the Site Plan manual;*
 - 2) Outstanding;
 - 3) **Private ownership**

8. 2) The sizing calculations for the proposed OGS in the appendix of the report utilizes 50% TSS removal. Please note that although the conservation authority credits an OGS unit for 50%, the City requires sizing for 80% TSS removal to ensure highest level of quality control is provided;
 - 3) **Outstanding. Please note that an OGS sized for 80% TSS removal is credited for 50% as that is the updated ETV effectiveness. This does not mean to size for 50% TSS removal which would provide even less results. The City requires the OGS to be sized for 80% TSS removal rate. Please revise;**

9. Page 9 of the report states that a safety factor of 2.5 was utilized in the design calculations for the LID requirements. However, the calculations in the appendix state a safety factor of 1. Please clarify; **Addressed**

10. For SWM-01 LID Design Calculations, the Bottom Area Required states “0”. Please verify; **Addressed**

11. The report indicates that “minor encroachment into the non-participating lands” is required. All incidents of encroachment onto lands not owned by the applicant must receive *written acknowledgement* from the adjacent landowner, at this stage of the application. Please provide a copy with the next submission; **Addressed**

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

cc. Maggie Liu
Olti Mertiri
Saleh Sebti, CVC

Date: August 31, 2021
To: Yinzhou Xiao
From: Reshma Fazlullah
Subject: Revised - Phase Two Environmental Site Assessment, 0 Mississauga Road, Brampton
File: OZS-2020-0004

Submission:

- Revised - Phase Two Environmental Site Assessment, 0 Mississauga Road (Block 9/Feedmill – 10201 Mississauga Road), Brampton, Ontario, prepared by DS Consultants Ltd., dated April 01, 2021, revised August 20, 2021.

Comments:

Upon review of the Phase One and Two ESA reports previously submitted, staff had issued a comments memo, dated May 20, 2021.

In response to the staff memo, the applicant's consultant has prepared a response matrix addressing the comments provided and submitted the above noted Phase Two ESA report, with revisions as per the comments provided. The consultant also noted that the project site is, currently in its second stage of Record of Site Condition submission with the Ministry of Environment Conservation and Parks (MECP) and stated that the final RSC will be provided to the City, once acknowledged.

The responses provided and the revisions made to the Phase Two ESA report are reasonable and acceptable, to the City.

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

1. A Record of Site Condition (RSC) must be filed with the Ministry of Environment, Conservation and Parks (MECP), prior to registration of the sub division and a copy be provided to the City.

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

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |
T: 416.848.5350 | E: reshma.fazlullah@brampton.ca

Xiao, Yinzhou

From: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: 2021/04/13 12:29 PM
To: Xiao, Yinzhou; Ian.MacPherson@mattamycorp.com
Cc: constance@korsiak.com; Shawn.Arndt@mattamycorp.com
Subject: [EXTERNAL][CN CAUTION MACRO]2021-04-12_CN_RES_10201 Mississauga Road and 0
Mississauga Road, Brampton ON (Mattamy)
Attachments: 210201 - Final application - Development Project Review.pdf; R1_Concept Plan.pdf; R1
_Composite Plan.pdf; 201_Grading Plans.pdf; 203_Grading Sections.pdf; 202_Grading
Plans.pdf

Hello Ian and Yinzhou,

Thank you for sending the attached documents and for your patience. It is noted that the subject site is located adjacent to CN's Main Line. CN has concerns of developing/densifying residential uses abutting our railway right-of-way. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. Please refer to CN's guidelines for the development of sensitive uses in proximity to railways. These guidelines have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

The following is what CN encourages the municipality to implement as conditions of an eventual project approval and my comments:

1. Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
2. The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
3. The Owner shall engage a consultant to undertake an analysis of noise (dwellings within 150 metres of the railway rights-of-way). At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
4. Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
5. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
6. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

7. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
8. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
9. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Comments:

1. The proposal offers a 30m set back from CN right of way to our satisfaction. The project also proposes a safety berm along CN property line 2.85m above the grade to our satisfaction.
2. An existing chain link fence is illustrated on the grade plan, however, I do not see any indications to its height and its condition. This information including the details of the safety berm and rear safety setback dimension line should ideally be illustrated on the project site plan. This will facilitate the drafting of the future development agreement when there is only one simplified site plan with all the necessary information as reference.
3. CN is presently reviewing the noise and vibration reports dated October 19th and 20th of 2020. I should receive comments from our engineering department within the next two weeks.
4. Same as above.
5. Apart grading plans, I did not find among the submitted documents a SWM report.
6. Our legal team will draft a development agreement once we receive the revised site plan mentioned in point 2 and the comments from our engineering department with regards to the SWM facility and the N&V reports. (same comment for points 7,8 and 9)

Thank you and don't hesitate to contact me for any questions.

Regards

Ashkan Matlabi, Urb. OUQ.

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca

T : 1-438-459-9190

1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)

From: Ian MacPherson <Ian.MacPherson@mattamycorp.com>
Sent: Monday, March 08, 2021 4:27 PM
To: Ashkan Matlabi <Ashkan.Matlabi@cn.ca>
Cc: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>; Constance Ratelle <constance@korsiak.com>; Roman Byskosz <Roman.Byskosz@mattamycorp.com>
Subject: 10201 Mississauga Road and 0 Mississauga Road, Brampton ON (Mattamy)

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

AVERTISSEMENT : ce courriel provient d'une source externe au CN : NE CLIQUEZ SUR AUCUN lien ou pièce jointe à moins de reconnaître l'expéditeur et d

Good day Ashkan,

Re: 10201 Mississauga Road and 0 Mississauga Road, Brampton ON (Mattamy)

Thank you for speaking with us today.

As discussed Mattamy is proceeding with a rezoning application in the City of Brampton for the above noted property address, City file OZS-2020-0004.

Can you provide the standard CN Conditions of Approval that are to be contained within the City's rezoning agreement.

For reference attached is the community location figure, concept figure and concept grading plans.

As requested I have cc'd our Municipal Planner:

Yinzhou Xiao, Planner

Yinzhou.Xiao@brampton.ca

Planning & Development Services

City of Brampton

Also copied is Constance Ratelle, our professional planning consultant and Roman Byskosz, Mattamy's Land Development Manager.

Please let us know if you have any additional questions or require additional information.

Regards,



Ian G. MacPherson, P.Eng
Vice President Land Development
c (416) 797-8967
Ian.MacPherson@mattamycorp.com

Mattamy Homes Canada
Greater Toronto East Division:
7880 Keele Street, Suite 400, Vaughan, ON L4K 4G7

Notice: This email is intended for use of the party to whom it is addressed and may contain confidential information. If you have received this email in error, please inform me and delete it. Thank you.

Date: August 31, 2021
To: Yinzhou Xiao
From: Reshma Fazlullah
Subject: Revised - Phase Two Environmental Site Assessment, 0 Mississauga Road, Brampton
File: OZS-2020-0004

Submission:

- Revised - Phase Two Environmental Site Assessment, 0 Mississauga Road (Block 9/Feedmill – 10201 Mississauga Road), Brampton, Ontario, prepared by DS Consultants Ltd., dated April 01, 2021, revised August 20, 2021.

Comments:

Upon review of the Phase One and Two ESA reports previously submitted, staff had issued a comments memo, dated May 20, 2021.

In response to the staff memo, the applicant's consultant has prepared a response matrix addressing the comments provided and submitted the above noted Phase Two ESA report, with revisions as per the comments provided. The consultant also noted that the project site is, currently in its second stage of Record of Site Condition submission with the Ministry of Environment Conservation and Parks (MECP) and stated that the final RSC will be provided to the City, once acknowledged.

The responses provided and the revisions made to the Phase Two ESA report are reasonable and acceptable, to the City.

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

1. A Record of Site Condition (RSC) must be filed with the Ministry of Environment, Conservation and Parks (MECP), prior to registration of the sub division and a copy be provided to the City.

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

Reshma Fazlullah

Environmental Engineering | Environment and Development Engineering |
T: 416.848.5350 | E: reshma.fazlullah@brampton.ca

Date: January 28, 2022

To: Yin Xiao, Development Planner

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
KORSIAK URBAN PLANNING – Mattamy (Credit River) Limited
10201 Mississauga Road

File: OZS-2020-0004

Submission:

- Functional Servicing & Stormwater Management Report for Mattamy (Credit River) Limited prepared by Urbantech Consulting dated January 2022, and received January 11, 2022

Comments:

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed therein.

However, the latest FSR is missing Drawing 203 – Grading Sections, as listed in the Table of Contents. Please have the applicant resubmit the above dated FSR and include the missing drawing.

As well, please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu
Olti Mertiri

COMMENTS & CONDITIONS MEMO

Date: October 26, 2020

File: OZS-2020-0004

To: Y. Xiao, Development Services Division

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL TOWNHOUSE DEVELOPMENT**
Application to Amend the Zoning By-Law
(To permit a range of residential uses including two-suite back-to-back townhouse, back-to-back townhouse, half back townhouse and 3-storey townhouse units and the creation of a 0.3 hectare park. Approximately 237 units are proposed.)
UPDATED Conditions from the Park Planning & Development Section

Consultant: **KORSIAK URBAN PLANNING**

Applicant: **MATTAMY (CREDIT RIVER) LTD.**

Location: Lagerfeld Drive Extension, east of Mississauga Road.
Circulation Date: October 26, 2020
Ward: 6

In response to the REVISED circulation of the above noted Zoning By-Law Amendment application dated October 26, 2020, the following represents a summation of conditions from the **Park Planning and Development Section** in the Parks Maintenance & Forestry Division – Community Services Department.

A. PRIOR TO BY-LAW (and/or) OPA APPROVAL

The following should be addressed prior to the execution of the Rezoning Agreement.

Requested Adjustments to Application:

1. NIL

B. PRIOR TO SITE PLAN APPROVAL

The following should be addressed prior to the execution of the Site Plan Agreement.

Hoarding of Natural Features

1. The Owner shall erect hoarding along the property boundary where the proposal abuts existing NHS lands and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Open Space Development Section, Public Works Department.

N.B. The hoarding is to be supplied, erected and maintained in good condition by the Owner at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.

Plan Requirements for all Public Lands:

2. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

Tableland Tree Compensation:

3. The Owner shall provide restoration planting drawings detailing compensation plantings for table land trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

C. PRIOR TO BUILDING PERMIT ISSUANCE

Parkland Dedication:

1. Prior to the issuance of building permits, the Owner will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. Details of the requirements shall be referenced in the Site Plan Agreement and the lands conveyed as a condition of development.

D. GENERAL COMMENTS

1. NIL

If you have any questions or require further clarification with respect to these comments, please contact the undersigned.

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
City of Brampton
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
S. Bodrug, R. da Cunha, W. Kuemmling, S. Wu, S. Kassaris

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

Public Works

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

peelregion.ca

April 1, 2022

Xinyue (Jenny) Li
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
xinyue.li@brampton.ca

**RE: Region of Peel Clearance
Rezoning Application
10201 Mississauga Road and 0 Mississauga Road
Mattamy (Credit River) Limited
OZS-2020-0004
Regional File: RZ-20-004B**

Dear Ms. Li,

Region of Peel staff have reviewed the fifth formal submission for the above noted rezoning application proposing to rezone the lands to permit 105 townhouse units and offer regional clearance based on the following:

Site Servicing Requirements

- The Region is in receipt of the revised FSR (dated January 2022) prepared by Urbantech. The Report satisfactorily demonstrates that there is adequate capacity for the change in use and have no objection for the recommendation report for the change in use. However, the FSR requires minor revision to address the following prior to Site Plan approval:
 - References to Heathwood drawings shall be removed from the Drawings and the content of the FSR shall be removed in respect to water and wastewater.

Waste Management Requirements

- The Concept Plan provided in this submission shows a satisfactory access route to facilitate Regional waste collection. As such all outstanding Regional waste requirements will be reviewed/approved through the associated site plan application (Regional file no. SP-20-190B).

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

Yours truly,



Abiral Homagain
Planner, Planning and Development Services
Region of Peel



**Credit Valley
Conservation**
inspired by nature

October 28, 2021

VIA EMAIL

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Yin Xiao

**Re: Application to Amend the Zoning By-law
City File OZS-2020-0004 (CVC File OZ 20/001)
0 & 10201 Mississauga Road
Part of Lot 11 & 12, Concession 4 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have had the opportunity to review the above-noted application and the following comments are provided for your consideration.

SITE CHARACTERISTICS:

The subject lands are adjacent to the natural heritage system identified through Mount Pleasant Block Plan 51-1. Based on information currently available in this office, this area is regulated due to Huttonville Creek and the associated floodplain and meander belt allowance, as well as wetland. The property may contain a portion of the regulated area based on the above-noted features and their associated allowances.

Ontario Regulation No. 160/06

Due to the features noted above, a portion of the proposed development is located within the Authority's Regulated Area. As such, the parcel is subject to CVC's Regulation of Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation No. 160/06). This regulation prohibits altering a watercourse or wetland, and prohibits development (e.g. new structures, additions, site grading) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion), and wetlands without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the proposed zoning by-law amendment only applies to the Phase 1 lands to enable development of 105 residential units with access off the proposed Lagerfeld Drive extension.

Further, it is our understanding that Phase 2 lands will be provided for review under a separate zoning by-law amendment application. Please note that CVC staff have not reviewed the proposed outfall location for Phase 2, and will be reviewing feasibility of any proposed development on the Phase 2 lands through a future zoning by-law amendment application.

COMMENTS:

This site is part of Mount Pleasant Block Plan 51-1, and was originally part of Draft Plan of Subdivision 21T-10022B. The Limit of Development adjacent to the Natural Heritage System (NHS) should reflect the block limits and setbacks established through the Block Plan 51-1 and Draft Plan of Subdivision 21T-10022B. It is our understanding that the property limits are outside the NHS previously established through the above applications.

Based on our review of the fourth submission, the revised Functional Servicing Report (FSR) and associated design drawings for Phase 1 (URBANTECH, October 2021) are generally acceptable. As noted above, CVC's review was scoped to the Phase 1 lands, and did not include review of the Phase 2 lands or Phase 2 outfall. CVC will review the feasibility of future development on the Phase 2 lands through a separate zoning by-law amendment application.

As such, CVC staff have **no objection** to the proposed Zoning by-law Amendment for the Phase 1 lands. We will review the detailed plans for Phase 1 lands (e.g. engineering detailed design, erosion and sediment control plans, NHS planting/restoration plans, etc.) through subsequent submissions for the Site Plan application (SPA-2020-0190), and will provide further comments at that time.

Please be advised that a permit from CVC pursuant to Ontario Regulation 160/06 will be required prior to any development proposed within the regulated area.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 325) should you have any further questions or concerns.

Kind regards,


Trisha Hughes
Planner

c.c. Alex Martino, Region of Peel
Constance Ratelle, Korsiak Urban Planning

Jade Consulting 411 Confederation Parkway Tel: (905) 660-2444
Acoustics Engineers Unit 19 Fax: (905) 660-4110
Inc. Concord, Ontario
L4K 0A8

March 1, 2022

CN
Community Planning and Development
935 de la Gauchetiere West, 15th Floor
Montreal, Quebec
H3B 2M9

Attention: Mr. Ashkan Mallabi/Ms. Saadia Jamil

VIA E-MAIL
ashkan.matlabi@cn.ca



Ladies and Gentlemen:

Re: Addendum #1 to Environmental Noise Feasibility Study
Peer Review
Proposed Residential Development
Mount Pleasant Block 9 – Phase 1
10201 Mississauga Road
City of Brampton
Our File: 21-066

As requested, Jade Acoustics Inc. has reviewed the *Addendum #1 to Environmental Noise Feasibility Study* dated November 3, 2021, prepared by Valcoustics Canada Ltd. on behalf of Mattamy Homes Limited.

This Addendum has been prepared to address Phase 1 of the development as well as respond to our peer review comments dated June 3, 2021.

The site is located near the northeast corner of Mississauga Road and the proposed Lagerfeld Drive extension in the City of Brampton. The CN Halton Subdivision (principal main line) is located immediately north of the proposed residential development, sharing a common property line with the subject site.

We have reviewed the noise report and Addendum with respect to noise/vibration issues related to rail traffic and CN. Other sources of noise/vibration have not been evaluated as part of this peer review. The CN, the Federation of Canadian Municipalities (FCM) and Railway Association of Canada (RAC) "Guidelines for New Development in Proximity to Railway Operations" (RAC/FCM guidelines) and the Ministry of the Environment, Conservation and Parks (MOE) guidelines have been used in this review. Only sources associated with CN have been reviewed. No original analyses have been conducted.

We find that the Addendum report and responses are acceptable. We do note one item that needs to be addressed.

Both the report and addendum, indicate that up to STC 41 windows are required for the worst case dwellings. As previously noted in the peer review letter, it is acknowledged that recommendations to modify the architectural plans are provided in order to lower the STC requirements. However, the window and exterior door glazing requirements should be addressed early in the design of the dwellings as modifications may be needed if STC 41 windows are not readily available. We generally agree with the requirement that test data for the windows, including frames, be provided as part of the building permit review; however, this test data may be needed prior to the review of building permit drawings as modifications to the dwelling units may be needed to meet the noise guidelines.



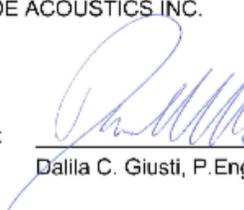
Conclusions/Recommendations

We find that the Addendum addresses our peer review comments. We caution that the windows/exterior door glazing should be reviewed early in the design of the dwelling units to ensure that the noise guidelines can be met.

Yours truly,

JADE ACOUSTICS INC.

Per:


Dalila C. Giusti, P.Eng.



February 11, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Yin Xiao

Re: Notice of Application and Request for Comments
Korsiak Urban Planning – Mattamy (Credit River) Limited
Mt Pleasant Blk 9 – 10201 Mississauga Road
City File Number: OZS-2020-0004
Alectra EP File: C2-74

Dear Yin,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s).

B) The owner/developer shall contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule. The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' Conditions of Service, as they must adhere to all the conditions.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions



CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

March 3, 2020

Xinzhou Xiao

Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**
Application for Site Plan Approval
8700443 CANADA INC
344 Main Street North
City File Number: **SPA-2020-0016**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

In order to provide mail service to this proposed 3-storey office building, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will provide its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the occupants of this project.
- ⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As per our National Delivery Policy, **street level residences and businesses will also receive mail delivery at centralized locations, not directly to their door.** Extra mail compartments should be provided to accommodate these units in the main mailbox panel. If these units are not part of the condominium corporation, a separate centralized mail receiving facility can be set up by the developer at an alternative location.

As the project nears completion, it is requested that the Developer contact me directly for a new Postal Code. The existing postal coding will not apply to the new development.

Sincerely,

Christopher Fearon
Delivery Services Officer – GTA
905-206-1247 ext 2027
christopher.fearon@canadapost.ca

Xiao, Yinzhou

From: Lindsey Baskerville <Lindsey.Baskerville@mattamycorp.com>
Sent: 2020/04/06 12:17 PM
To: Xiao, Yinzhou
Cc: Jarvis Lu
Subject: [EXTERNAL]FW: Mattamy Feedmill (OZS-2020-0004) Application Comments
Attachments: 5.0 Conceptual Site Plan_Mattamy MP Block 9.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Yin,

See below FYI.

Lindsey Baskerville
Project Manager, GTE Division
Mattamy Homes Canada
T (905) 907-8868 (direct). C (647)924-1683.
lindsey.baskerville@mattamycorp.com

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: April 1, 2020 3:51 PM
To: Lindsey Baskerville <Lindsey.Baskerville@mattamycorp.com>
Subject: FW: Mattamy Feedmill (OZS-2020-0004) Application Comments

Hello, we have no issues with zoning applications. I'm not sure who your contact is at the City of Brampton so please pass this along.

We are very behind in responding to circulations.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com
Safety. Integrity. Respect.

From: Darren Tavares <Darren.Tavares@enbridge.com>
Sent: Wednesday, April 1, 2020 11:44 AM
To: Municipal Planning <MunicipalPlanning@enbridge.com>
Subject: FW: Mattamy Feedmill (OZS-2020-0004) Application Comments

Good morning,

See below, Mattamy is following up on their previous request for comment in regards to their rezoning. Site plan is attached.

Regards,

Darren Tavares

Customer Connections

ENBRIDGE GAS INC.

TEL: 905-458-2133

www.enbridgegas.com | www.buildwithgas.com

Safety. Integrity. Respect.

From: Lindsey Baskerville [<mailto:Lindsey.Baskerville@mattamycorp.com>]
Sent: April 1, 2020 11:02 AM
To: Darren Tavares
Cc: Martino Gabra; Jarvis Lu
Subject: [External] Mattamy Feedmill (OZS-2020-0004) Application Comments

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.

Hi Darren,

I hope that you're staying well.

Just wanted to follow up on your rezoning comments with respect to our lands south of the CNR, east of Mississauga Rd.

Most comments have been received and the City is ready to issue the consolidated comment report, it would be appreciated if you could provide Enbridge's comments (if any) as soon as possible so that they can be addressed with our next submission.

Thank you,



Lindsey Baskerville
Project Manager, GTE Division
t (905)907-8868 (direct) c (647)924-1683
lindsey.baskerville@mattamycorp.com

Mattamy Homes Canada
Greater Toronto East Division
7880 Keele Street, Vaughan, ON L4K 4G7

Xiao, Yinzhou

From: Trdoslavic, Shawntelle
Sent: 2020/02/20 9:11 AM
To: Katyal, Himanshu
Cc: Xiao, Yinzhou; Crozier, Carolyn
Subject: FW: OZS-2020-0004 Notice of Application and Request for Comments - DUE FEB 29/20 (External)

FYI

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

Planning & Development Services Dept.

905.874.3453

shawntelle.trdoslavic@brampton.ca

From: Pedano, Vito <Vito.Pedano@peelpolice.ca>
Sent: 2020/02/20 8:59 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: RE: OZS-2020-0004 Notice of Application and Request for Comments - DUE FEB 29/20 (External)

Good morning. I have reviewed the application and I Have no comments regarding re zoning application. Thank you



VITO PEDANO #2105

Constable, Crime Prevention &
Community Engagement & Inclusion
Peel Regional Police
905-453-2121 ext. 4079, 2105@peelpolice.ca

PeelPolice.ca



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, February 11, 2020 2:42 PM
To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; alex.martino@peelregion.ca; Amaral, Patrick <patrick.amaral@peelregion.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Hughes, Trisha <trisha.hughes@cvc.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Vidovic, Branko <branko.vidovic@peelsb.com>; vlacoursiere@cscmonavenir.ca; planification@cscmonavenir.ca; proximity@cn.ca; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Pedano, Vito <Vito.Pedano@peelpolice.ca>
Cc: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>; Crozier, Carolyn <Carolyn.Crozier@brampton.ca>
Subject: OZS-2020-0004 Notice of Application and Request for Comments - DUE FEB 29/20 (External)

Good Afternoon,

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

If you have any concerns please **contact the assigned Planner**, Yin Xiao at Yin.Xiao@brampton.ca

Please note comments are due by February 29, 2020.

Thank you and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning & Development Services Dept.

905.874.3453

shawntelle.trdoslavic@brampton.ca

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

CONFIDENTIALITY NOTICE This e-mail transmission contains privileged and/or confidential information and the sender does not waive any related rights and obligations. The information is intended only for the use of the individual or entity named above. Any distribution, use or copying of this e-mail and any attachments or the information it contains by other than an intended recipient is unauthorized. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on or regarding the contents of the e-mail information is strictly prohibited. If you have received the e-mail in error, please notify the sender (by return e-mail or otherwise) immediately and delete all copies of the email together with any attachments. Peel Regional Police

=====

Xiao, Yinzhou

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/04/01 2:52 PM
To: Xiao, Yinzhou
Cc: GTAW New Area
Subject: FW: OZS-2020-0004 Notice of Application and Request for Comments - DUE FEB 29/20 (External)
Attachments: Notice of Application and Request for Comments (February 7, 2020).pdf; Application for Zoning By-law Amendment.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Hi Yin

Rogers has no objections.

Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.

Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Thank you

Debbie Purves
System Planner

Outside Plant Engineering
3573 Wolfedale Rd
Mississauga, ON L5C 3T6

Debbie.purves@rci.rogers.com
416-305-0466



From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Tuesday, February 11, 2020 2:42 PM
To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; alex.martino@peelregion.ca; Amaral, Patrick <patrick.amaral@peelregion.ca>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Hughes, Trisha <trisha.hughes@cvc.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Vidovic, Branko <branko.vidovic@peelsb.com>; vlacoursiere@cscmonavenir.ca; planification@cscmonavenir.ca; proximity@cn.ca; christopher.fearon@canadapost.ca; circulations@mmm.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>; Pedano, Vito <vito.pedano@peelpolice.ca>
Cc: Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>; Crozier, Carolyn <Carolyn.Crozier@brampton.ca>
Subject: OZS-2020-0004 Notice of Application and Request for Comments - DUE FEB 29/20 (External)

Good Afternoon,

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

If you have any concerns please **contact the assigned Planner,** Yin Xiao at Yin.Xiao@brampton.ca

Please note comments are due by February 29, 2020.

Thank you and have a great day!

Shawntelle Trdoslavic

Development Services Clerk

Planning & Development Services Dept.

905.874.3453

shawntelle.trdoslavic@brampton.ca

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

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

Xiao, Yinzhou

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2020/02/21 2:36 PM
To: Xiao, Yinzhou
Cc: Hanson, Nicole; Fay, Lucy
Subject: [EXTERNAL]Comments OZS 2020-0004

**RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
10201 Mississauga Road
South east corner of Mississauga Rd and CN Rail Line
OZS 2020-0004**

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 proposed the development of 237 townhouse units which are anticipated to yield:

- 28 Junior Kindergarten to Grade 8 Students; and
- 18 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. Jacinta Marto	343	504	0
Secondary School	St. Roch	1477	1404	0

The Board requests that the following conditions be incorporated in the development agreement:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - (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.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org

Website: www.dpcdsb.org | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

Extraordinary lives start with a great Catholic education.

Confidentiality Notice

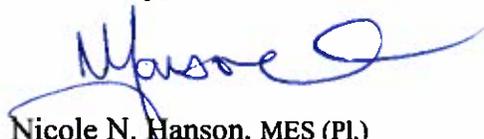
This email (and attached material) is intended for the use of the individual or institution to which it is addressed and may not be distributed, copied or disclosed to other unauthorized persons. This material may contain confidential or personal information that may be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you receive this transmission in error, please notify the sender immediately and do not print, copy, distribute or disclose it further, and delete this message from your computer.

- 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 Board."
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the 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 905-890-1010, ext. 2217.

Yours truly,



Nicole N. Hanson, MES (Pl.)
Planning Officer - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)