

RESULTS OF APPLICATION CIRCULATION

City File Number OZS-2020-0008

Good Afternoon,

The Conseil scolaire Viamonde has no comment regarding application file: OZS-2020-0008 for property located at 9664 Goreway Drive, Brampton.

Best regards,

Kenny Lamizana

Agent 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 : 2 septembre 2020 14:30

À : circulations@mmm.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; gtaw.newarea@rci.rogers.com; christopher.fearon@canadapost.ca; suzanne.blakeman@peelsb.com; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; Dennis De Rango <landuseplanning@hydroone.com>

Cc : Jenkins, Dana <Dana.Jenkins@brampton.ca>

Objet : [EXTERNE] - OZS-2020-0008 Notice of Application and Request for Comments DUE SEPT 15/2020

Dear Dana,

The Peel District School Board has reviewed the above noted application.
The Board has no conditions to be included or amended as the application is for non-residential development, which will not impact schools and no students are anticipated

Respectfully,

Nicole Natalie Hanson | B.A(Hons), MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Support Services
Peel District School Board
a 5650 Hurontario Street, Mississauga
t 905-890-1010 ext. 2217 | e nicole.hanson@peelsb.com

RE: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
9664 Goreway Drive
West side of Goreway Dr, south of Castlemore Rd
OZS 2020-0008

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is a retirement community, no students are anticipated from this development.

However, should an alternative form of residential development be proposed, additional comments will be provided.

The Board has no comments or objection to the further processing of this application.

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 | YouTube: DPCDSBVideos

Extraordinary lives start with a great Catholic education.

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Morning

Rogers Communications Canada Inc. 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

Hi Dana,

Thanks for your patience, Our engineering group provided me their comments this morning:

- 1) At the detailed design stage, please provide a cross-section view of the proposed infiltration trench and demonstrate how water collected from the roofs is discharged to the facility.
- 2) It is noted that the proposed water servicing line will cross the West Humber River (Figure 4 – Functional Servicing Report). Please note, there is a minimum 2 meters clearance required for the distance between the bed of the creek and top of the pipe.
- 3) TRCA credits stand-alone OGS that provides 50% TSS removal. As the water quality requirement for the site is enhanced level treatment (80% TSS removal), please provide additional quality measures to achieve the enhanced level water quality treatment.
- 4) The Site Servicing Plan is not submitted with the current circulation. Please provide the plan at the detailed design stage.

I'll be preparing our formal letter shortly as the fees are still outstanding, but given the minor nature of these comments I don't anticipate any objection to approval.

Let me know if you need anything further.

Regards,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

T: 416-661-6600 ext. 5272

E: Anthony.Syhlonyk@trca.ca

A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | trca.ca

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

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

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

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

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

From: Ganesh, Steve <Steve.Ganesh@brampton.ca>
Sent: Monday, October 19, 2020 9:47 AM
To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>; Jenkins, Dana <Dana.Jenkins@brampton.ca>
Subject: RE: [EXTERNAL]RE: File OZS-2020-0008 9664 Goreway Drive

Hi Anthony:

Thanks for including me on this email. We are targeting our final recommendation report for Dec Planning & Development Committee. Your comments will help relay any issues to the applicant so that we can work together in a manner that allows us to meet our reporting timelines.

Regards,
Steve

Steve Ganesh, MCIP, RPP
Manager, Development Services
Planning, Building and Economic Development
City of Brampton
Mobile: (647)624-8533
Office: (905)874-2089

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>
Sent: 2020/10/19 9:43 AM
To: Jenkins, Dana <Dana.Jenkins@brampton.ca>
Cc: Ganesh, Steve <Steve.Ganesh@brampton.ca>
Subject: RE: [EXTERNAL]RE: File OZS-2020-0008 9664 Goreway Drive

Hi Dana,

My apologies for the delay. Our internal comments were due on the 9th and I am still waiting for some engineering comments on the FSR. I've reached out to them this morning for an update and will provide them as soon as they're available.

Thank you,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

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

From: Jenkins, Dana <Dana.Jenkins@brampton.ca>

Sent: Thursday, October 15, 2020 6:03 PM

To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

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

Subject: FW: [EXTERNAL]RE: File OZS-2020-0008 9664 Goreway Drive

Hello Anthony,

Just a quick note to follow-up on my voice message from yesterday about the status of comments for this proposed retirement community at 9664 Goreway Drive (File OZS-2020-0008). As noted, the

applicant is particularly eager to move forward and we are now preparing a recommendation report to that end.

I know that you had relayed the submission to your technical staff there, and are hoping you might be able to provide us with an update or ETA on the comments. If there is any additional information required or anything we might be able to do to assist, kindly let me know and I will see that you get what you need.

Thanks very much, Anthony - Dana

From: Jenkins, Dana

Sent: 2020/09/29 12:21 PM

To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Subject: RE: [EXTERNAL]RE: File OZS-2020-0008 9664 Goreway Drive

Anthony, thanks so much for the reply. For your reference, I have attached the review letter from our engineering group which references deferring to TRCA. I have a call scheduled with the applicant this afternoon and will simply advise that review is underway. Have a great week.

Regards,

Dana

From: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Sent: 2020/09/29 12:14 PM

To: Jenkins, Dana <Dana.Jenkins@brampton.ca>

Subject: [EXTERNAL]RE: File OZS-2020-0008 9664 Goreway Drive

Hi Dana,

I am managing this file. I've got the submission with our technical staff and am hoping to have our comments back by next week. If there are any specific items you would like to note I can make sure it is brought up with our reviewers.

Thanks,

Anthony Syhlonyk, MPlan

Planner

Development Planning and Permits | Development and Engineering Services

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

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

From: Adam Miller <Adam.Miller@trca.ca>

Sent: Tuesday, September 29, 2020 11:59 AM

To: Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>

Subject: FW: File OZS-2020-0008 9664 Goreway Drive

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

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

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

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

Adam Miller, BES, MCIP, RPP

Senior Manager

Development Planning and Permits | Development and Engineering Services

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From: Jenkins, Dana <Dana.Jenkins@brampton.ca>

Sent: Tuesday, September 29, 2020 11:19 AM

To: Adam Miller <Adam.Miller@trca.ca>

Subject: File OZS-2020-0008 9664 Goreway Drive

Hello Adam – Hope all is still well with you and you are staying safe out there. I am hoping you might be able to advise who has been assigned the review of this file for a retirement housing facility at 9664 Goreway Drive.

Our review of the FSR notes that the City will defer to TRCA on some of the items, and I am hoping to find out who you've assigned for the review. If this is not your group, kindly advise who I should ask and I will follow up accordingly.

Thanks for your help, Adam.

Regards,

Dana

Public Works

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

peelregion.ca

June 24, 2022

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

**RE: Region of Peel Clearance
 Official Plan Amendment and Rezoning Application
 9664 Goreway Drive
 Chacon Retirement Village
 OZS-2020-0008
 Regional File: OZ-20-008B**

Dear Ms. Jenkins,

Region of Peel staff have reviewed the sixth formal submission (received on June 21, 2022) for the above noted official plan amendment and rezoning application proposing a phased retirement community and are pleased to offer Regional clearance based on the following:

Site Servicing Requirements

- The Region is in receipt of the revised FSR (dated June 2022) prepared by Candevcon Limited and find the report satisfactory.
 - The Report states that the site will be serviced by a new 300mm diameter watermain connected southerly along Goreway Drive within water pressure Zone 5, and a new 250/300mm diameter gravity sanitary sewer on Goreway Drive which is an acceptable servicing solution in principle.
 - The FSR also notes it is the owner's responsibility for both the construction and ongoing maintenance of new infrastructure until such time as the surrounding lands are developed.
 - A maintenance agreement will be required to be entered into between the Owner and Region of Peel as part of detailed design of infrastructure through the associated site plan application to ensure that the sanitary sewer operates properly until cleansing velocities can be met.
 - The details of the maintenance agreement will include flow monitoring, flushing, and cleaning of the sewer as required.
- The Region is in receipt of an Acknowledgement Letter signed by the Owner of the lands advising they will be responsible for all costs associated with the redevelopment of lands, further acknowledging that the Region of Peel will not be contributing to the works required.
 - As it relates to Region of Peel responsibilities, the acknowledgement letter further details the the Owner will be responsible for new construction, design, supply, installation, and any

- restoration/permitting requirements to facilitate an approved design.
- At this stage, this acknowledgement letter is satisfactory for the Region to proceed to detailed design as part of the associated site plan application (Regional file no. SP-21-103B).
- Confirmation has been received from City of Brampton staff that the raising of the road profile and all associated works/costs are acceptable to the City.
 - The owner is advised that to date the Region has been reviewing/commenting on an acceptable servicing solution for the subject lands only. Intensification or redevelopment of any additional lands that share this infrastructure may necessitate changes to the approved servicing solution.

Waste Management Requirements

- The Region will provide front end collection of garbage and recyclable materials for the 5-storey retirement home and 5-storey condominium for seniors living. For the 2-storey ancillary medical/convenience building on site waste collection is required through a private waste hauler.
 - The applicant is advised that no institution shall place biomedical waste or hazardous materials for Regional collection. Placing such waste may result in suspension of collection services.
- The Region is in receipt of the revised waste management plan (dated May 14, 2022) and find it satisfactory. The plan demonstrates a satisfactory access route and collection area meeting Regional standards for front end collection.
 - It is noted that the owner wishes to explore earth bins as an alternative to front end waste collection for the site. This review will be undertaken as part of the associated site plan application.
 - Should the site design to accommodate earth bins not meet Regional standards, Regional front end waste collection will be maintained.

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

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Cc. John Hardcastle, Manager, Development Services

Public Works

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