

**Results of Circulation**

**Date:** May 30, 2022

**To:** Nasir Mahmood, Development Planner

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
**GLEN SCHNARR & ASSOCIATES INC. – Umbria Developers Inc.**  
**1030 Queen Street West**

**File:** OZS-2020-0034

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**Submission:**

- Functional Servicing Report for Umbria Developers Inc. prepared by Skira & Associates Limited dated **May 26, 2022**, and received May 30, 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.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu  
Olti Mertiri

**Consolidated Comment Report**

**Date:** May 10, 2022

**File:** OZS-2020-0034

**Applicant/Owner:** Patrick Pearson / 12148048 Canada Inc. C/O Syed Afsar Sarwar

**Location:** 1030 Queen St W

**Proposal:** To amend the Official Plan and Zoning By-law to permit a 14-storey residential apartment building containing 209 residential units

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: Nasir Mahmood, (905) 874-2094 or [Nasir.Mahmood@brampton.ca](mailto:Nasir.Mahmood@brampton.ca).

<b>Development Review:</b> Nasir Mahmood - <a href="mailto:nasir.mahmood@brampton.ca">nasir.mahmood@brampton.ca</a>	<b>Not Cleared</b>
<b>Final Comments:</b> 1. The Approval Framework was shared with the applicant in a meeting with staff on April 25, 2022. As indicated in the Framework, the applicant is required to provide the required studies/information at the timing indicated in the framework (prior to zoning approval, prior to site plan approval, etc.) to facilitate the approval process. 2. Section 37 agreement is currently being drafted by Legal staff with input from other City staff and will be shared with the applicant when ready. 3. The draft zoning by-law provided as part of the R2_Submission does not seem to address staff's preliminary comments previously provided or correspond to the Comments Response Matrix provided by the applicant. Please provide a revised draft zoning by-law ( <i>Word version</i> ). More detailed comments on the draft zoning by-law will be provided upon receipt of the revised draft zoning by-law.	
<b>Environmental Engineering Review:</b> Donna Sanders - <a href="mailto:donna.sanders@brampton.ca">donna.sanders@brampton.ca</a>	<b>Not Cleared</b>
<b>Final Comments - FSR:</b> Please see the attached comments memo as Appendix 1.	
<b>Heritage Review:</b> Harsh Padhya - <a href="mailto:harsh.padhya@brampton.ca">harsh.padhya@brampton.ca</a>	<b>Not Cleared</b>
<b>Final Comments:</b>	

Please see the attached comments as Appendix 2.

**Open Space Development Review:****Cleared**

Danica Quinn - [danica.quinn@brampton.ca](mailto:danica.quinn@brampton.ca)

***Final Comments:***

Open Space Development has reviewed the R2\_Submission on the above noted project. Our comments, dated November 23, 2021, shall be reviewed against the landscape plans submitted as part of the future site plan application.

As previously stated, and acknowledged in the Response to Comments Matrix dated April 2022, the Consultant Team will explore and address to the City's satisfaction all previous and future comments.

**Urban Design Review:****Cleared**

Kanwal Aftab - [kanwal.aftab@brampton.ca](mailto:kanwal.aftab@brampton.ca)

***Final Comments:***

Urban Design has reviewed the comment responses and has no further comments at this stage. Further comments will be provided at the Site Plan submission stage.

**Date:** April 22, 2022

**To:** Nasir Mahmood, Development Planner

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
**GLEN SCHNARR & ASSOCIATES INC. – Umbria Developers Inc.**  
1030 Queen Street West

**File:** OZS-2020-0034

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**Submission:**

- Functional Servicing Report for Umbria Developers Inc. prepared by Skira & Associates Limited dated March 30, 2022, and received April 7, 2022

**Comments:**

1. R0) *The report did not contain any subject site drawings for reference. Please ensure that the associated drawings are included within all digital and hard copy reports;*  
R1) Outstanding. The drawings were provided separately from the report rather than forming part of the digital copy for a complete report;  
**R2) Addressed**
2. R1) The report describes the use of an orifice plate as the quantity control method for the 2 through 100 year storm events; however, the calculations in the appendix support only the 100 year storm event. Additionally, as arterial road storm sewers are designed for the five year storm event, please provide supporting calculations and documentation to show that the existing sewer has capacity to accept the site drainage as design;  
**R2) Outstanding – the calculations for the 2 through 100 year storm events in the appendix demonstrate discharge rates for each storm event utilizing a 147mm orifice plate (inconsistent with the 145mm stated in the report). This information does not support the statement within the report that the site will adhere to the 5-year storm allowable discharge rate. This is also reflected in the storage calculations (Section 4.2.2), which have not demonstrated control of the 100-year storm to the 5-year allowable discharge rate. Please revise as necessary;**
3. R1) Per Figure 3, the underground parking structure extends to the property limits. Runoff coefficient for lands above the parking structure is 0.90. Please adjust all post-development calculations as necessary;  
**R2) Outstanding – landscape areas above parking structures eventually drain to the underground system, therefore C=0.90. Please revise accordingly;**

4. R1) In accordance with the Stormwater Charge By-law 82-2020, annual stormwater charges for this property will be based on impervious areas. Eligible property owners can seek a reduction in their stormwater charge through the Stormwater Charge Credit Program based on stormwater management measures on their property. For additional information, please contact Olivia Sparrow ([olivia.sparrow@brampton.ca](mailto:olivia.sparrow@brampton.ca)) and see the information on our website: <https://www.brampton.ca/EN/residents/Stormwater/Pages/Stormwater-Charge.aspx>.

**R2) Noted**

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

cc. Maggie Liu  
Olti Mertiri

DATE: April 28, 2022

CC: Nasir Mahmood, Development Planner

FROM: Harsh Padhya, Heritage Planner

**SUBJECT: Heritage Comments on application - OZS-2020-0034**

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### **Background**

The subject lands contain a property listed on Brampton's *Municipal Register of Cultural Heritage Resources*, 1030 Queen Street West. The listing of a property on Brampton's *Municipal Register of Cultural Heritage Resources* indicates that Council has identified the property as being of cultural heritage value/interest.

Heritage staff from Planning, Building and Economic Development reviewed the reports submitted as a part of this application including the Addendum to the Heritage Impact Assessment and Heritage Building Protection Plan. The Ministry letter which was missing as a part of earlier submission is also provided for further review and land clearance.

### **Archaeological Assessment**

Stage 1 and 2 Archaeological Property Assessment of 1030 Queen St W, Part of Lot6, Con 3 WHS (Geo. Twp of Chinguacousy, County of Peel), Part 3 43R-8020, Part 2 RP 43R-31207, City of Brampton, Regional Municipality of Peel with PIF#P038-1018-2020 dated Nov 3, 2020 is submitted as a part of this application. Associated Ministry Letter dated April 19, 2021 has been submitted to city through this submission. Heritage staff confirms that the Archaeological Assessment requirement for the assessed lands has been satisfied.

### **Addendum to Heritage Impact Assessment**

The report titled 'Cultural Heritage Impact Assessment – Addenda Building Protection Plan' dated February 15, 2022 contains two sections, one covering the relocation part addressed as a part of Heritage Impact Assessment and the other providing a brief introduction on the Heritage Building

Protection Plan. The report meets the term of reference for Heritage Impact Assessment and the heritage staff deems the Heritage Impact Assessment section of the report to be complete.

### **Heritage Building Protection Plan**

The applicant has submitted a revised Heritage Building Protection Plan dated April 11, 2022 in response to comments provided by Heritage Staff on previous reports. There have been substantial updates to the report and the staff has following comments on specific sections:

1. Description of All Buildings and Structures
  - Complete - Covered through section 1 of the report.
2. Baseline Documentation Report
  - The report partially covers the information related to measured drawings of elevations, floor plans, heritage building fabric, details and finishes and high resolution photographs. Most of this information is captured in the initial HIA previously submitted by the applicant. Provide a reference of that HIA and include more photographs, both internal and external as a part of appendix A3.
3. Preventive Maintenance / Stabilization Plan
  - Complete - Covered through section 6 of the report.
4. Prior to preparation for relocation
  - The applicant/ consultant shall submit Final Structural Assessment report and other required studies prior to commencing the schoolhouse relocation. Demolition of additional structures (non-contributing heritage attributes) must be done in the presence of the heritage consultant/ structural engineer.
  - Removal of existing Faux Stone Foundation - Confirm whether this removal will happen as a part of demolition of additional structures or during the restoration stage after relocation.
5. Security Plan for Vacant Buildings and Structures
  - The existing schoolhouse site must be fenced and secured during demolition work. Required notices must be posted on property including information related to 'No Trespassing' in the event of the schoolhouse being vacant.
  - In the event the schoolhouse is kept vacant, all utilities serving the building are properly disconnected, terminated, or capped, unless such utilities are necessary for the safety and security of the property, or unless such utilities are otherwise required by law to remain connected.
  - The report must address mothballing security measures to control the deterioration of the Property and its heritage attributes during its vacancy. Mothballing ensures

that the Property is secure and there are measures in place to prevent damage such as fire or vandalism.

6. Include Proof of Insurance

- Provide a Proof of Insurance in effect.

Above comments must be incorporated in to the final report and submitted to the City for further review.

Please let us know if you have any questions/ concerns.

Kind regards,

Harsh Padhya

Heritage Planner

City Planning & Design

905-874-3825 | [Harsh.Padhya@brampton.ca](mailto:Harsh.Padhya@brampton.ca)

## Public Works

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

peelregion.ca

April 1, 2022

Nasir Mahmood  
Planner III  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca)

**RE: Region of Peel Comments  
Official Plan Amendment and Rezoning Application  
1030 Queen Street West  
12148048 Canada Inc.  
OZS-2020-0034  
Regional File: OZ-20-034B**

Dear Mr. Mahmood,

Region of Peel staff have reviewed the second formal submission for the above noted official plan amendment and rezoning application to permit a 15-storey 179-unit condominium apartment and offer regional clearance based on the following:

### **Planning Information to Support A Future Resubmission**

**The following are pre-emptive and are to assist the applicant in preparation of a future resubmission:**

#### **Site Servicing Comments**

- The Region has reviewed the SSWMR/ FSR (dated September 2021) prepared by Skira and Associates. The Report satisfactorily demonstrates that there is adequate water and sanitary capacity for the change in use. However, the FSR requires minor revision to address the stormwater elements prior to Site Plan approval:
  - The applicant is still proposing to connect to Region of Peel Storm, we can confirm that the capacity of 1050mm dia storm sewer is limited and additional flows cannot be taken at this time.
  - Alternative connection/contingencies must be made through the subsequent site plan application process prior to Site Plan approval.

#### **Regional Traffic Comments**

- Property requirements will be confirmed after receipt/review of a Site Plan application, and any additional information/studies that may be required.
- The Region has reviewed the Traffic Impact and Parking Assessment Study (dated November 2020) prepared by Crozier Consulting Engineers. The report must be revised based on the following:
  - The TIS demonstrates the site can function and operate with only a right-in/right-out access onto Queen Street West. However, the trip generation rate is considerably lower and reflects volumes typically

seen in high density neighborhoods with different transportation options to accommodate pedestrian movements. Given the site location within Brampton as a suburban neighborhood, the Region is hesitant to support the low trip generation provided and will require mitigation measures to be put in place in case vehicular trips remain the preferred means of travel mode for the subject lands.

#### **Waste Management Comments**

- The Region has reviewed the Ground Floor Plan which shows the waste collection access route. The plan does not specify the vehicle template used to verify the truck dimensions meet Region of Peel waste collection vehicle standards. Additionally, the 13m turning radii is not labelled on all vehicular turns within the site. Based on the plan provided the access route appears to be constrained and will pose significant challenges to facilitate waste collection as per Region of Peel standards.
- As such all outstanding regional waste requirements will be reviewed/approved through the subsequent site plan application.

Based on the above the region has no objection to the above noted official plan and rezoning application going forward for recommendation report, the previous comments and notes can be provided upon request to assist for future application submissions. If you have any questions or concerns, please contact me ([abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca) 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain  
Planner, Planning and Development Services  
Region of Peel

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#### **Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

**Date:** Friday, November 11, 2021  
**To:** Himanshu Katyal  
**From:** Kanwal Aftab, Urban Designer  
**Subject:** Urban Design Brief Review Comments  
**File:** OZS-2020-0034 1030 Queen Street West

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In response to the circulation of the above noted Urban Design Brief, by Glen Schnarr and Associates Inc. and Strybos Barron King Landscape Architects, the following represents a summation of comments from the Urban Design, Transportation Planning, Parks Planning & Development and Open Space Development, with respect to planning and development matters on the 2<sup>nd</sup> submission of the above mentioned Urban Design Brief:

**Urban Design Comments:**

1. Minimize vehicular traffic through the site by locating servicing and loading in close proximity to entrance roads
2. Consider variation in massing, materials and color to break up large facades and reduce perceived building bulk
3. Establish enhanced corners with architectural articulation and activating uses at grade
4. Prominent building entrance located to address corner condition at the ground floor.
5. The Current articulation of the chamfered above the third floor corner on the higher storey is deemed excessive and does not reflect good design principles. The form should resolve with better integrations with other facades. Rather than propose a large continuous Glass façade, please have the façade reflect the breakdown of program within the building.
6. Use a combination of planters, lights, bollards, decorative paving treatments etc. to help define the space and uses at grade. Provide a seamless, barrier-free surface where the vehicular drive aisle still functions for vehicles/ garbage trucks etc. but feels like a pedestrian friendly plaza setting as well.
7. Introducing more than one height for the massing
8. Provide terraced penthouse floors and larger penthouse style units and/ or outdoor common areas / green roofs oriented to the cricket field.

**Open Space Development Comments:**

Danica Quinn, Landscape Architect, Opens Space Development provided the following comments. Should you have any questions regarding these comments, please contact Danica Quinn directly at [Danica.Quinne@brampton.ca](mailto:Danica.Quinne@brampton.ca) (905-874-2391).

1. Be advised that a written response identifying how the following comments have been addressed must accompany the next submission.
2. Include on the front cover the City file number OZS-2020-0034.
3. Incorporate the service area/garbage storage into the design of the building, as the current proposal resembles a commercial plaza solution that is not supported. This area will be highly visible from the units looking down to the ground floor and therefore can be better utilized as an amenity space.
4. Include common element terraces and a rooftop garden in the building design. With the increased density so should come an increased number of outdoor amenity spaces. Consider each space serving a different purpose, such as a family zone, outdoor dining, sundeck and lounge area, wellness/yoga garden, allotment gardens, etc.
5. Look for opportunities to incorporate the following elements in the amenity areas at-grade and on the terraces and rooftop:
  - allotment gardens/urban agriculture,
  - green roof installation,
  - fenced in dog-run, to accompany an indoor pet-care station,
  - multi-use courts,
  - swimming pool - this could be interior to the building,
  - co-working spaces.
6. Expand on the conservation of the area's cultural heritage through the preservation and relocation of the on-site heritage building. Plan to provide an interpretive heritage plaque that speaks to the history of the property and points to the new location of the building.
7. Under Sustainability Principles, make specific reference to which Low Impact Development (LID) principles will be incorporated into the project. Examples include:
  - Net Zero Compliant/Ready Building
  - LEED Certification

**Parks Planning & Development Comments:**

Christopher Heike, Park Planner, Parks Planning and Development provided the following comments. Should you have any questions regarding these comments, please contact Christopher Heike directly at [Christopher.Heike@brampton.ca](mailto:Christopher.Heike@brampton.ca) (905-874-2422).

Park Planning defers comment on the above mentioned Urban Design Brief to Open Space Development as there isn't any actual public parkland on the site and the details of the relocation and retention of the heritage schoolhouse on the adjacent Teramoto Community Park are not contained in the UDB, but are in the Heritage Impact Assessment.

**Transportation planning comments**

Nelson Cadette, Transportation Planning, Planning & Development Services, can be contacted should you have any questions regarding these comments, at [nelson.cadette@brampton.ca](mailto:nelson.cadette@brampton.ca) (905-874-2422).

- No Comments.

If you have any questions or require further clarification, please contact the undersigned or those indicated above as the comment providers.

Regards,

**Kanwal Aftab**

Urban Designer

Planning and Development Services | City of Brampton

E-Mail: [kanwal.aftab@brampton.ca](mailto:kanwal.aftab@brampton.ca)

Brampton City Hall, 3<sup>rd</sup> Floor, 2 Wellington St W, Brampton, ON L6Y 4R2



**1030 Queen St W**

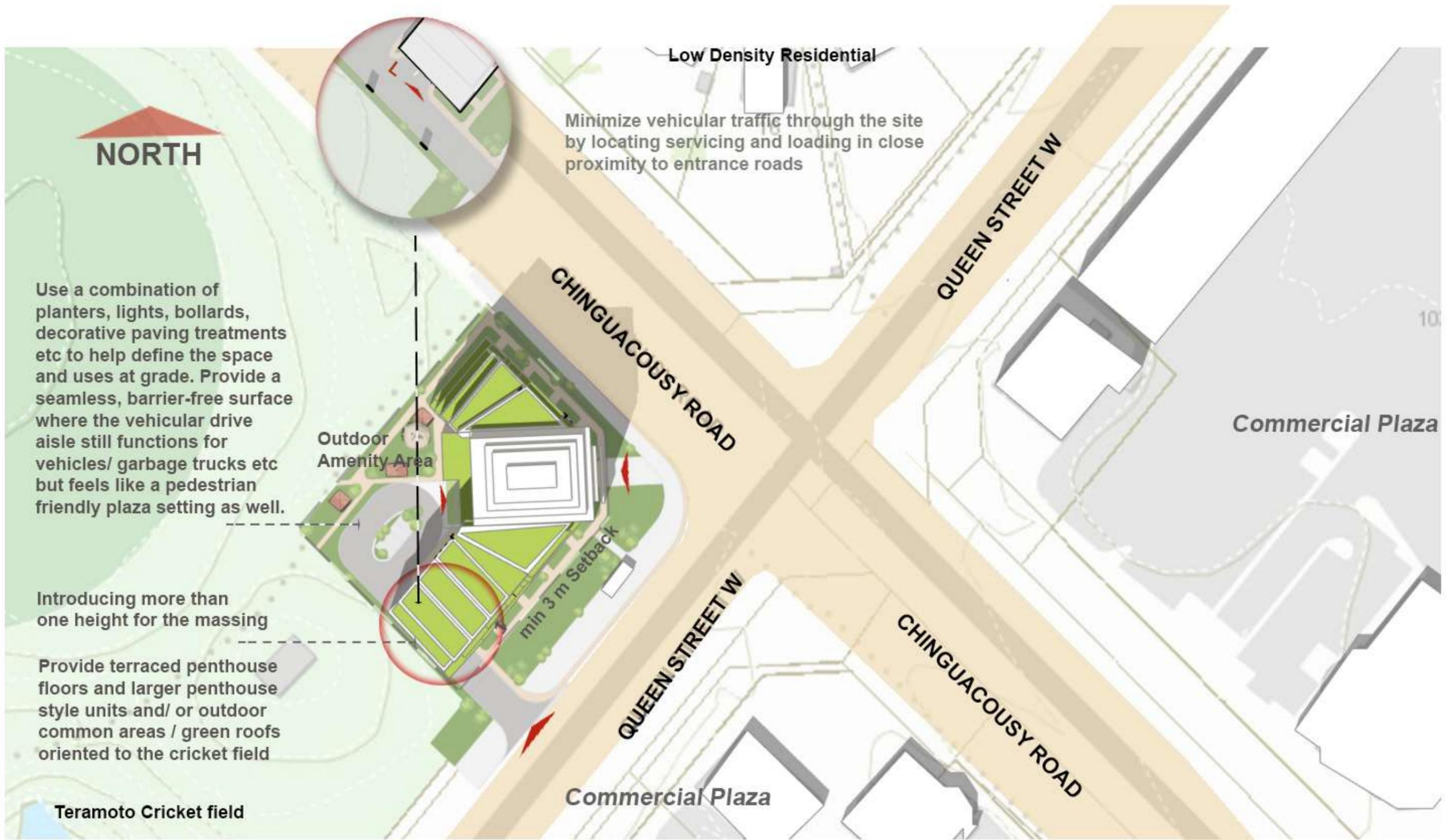
**OZS-2020-0034**

**For Discussion Only**



**1030 Queen St W**  
OZS-2020-0034

**CITY OF BRAMPTON**  
FOR DISCUSSION ONLY



**1030 Queen St W**  
**OZS-2020-0034**

**CITY OF BRAMPTON**  
**FOR DISCUSSION ONLY**

**COMMENTS & CONDITIONS MEMO**

**Date:** September 24, 2021

**File:** OZS-2020-0034

**To:** H. Katyal, Development Services Division

**From:** C. Heike, Park Planning & Development

**Subject:** **REQUIREMENTS FOR HIGH DENSITY DEVELOPMENT**  
**Application to Amend the Official Plan and Zoning By-Law**  
(To permit a 15-storey residential apartment building)

Conditions from the Park Planning & Development Section

**Consultant:** **SKIRA & ASSOCIATES**

**Applicant:** **12148048 CANADA INC. C/O SYED AFSAR SARWAR**

**Location:** 1030 Queen Street West  
Circulation Date: September 16, 2021  
Ward: 5

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In response to the Accela 1<sup>st</sup> Revision circulation of the above noted Official Plan and Zoning By-Law Amendment application) dated September 16, 2021, the following represents an **UPDATED** summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces the previous memo dated January 19, 2021.

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

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 an existing park (Teramoto Park), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

*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 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 outlined in the City's *Tableland Tree Assessment Guidelines*. Compensation plantings shall be provided by the Owner at no cost to the City.

Warning Clauses:

4. The Owner shall be required to advise potential purchasers that the abutting lands used for park, Natural Heritage Systems (NHS), NHS buffer and/or stormwater management may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton Planning, Building & Economic Development Department, at (905) 874-3448.

**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.

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

cc. (via email only):  
R. da Cunha, W. Kuemmling, D. Quinn

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

**Date:** January 20, 2021  
**To:** Himanshu Katyal  
**From:** Reshma Fazlullah  
**Subject:** Phase One & Two Environmental Site Assessment, 1030 Queen Street West, Brampton  
**File:** OZS-2020-0034

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**Submission:**

- Phase One Environmental Site Assessment 1030 Queen Street West, Brampton, Ontario, prepared by Terraprobe Inc., dated June 17, 2020.
- Phase Two Environmental Site Assessment 1030 Queen Street West, Brampton, Ontario, prepared by Terraprobe Inc., dated October 30, 2020.

**Report Findings:**

Staff have reviewed the above-noted reports in support of a development proposal consisting of residential use (15-storey condominium apartment) on the subject property. The findings of the reports are as follows:

**Phase One Environmental Site Assessment 1030 Queen Street West, Brampton, Ontario, prepared by Terraprobe Inc., dated June 17, 2020.**

A Phase One Environmental Site Assessment was conducted on the subject property by Terraprobe. The report identified “Gasoline and Associated Products storage in Fixed Tanks” as a Potentially Contaminating Activity, based on the findings of the investigation. It also recommended, further investigation in the form of a Phase Two Environmental Site Assessment to investigate the Area of Potential Environmental Concern identified at the property.

**Phase Two Environmental Site Assessment 1030 Queen Street West, Brampton, Ontario, prepared by Terraprobe Inc., dated October 30, 2020.**

A Phase Two Environmental Site Assessment was conducted at the subject site by Terraprobe. The work program included drilling of six boreholes, with each borehole completed as a monitoring well on the Property, to assess the soil and groundwater quality across the site and submitting select samples for chemical analysis of the following parameters: metals and inorganics, petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylene (BTEX), and pH in soil and PHCs and BTEX in groundwater. The study concluded that no exceedances of the applicable standards (Table 2 of Ministry of Environment and Climate Change publication “Soil, Ground Water and Sediment Standards for Use Under Par XV.1 of the Environmental Protection act” for potable

groundwater conditions for residential/parkland/institutional property use) for parameters in any of the samples analyzed, were found.

**Comments:**

Given the preceding, staff provide clearance with respect to the ESA's, subject to the following conditions:

- That a Record of Site Condition be filed in the Environmental Site Registry for the subject property (1030 Queen Street West) prior to the building permit and approval, and a copy be provided to the City.

**Reshma Fazlullah**

Environmental Engineering | Environment and Development Engineering |  
T: 416.848.5350 | E: [reshma.fazlullah@brampton.ca](mailto:reshma.fazlullah@brampton.ca)

February 16, 2021

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

Re: Application to Zoning By-law Amendment – 1030 Queen Street West - COB File: OZS-2020-0034

Dear Himanshu:

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.

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 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV.

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 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

**Alectra Utilities Corporation**

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

[alectrautilities.com](https://alectrautilities.com)

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

## Katyal, Himanshu

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**From:** planification <planification@csviamonde.ca>  
**Sent:** 2021/01/21 4:07 PM  
**To:** Trdoslavic, Shawntelle  
**Cc:** Katyal, Himanshu  
**Subject:** [EXTERNAL]RE: [EXTERNE] - OZS-2020-0034 Review : DUE FEB 15/2021 (REGION)

Good afternoon,

The Conseil scolaire Viamonde has no comment regarding Application for Official Plan Amendment and Zoning By-law Amendment (File No. OZS-2020-0034) for the property located at 1030 Queen Street West.

Best regards and have a great afternoon!

### 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



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

**Envoyé :** 15 janvier 2021 16:21

**À :** Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>

**Cc :** Katyal, Himanshu <Himanshu.Katyal@brampton.ca>

**Objet :** [EXTERNE] - OZS-2020-0034 Review : DUE FEB 15/2021 (REGION)

Good Afternoon,

Please find attached the **OZS-2020-0034** applicant submitted documents for **1030 Queen Street West**.

If you have any concerns please contact the assigned planner, Himanshu Katyal at [Himanshu.Katyal@brampton.ca](mailto:Himanshu.Katyal@brampton.ca)

Please note comments are due to Himanshu by **February 15, 2021**.

Thanks and have a great weekend!

*Shawntelle Trdoslavic*

Development Services Clerk

Planning, Building and Economic Development

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

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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January 19, 2021

Himanshu Katyal  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Katyal:

**Re: Notice of Application and Request for Comments  
Application to Amend the Official Plan and Zoning By-law  
Glen Schnarr & Associates Inc. – Umbria Developers Inc.  
1030 Queen Street West  
North-west corner of Queen St W and Chinguacousy Rd  
File: OZS 2020-0034  
City of Brampton – Ward 5**

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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 179 high-rise residential units which are anticipated to yield:

- 3 Junior Kindergarten to Grade 8 Students; and
- 3 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. Jean-Marie Vianney	367	556	3
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)

March 3<sup>rd</sup>, 2021

Himanshu Katyal  
Development Planner III  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Katyal:

**RE: Application to Amend the Official Plan and Zoning By-law  
OZS-2020-0034  
Glen Schnarr & Associates Inc. – Umbria Developers Inc.  
1030 Queen Street W  
Northwest corner of Queen Street West and Chinguacousy Road  
City of Brampton (Ward 5)**

The Peel District School Board has reviewed the above-noted application (179 apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows: 27 K-8  
4 9-12

The students are presently within the following attendance areas:

<u>School</u>	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
McClure P.S.	817	861	1
David Suzuki S.S.	1,515	1,554	5

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.

**Trustees**

Carrie Andrews  
Susan Benjamin  
Stan Cameron  
Robert Crocker  
Nokha Dakroub  
Will Davies

David Green  
Sue Lawton  
Brad MacDonald  
John Marchant  
Kathy McDonald  
Balbir Sohi

**Director of Education and Secretary**

Colleen Russell-Rawlins

**Associate Director – Operations & Equity of Access**

Jaspal Gill

**Associate Director – Instruction & Equity**

Poleen Grewal

**Associate Director (Acting) – School Improvement & Equity**

Shirley-Ann Teal

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 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 [julian.wigle@peelsb.com](mailto:julian.wigle@peelsb.com) or 905-890-1010, ext. 2214.

Yours truly,



Julian Wigle  
Planning Officer - Enrolment  
Planning and Accommodation Dept.

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

## Mahmood, Nasir

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2022/04/04 7:00 AM  
**To:** Mahmood, Nasir  
**Subject:** [EXTERNAL]RE: OZS-2020-0034 1030 Queen St W\_14 Storey Residential Building\_Staff Comments

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

Thank you for your circulation.

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

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Alice Coleman**

Municipal Planning Analyst  
Long Range Distribution Planning

—

**ENBRIDGE**

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

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion.**

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**From:** Mahmood, Nasir <Nasir.Mahmood@brampton.ca>

**Sent:** Friday, April 1, 2022 3:17 PM

**To:** christopher.fearon@canadapost.ca; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; nicole.hanson@peelsb.com; Municipal Planning <MunicipalPlanning@enbridge.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; planninganddevelopment <planninganddevelopment@bell.ca>; circulations@wsp.com; GTAW New Area <gtaw.newarea@rci.rogers.com>

**Subject:** [External] OZS-2020-0034 1030 Queen St W\_14 Storey Residential Building\_Staff Comments

**Importance:** High

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Hello Folks,

The subject Official Plan and Zoning By-law amendment application (see attached cover letter and concept site plan) proposes the redevelopment of the property with a 14 storey residential building.

This file has recently been re-assigned to me from another Planning staff. While we have already received comments from many other staff/agencies, I am unable to determine if this application was previously circulated to you for review/comments. Therefore, I am circulating it to you with the request to kindly review it and provide your comments by April 15, 2022.04.01

Thanks.

Nasir Mahmood MCIP, RPP  
Planner III, Planning, Building & Economic Development Services  
City of Brampton, 2 Wellington St. W., ON L6Y 4R2  
T: 905-874-2094 | TTY 905-874-2130  
[nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca) | [www.brampton.ca](http://www.brampton.ca)



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).



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