

RESULTS OF THE CIRCULATION

July 21th, 2021

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

Re: Application for Zoning by-law Amendment – 1857 Queen St W - COB File: OZS-2021-0018

Dear Kelly:

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

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

Henderson, Kelly

From: planification <planification@csvgiamonde.ca>
Sent: 2021/07/02 2:48 PM
To: Trdoslavic, Shawntelle
Cc: Henderson, Kelly
Subject: [EXTERNAL]RE: [EXTERNE] - [OZS-2021-0018] Notice of Application and Request for Comments: DUE JUL 21/2021

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon,

The Conseil scolaire Viamonde has no comment regarding the application for Official Plan, Secondary Plan, and Zoning By-law Amendment (File No. OZS-2021-0018) to permit the redevelopment of 1857 Queen Street West for two multi-storey residential apartments of 12 and 14 storeys.

Best regards and have a great weekend!

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

Envoyé : 30 juin 2021 15:46

À : circulations@wsp.com; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csvgiamonde.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>

Cc : Henderson, Kelly <Kelly.Henderson@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>

Objet : [EXTERNE] - [OZS-2021-0018] Notice of Application and Request for Comments: DUE JUL 21/2021

Good Afternoon,

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

An application for **1857 Queen Street East** with an assigned file number of **OZS-2021-0018** 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, **Kelly Henderson by July 21, 2021**
If you have any concerns please contact the assigned planner, Kelly at Kelly.Henderson@brampton.ca

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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July 5, 2021

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Henderson:

**Re: Notice of Application and Request for Comments
Application to Amend the Secondary Plan, Official Plan and Zoning By-law
Gagnon Walker Domes Ltd. – Rotary Club of Brampton Glen
1857 Queen Street West
South side of Queen St W, east of Mississauga Rd
File: OZS 2021-0018
City of Brampton – Ward 4**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 2 residential buildings with a total of 332 units which are anticipated to yield:

- 13 Junior Kindergarten to Grade 8 Students; and
- 4 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	308	504	0
Secondary School	St. Roch	1520	1404	0

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

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

K. Koops

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)

Henderson, Kelly

From: Trdoslavic, Shawntelle
Sent: 2021/07/18 8:00 PM
To: Henderson, Kelly
Subject: FW: [EXTERNAL]RE: [OZS-2021-0018] Notice of Application and Request for Comments: DUE JUL 21/2021

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly,

Please see below email from Enbridge in regards to the above noted file.

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2021/07/18 1:36 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0018] Notice of Application and Request for Comments: DUE JUL 21/2021

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE

TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

Safety. Integrity. Respect.

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

Sent: Wednesday, June 30, 2021 3:46 PM

To: circulations@wsp.com; Municipal Planning <MunicipalPlanning@enbridge.com>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>; DaveA.Robinson@alectrautilities.com; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail@brampton.ca>
Subject: [External] [OZS-2021-0018] Notice of Application and Request for Comments: DUE JUL 21/2021

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

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

An application for **1857 Queen Street East** with an assigned file number of **OZS-2021-0018** 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, **Kelly Henderson by July 21, 2021**. If you have any concerns please contact the assigned planner, Kelly at Kelly.Henderson@brampton.ca

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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July 7th, 2021

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Henderson:

RE: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law
OZS-2021-0018
Gagnon Walker Domes Ltd. – Rotary Club of Brampton Glen Community Center
1857 Queen Street West
South side of Queen Street West, East of Mississauga Road
City of Brampton (Ward 4)**

The Peel District School Board has reviewed the above-noted application (332 residential apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
26	3

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Eldorado P.S. (<i>Kindergarten to Grade 8</i>)	880	778	7
Jean Augustine S.S. (<i>Grade 9 to Grade 12</i>)	1,138	1,533	0

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP
Planning Officer – Development
Planning and Accommodation Dept.

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

July 5, 2021

Kelly Henderson
Planning Department
City of Brampton
Ontario

Attention Kelly Henderson

APPLICATION NO OZS-2021-0018 Gagnon Walker Domes Ltd
APPLICATION TYPE Application to Amend the Official Plan, Secondary Plan, and Zoning By-Law
ADDRESS 1857 Queen Street West

GENERAL LOCATION South side of Queen Street West, east of Mississauga Road.

DESCRIPTION Redevelopment of subject site for two (2) multi-storey residential apartments having building heights of twelve (12) and fourteen (14) storeys.

Rogers Reference Number M213022

Rogers Communications ("Rogers") has reviewed the application for the above Condominium and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

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

(2) Prior to registration of the plan of Condominium, 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 Condominium, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com.

Yours truly

Monica LaPointe

Monica LaPointe
Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications, Wireline Access Network
3573 Wolfedale Rd, Mississauga Ontario

Henderson, Kelly

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2021/08/06 3:08 PM
To: Henderson, Kelly; mdenardis@gwdplanners.com
Cc: Sebti, Saleh; Cava, Samantha; Kassaris, Stavroula; Sanders, Donna
Subject: [EXTERNAL]OPA 21-018 - 1857 Queen Street West - 1st submission comments

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Hello Kelly and Marc,

CVC staff have now had an opportunity to review the first submission for the above noted application, including the Functional Servicing & Stormwater Management Report (Urbantech Consulting, May 2021), SWM Figures and Drawings (Urbantech, May 2021), Scoped Environmental Impact Study (Beacon Environmental, May 2021), Landscape Concept Plan & Planting Details (NAK Design Strategies, May 13, 2021).

Based on our review, we have the following comments. With the next submission, the applicant should include a response identifying how each of our comments have been addressed.

General Comments:

1. The majority of the subject site is regulated by CVC pursuant to Ontario Regulation 160/06. Any development proposed within the regulated area will require prior approval from CVC in the form of a permit. CVC permits are typically issued following Site Plan approval. It is recommended that the applicant consult with CVC closer to that stage to confirm requirements for a complete permit submission.
2. CVC staff recommend that the appropriate restrictive zoning be placed over all lands beyond the approved limit of development (natural heritage features and hazards) including buffers, and placed into public ownership for long term protection and maintenance.

Engineering Comments:

Grading and Drainage

3. The latest design drawings for the neighboring proposed development to the east (Branthaven – 1817 and 1831 Queen St W) do not show any drainage swale within the NHS. Please clarify. Please provide a discussion in the FSR about the drainage swale, provide design requirements and identify timing for construction within the subject site and the neighboring property to inform the detailed design.
4. The location of the flow spreader within the adjacent proposed development (1817 and 1831 Queen Street West) shown on the Servicing Plan is not consistent with the latest design drawings (CROZIER, July 13, 2021) for that development. Please update the servicing plan accordingly.
5. The Interim Site Grading plan shows transition grading within the neighboring property to the west (1879 Queen St W). Please clarify.
6. There is no drainage feature within the NHS buffer downstream of the proposed clean water temporary culvert extension. A temporary outfall structure and appropriate energy dissipation and erosion protection are required to safely convey the external roof drainage to the NHS during interim condition. Please update the FSR accordingly.

SWM Design

7. The Post-Development Storm Drainage Plan is consistent with the ultimate condition. However, during interim condition, additional road drainage from temporary access within the neighboring

property to the west will contribute to site drainage and must be included in SWM sizing calculations. Please update the FSR accordingly.

8. Pumping is proposed to match post development peak flows to 2-year target release rate. In case of pump failure, uncontrolled flow will enter the downstream watercourse. Implementation of a passive control measure is a preferred option.
9. Retention of 5mm of precipitation over impervious areas will address erosion control requirements and the storage provided in the reuse tank (rainwater harvesting) is an acceptable measure; however, there must be an actual usage throughout the year for irrigation and grey-water reuse as water usage for irrigation is limited to a portion of the year. Please provide a conceptual design of the proposed system. Details about rainwater harvesting will be reviewed at the detailed design stage. Alternatively, the DRC unit storage of 169m³/ha and unit outflow of 0.002m³/s/ha can be provided to satisfy erosion control requirements for areas draining to Tributary #3 in accordance with Block 2 FSR (App. B).
10. The proposed strategy to use an Oil/Grit Separator (OGS) unit as part of a multi-component system (treatment train) to achieve Enhanced quality control is generally acceptable:
 - a) Please provide the conceptual design of the additional water quality measures that are mentioned in the report to retain/detain the first 5mm of runoff and provide calculations to support.
 - b) Please note that the stormwater management technologies considered as part of the treatment train must be ETV verified technologies (Environmental Technology Verification Canada). Please refer to the ETV website for current verified technologies.
11. The FSR refers to a site wide water balance that will be conducted by the hydrogeological consultant. Please provide a copy for our review. Note that conceptual design of mitigation measures to address post development infiltration deficit is required at the FSR stage.

Ecology Comments:

NHS Buffer and Restoration

12. Please provide rationale to the location of the proposed pinch point in the NHS buffer. Considering the proximity of the proposed pinch point to the more sensitive features (i.e. wetland), it is preferred to move it to the northwest side of the buffer (e.g. move the proposed amenity space to where the other amenity space is already identified – reduce buffer at the NW side of site and increase in the middle of site).
13. Regarding Figure 6 in the EIS, please note the woodland buffer line was not staked by CVC, rather the dripline of the woodland was staked. Please use “Proposed Woodland Buffer” instead, and ensure this is reflected throughout the EIS and plans. Also, please ensure the dripline ties into the dripline staking completed on 1817-1831 Queen St W.
14. Note that section 5.2 of the EIS indicates that CVC rejected restoration in the NHS. Please be aware that CVC is not opposed to restoration in the NHS.
15. Other than the construction of the two proposed drainage features, please confirm if there will be any other grading or construction activity within the proposed woodland buffer. If so, please justify and assess impacts in the EIS, and provide information on how the soil will be stabilized prior to tree and shrub planting.
16. We will review the detailed buffer planting and restoration plans at the detailed design stage. Typically the NHS buffer should be planted at a tree density of 1200 trees/hectare and should include a natural mixture of native trees, shrubs and seedmix to reach this restoration endpoint. Please see CVC’s Plant Selection Guidelines (available at: <https://cvc.ca/wp-content/uploads/2018/04/Plant-Selection-Guideline-FINAL-APRIL-24th-2018.pdf>) for further direction on choosing appropriate tree and shrubs species as well as seed mixes and cover crops. It is recommended to create a separate Restoration Plan for the woodland buffer. In this Restoration Plan, please indicate locations of the plantings, species list and density.

17. At detailed design, please implement the following when creating a Restoration Plan for the woodland buffer:
- Remove all refuse from the dedicated lands (e.g. asphalt, garbage, equipment, debris, etc.);
 - Identify any non-native, invasive vegetation to be removed;
 - Where feasible, consider the retention of existing tree snags to provide structure to the restoration area; and,
 - Trees and shrubs to be planted within this buffer should be planted with biodegradable tree protection materials.
18. Where any vegetation is to be planted, soil conditions should be assessed for suitability for long-term vegetation establishment. Please reference the CVC Healthy Soils Guideline for soil management recommendations that should be incorporated into the Restoration Plan at the detailed design stage (available at: <https://cvc.ca/wp-content/uploads/2017/09/CVC-Healthy-Soils-Guidelines-NHS-Web-V5.pdf>).

Drainage Features

19. It is noted that a drainage swale is proposed within the NHS to convey the flow from the flow spreader within the neighboring subdivision (1817 and 1831 Queen St W) to the wetland. The concept of flow spreader was found acceptable during the review of the adjacent subdivision site plan; however, the proposed drainage swale is new and must be coordinated with the adjacent development and the City.
20. Please ensure the design of the swale takes into the consideration the steepness of the slope and flow velocity as to not negatively impact the water balance of the wetland. The length and steepness of the swale should allow for infiltration to occur as the water is draining into the wetland. Also, please vegetate the swale and its surroundings as to become congruent to the NHS.
21. For this site, CVC staff are okay with the rationale provided in the EIS for not maintaining/protecting the staked TOB limits associated with the drainage feature at the west side of the property; however, the function of the drainage feature must be maintained. Please provide details in the EIS on how this drainage feature is proposed to be decommissioned while mitigating impacts to the adjacent and downstream features.

Wildlife Mitigation

22. In addition to the mitigation requirements outlined in the EIS, we provide the following additional recommendations:
- a. The following note should be included on all appropriate plans: "Vegetation clearing, and tree removal activities should be avoided between April-October of each year to protect the breeding seasons of migratory birds and bats".
 - b. A qualified biologist should be present on site before and during all vegetation clearing/grubbing and construction to ensure appropriate handling of wildlife if found. Prior to vegetation removal, the site should be inspected (and, if necessary, pre-stressed) by the qualified biologist, including the day before clearing, to determine whether any trees or other habitat features are still being used by wildlife. Any occupied trees/features should be flagged for temporary retention for at least one additional day, to allow wildlife a last chance to move out. If any species at risk are uncovered, it is the proponent's responsibility to contact MECP for further direction on handling and relocation.
 - c. Please ensure appropriate fencing is put in place to prevent any terrestrial animals (including amphibians and reptiles) from going onto or nesting near the construction site; refer to CVC's Fish and Wildlife Crossing Guidelines for guidance (available at: <https://cvc.ca/wp-content/uploads/2017/05/CVC-Fish-and-Wildlife-Crossing-Guidelines-final-web.pdf>).
 - d. CVC recommends incorporating bird-friendly glass elements within the construction of the new buildings. Bird-friendly design aims to reduce bird collisions and mortalities caused by

reflective glazing by making glazed areas visually distinct to birds and by reducing images of trees or sky reflected in glass through shading/muting reflections. The most critical zone for bird collisions is a minimum of the first 12m above grade or to the height of the surrounding mature tree canopy. Please refer to the following link from the City of Toronto's Green Development Standards for further direction: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-version-3/low-rise-residential-version-3/ecology-for-low-rise-residential-development/>

e. Regarding light:

- Reduce the number or intensity of streetlights to the bare minimum required.
- Use highly reflective materials on signs rather than lighting them up.
- Choose lights that minimize spill light, upward light, glare and are directed toward the ground and not horizontally into the natural features.
- Reduce light pollution during migratory season.

Advisory

23. Based on the EIS, it is understood that the lower reaches of the tributary (Unit 1) is considered contributing habitat to Redside dace, therefore, it is recommended that the applicant notify MECP of the proposed drainage features within the NHS.

Should you have any questions regarding the above comments, please let me know. Additional comments may be provided upon review of the responses and revised FSR. Further details/plans will also be required for review at the later detailed design stage.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



[View our privacy statement](#)

Public Works

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

peelregion.ca

October 27, 2021

Kelly Henderson
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Kelly.Henderson@brampton.ca

**RE: Region of Peel Comments
 Official Plan Amendment and Rezoning Application
 1857 Queen Street West
 Rotary Club Brampton Glen Community Centre
 OZS-2021-0018
 Regional File: OZ-21-018B**

Dear Ms. Henderson,

Region of Peel staff have reviewed the first formal submission for the above noted application to permit the development of two multi-storey residential apartments (consisting of 12 and 14-storeys) for a total of 332 units and offer the following comments:

Planning Information to Support A Future Site Plan Application

The following are pre-emptive and are to assist the applicant in preparation of a future site plan application:

Public Health Recommendations

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region of Peel and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize environmental impacts. This can be achieved by incorporating the following:
 - Pedestrian amenities such as benches and lighting along pathways.
 - Outdoor amenity area designed to support multi-generational use.

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 subject lands form part of a tertiary plan which was approved at Brampton Council as part of adjacent development applications appealed to the LPAT (Regional file numbers 21T-16004B and 21T-16010B, LPAT Case Numbers PL171304 and PL171311).
- All future submissions must reflect the approved tertiary plan design.

Site Servicing Requirements

- Prior to official plan amendment and rezoning approval, the applicant must submit a satisfactory Functional Servicing Report to determine the adequacy of the existing services for the proposed development. The FSR must be in digital format and signed by a Professional Engineer. The Region is in receipt of the FSR (dated May 2021) prepared by Urbantech. Interim and ultimate servicing must be in accordance with the overall servicing strategy for the tertiary plan area. The subject lands will be serviced through the adjacent subdivision application (Regional file no. 21T-20011B).
 - The FSR must be revised to reflect the interim and ultimate servicing design being constructed through the neighboring development application.
- Please include with the Functional Servicing Report the non-refundable Report fee as per current fee by-law 67-2019. Payment shall be in the form of a certified Cheque, money order or bank draft and made payable to the Region of Peel.
 - All fees are currently being processed through an EFT system. The servicing technician will coordinate payment details and next steps to process payment.

Regional Traffic Requirements

- Prior to official plan amendment and rezoning approval, the Region will require a satisfactory Traffic Impact Study. The Region has reviewed the TIS (dated May 2021) prepared by Nextrans Consulting Engineers. The report is satisfactory.
 - The Region acknowledges that no access is proposed to Queen Street West and access is in line with the approved tertiary plan.

Waste Management Requirements

- The Region will provide front end collection of garbage and recyclable materials for the residential units.
- Prior to official plan amendment and rezoning approval, the applicant must submit a satisfactory Waste Management Plan demonstrating the proposed access route and collection point meet Regional requirements. The Region has reviewed the site plan drawing (dated May 2021) showing the waste collection route. The plan must be revised to show the following:
 - Set out of bins and bulky storage
 - Label the indoor height clearance (minimum 7.5 metres).

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Prior to Site Plan Approval:

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

Development Services Planning Requirements

- As part of the formal Site Plan Application the Region will require the Site Plan Review Fee in the form of a certified cheque made payable to the “Region of Peel”.
- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 67-2019) in the form of a certified cheque made payable to the “Region of Peel”.
- The Region will require 5 full sized folded copies of the Site Plan, Landscape Plan, Site Servicing Plan, Site Grading Plan, Streetscape Plan, and Drainage Plan.
 - Prior to Site Plan approval, Grading and Drainage approval is required by the Region of Peel.
- Prior to Site Plan Approval the Region will require 3 paper copies of the most current PINS and all easement documents for the subject lands.
- All plans must be updated to reflect both Regional road widening requirements as well as properly label any easements on the subject site.

Regional Traffic Requirements

- Prior to site plan approval, property dedication will be required as per Section 7.7 of the Region of Peel Official Plan. Property dedication will be 50.5 metres (25.25 metres from the centerline) of Queen Street West within 245 metres of an intersection.
 - A draft Reference Plan will be required showing property dedication, 15x15 metre daylight triangle at the future municipal intersection at Queen Street West and Royal West Drive, and a new 0.3m reserve established behind the new property line.
 - The applicant is advised that lands must be transferred to the Region prior to Site Plan Approval in order to clear this condition.
- As per the minutes of settlement and final draft plan conditions issued for the neighboring subdivision applications it was noted that a cost sharing agreement would be required for the future intersection connecting to Royal West Drive. To date, the Region has not received confirmation this has been undertaken. If a cost sharing agreement is not being pursued, the Region will require the necessary securities for the future intersection.
- A traffic engineering submission will be required for any works proposed within the Region’s ROW limits.

Site Servicing Requirements

- Prior to site plan approval, a Stormwater Management Report will be required for review and approval to determine the effect of the proposal on the existing structures and drainage along the existing Regional right-of-way. No additional storm drainage shall be conveyed from the subject site to Queen Street West.
 - As per the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual, the Region of Peel shall require the use of Low Impact Development (LID) approaches where no site-specific soil, groundwater, infrastructure or policy constraints exist.

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- Stormwater Management techniques shall be implemented to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies (4.0)
- Post development flows must be equal to pre-development flows (4.3)
- The Region of Peel Shall require stormwater quantity control to reduce stormwater peak flow run off from developing sites. Post development flows shall not adversely affect the performance of downstream Region of Peel infrastructure, negatively impact adjacent properties and exacerbate or increase the downstream flood or erosion risk (4.3)
- Where possible, flows from outside the Regional Road allowance are to be directed to the local municipality's storm sewer system (5.1)
- No grading will be permitted within any Region of Peel ROW to support adjacent developments (5.1)

Waste Management Requirements

- Prior to site plan approval the applicant must submit a satisfactory Waste Collection Plan meeting all applicable requirements for front end collection in the Waste Collection Design Standards Manual.

Additional Notes and Links

Development Services Planning Notes

- For more information about Development Services submission requirements and applicable fees please visit <https://www.peelregion.ca/planning/about/devservices.htm>

Site Servicing Notes

- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- Fire protection approval from the local municipality is required prior to Site Servicing Approval.
- To accompany the servicing review, the supporting Mechanical Drawings are required prior to issuing site servicing approval.
- Provision(s) for the installation of the property line sanitary manhole and water valve and chamber must be made where parking structures abut property lines.
- Should the tenure change to multiple or a phased condominium, the Region will require that the servicing drawings be revised to reflect the Local Municipality's requirements for the Ontario Building Code. As a result, additional comments and requirements may apply.
- For location of existing water and sanitary sewer infrastructure please contact Records at 905-791-7800 extension 7882 or by email at PWServiceRequests@peelregion.ca
- For Underground Locate Requests please go to the following link:
<https://www.peelregion.ca/pw/locaterequest/>

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- Please refer to the Latest User Fee By-law:
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>
- Please refer to our standard drawings to determine which standards are applicable to your project: www.peelregion.ca/pw/other/standards/linear/drawings/
- Complete Public Works Design, Standards Specification & Procedures Manual:
<http://www.peelregion.ca/pw/other/standards/>
- Sanitary Sewer Design Criteria:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- Water Design Criteria:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>
- Please refer to the Region's Public Works Stormwater Design Criteria and Procedural Manual:
<https://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sewer-design-update.pdf>
- Please refer to the Region's Functional Servicing and Stormwater Management Report Criteria found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found online at:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>

Regional Traffic Notes

- Landscaping, signs, fences, gateway features, and any other encroachment are not permitted within the Region's easements and/or right-of-way limits.
- Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.
 - Linear Infrastructure – Site Plan Process:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
 - Public Works Design, Specifications and Procedures Manual – Linear Infrastructure:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/designroads-july2009.pdf>
 - Public Works CAD Submission Requirements – Development
<http://www.brampton.ca/EN/residents/Roads/engineering-construction/Pages/digital-submissions.aspx>
 - Standard Drawings - Roads & Traffic:
<http://www.peelregion.ca/pw/other/standards/linear/drawings/roads-index.htm>

Waste Management Notes

- For more information about waste design requirements prior to official plan amendment and rezoning approval, please review the [Waste Management Plan Guidelines](#)
- For all waste management site design and collection requirements please refer to the [Waste Collection Design Standards Manual](#)

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If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,

A handwritten signature in grey ink, appearing to read 'AM' or 'Alex Martino'.

Alex Martino
Planner, Development Services
Region of Peel

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