

Sepe, Alex

From: Homagain, Abiral <abiral.homagain@peelregion.ca>
Sent: 2022/09/01 10:35 AM
To: Sepe, Alex
Cc: Martino, Alexander
Subject: RE: [EXTERNAL]IBI Group - Peel Housing Corp File OZS-2022-0018 10 Knightsbridge Road - update on timing

Hi Alex,

The revisions for this second submission do not affect matters of regional interest and the previous clearance letter is still applicable.

Yours truly,
 Ab



Abiral Homagain

Planner
 Planning and Development Services
 Public Works
 10 Peel Centre Drive 6th Floor Suite A
 T: (905) 791-7800 ext. 8730
 E: abiral.homagain@peelregion.ca

In response to the emergence of the novel coronavirus, the Region of Peel is implementing various measures to protect our customers, employees and workplaces. Development Services will endeavour to maintain the continuity of our business operations, however delays in service may still be experienced. We appreciate your patience during this time.

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From: Sepe, Alex <Alex.Sepe@brampton.ca>
Sent: September 1, 2022 8:53 AM
To: Homagain, Abiral <abiral.homagain@peelregion.ca>
Cc: Martino, Alexander <alex.martino@peelregion.ca>
Subject: FW: [EXTERNAL]IBI Group - Peel Housing Corp File OZS-2022-0018 10 Knightsbridge Road - update on timing

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Public Works

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

peelregion.ca

May 5, 2022

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

**RE: Region of Peel Comments
 Official Plan and Amendment Rezoning Application
 10 Knightsbridge Road
 Peel Housing Corporation
 OZS-2022-0018
 Regional File: OZ-22-018B**

Dear Mr. Sepe,

Region of Peel staff have reviewed the first formal submission for the above noted official plan amendment and rezoning application to the proposed change in use to permit the development of a new rental apartment building on the existing site and offer regional clearance based on the following:

Site Servicing Requirements

- A satisfactory Functional Servicing Report will be required prior to approval of the report and clearance of the application. The region is in receipt of the FSR dated December 2021 and prepared by IBI Group and is satisfactory.
- To service the site, additional easements (municipal or private) or upgrades to the existing municipal services will be required. All works associated with the servicing and development of this site will be at the applicant's expense.
- There is an existing 300 mm diameter watermain located on Knightsbridge Road and Central Park Drive.
- This proposal requires connection to a minimum municipal watermain size of 300mm (watermain Design Criteria 2.1).
- Please be advised that the subject lands do not have frontage to any existing wastewater services.

Waste Management Requirements:

- The site is eligible for front end waste collection, and we are in receipt of a satisfactory waste management plan. Further site-specific designs and changes can be facilitated through the submission of the subsequent site plan application.

Planning Information to Support a Future Application

The following are pre-emptive and are to assist the applicant in preparation of a future development application.

Planning and Development Services Notes

- The Region of Peel may be a participant in the future Site Plan Agreement.
 - The Region is currently processing fees through an EFT system. The Regional planner on file will coordinate payments at the time of site plan agreement execution.
- Prior to Site Plan approval, the Region will require 3 copies of the most current PINS and all easement documents for the subject lands.
- Peel Region By-Law 1-2000 states that local Official Plans amendments are exempt from Regional approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. We are pleased to advise that this proposed amendment is exempt from approval under the Planning Act by the Region of Peel.

Site Servicing Notes

- Please also be advised that the existing sanitary sewer service lateral to the subject site crosses City of Brampton park lands. A private servicing easement is required to protect this service. We recommend that Peel Housing work with the City of Brampton to obtain a private easement over the sanitary sewer service through park lands so that Peel Housing has permissions and access to maintain their service through the park.

Public Health Notes

- Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), 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, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- With the Sustainability Assessment reaching a Bronze threshold on the assessment, the site design is on it's way to contributing to a healthy built form. For further opportunities to enhance the site, we recommend the following for consideration on the future site plan:
 - Public outdoor areas such as pedestrian walkways and parking areas should include pedestrian- scaled lighting, shading and benches.
 - While secure resident bicycle parking has been provided on site, please consider providing secure short term bicycle parking for visitors.
 - Please also ensure that amenity and outdoor spaces are designed to support multi-generational use. Considerations can include design elements which support physical activity, such as an array of visual and sensory experiences and landscaping along the sidewalks and or walking paths.
 - There should be consideration for a seamless indoor and outdoor amenity area on the main floor. Give consideration to providing visibility from any ground floor multi-purpose room to the outdoor space, if not already considered.

Site Servicing Notes

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
 Tel: 905-791-7800 www.peelregion.ca

- A non-refundable Functional Servicing Report Fee of \$515 is required as per the current Fees By-law 65-2021.
- The Region of Peel may be a participant in the Site Plan Agreement and servicing connections may require clauses in the agreement where applicable.
- Private Servicing Easements may be required prior to Region of Peel Site Plan/Site servicing connection approval. This will be determined once the Legal Review has been completed and the site servicing proposal is reviewed
- The applicant is required to provide to the Region with copies of the most current PINS prior to Site Plan Approval Further comments/requirements will be provided once the PINS are reviewed by a Regional Law Clerk
- For questions related to site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca
- For the location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca
- Please review the Region's engineering submission requirements found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/subdivision-process-july-2009-final.pdf>
- Please review the Region's Water Design Criteria for more information found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>
- Please review the Region's Sanitary Sewer Design Criteria for more information found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- For Underground Locate Requests please go to the following link: <https://www.peelregion.ca/pw/locaterequest/>
- Please refer to the Region's Functional Servicing 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 our Standard Drawings to determine which standards are applicable to your project found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/drawings/>
- For Information on site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973.
- Prior to Site Plan approval, Site servicing drawings are required for Review by Region of Peel Servicing Connections
- Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT). Please contact Servicing Connection at siteplanservicing@peelregion.ca for the process to submit an Electronic Fund Transfer for your servicing application fees

The region looks forward to working with the applicant and the City of Brampton to address any matters of regional interest to assist in the future submission of the subsequent site plan application or materials of the above noted application. If you have any questions or concerns, please contact me (abiral.homagain@peelregion.ca 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain
Planner, Planning and Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

BY EMAIL: Alex.Sepe@brampton.ca

CFN 66406.03

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

Dear Alex Sepe:

**Re: Official Plan Amendment Application – OZS 2022-0018
10 Knightsbridge Road
Part Lot 5, Concession 4
City of Brampton
Owner: Peel Housing Corporation**

This letter acknowledges the receipt of the above noted applications circulated by the City of Brampton. The materials were received by Toronto and Region Conservation Authority (TRCA) on March 23, 2022 with additional materials uploaded after. TRCA staff has reviewed the above noted applications, and as per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), provides the following comments as part of TRCA’s commenting role under the *Planning Act*; the Authority’s delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA’s Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Applications

It is the understanding of TRCA that the intent of the above noted application is to facilitate the development of a new residential tower on the subject property.

Application Specific Comments

TRCA staff have had the opportunity to review the submitted materials for conformity with our Stormwater Management criteria. 3. It is noted that the applicant acknowledged TRCA’s requirement for onsite retention of 5mm or runoff from the total impervious area using LID measures and the applicant calculated the storage requirement. The applicant has confirmed that the details of the LID measures will be provided as part of future Site Plan or Detailed Design stages. Generally, the submitted information is acceptable and TRCA staff will be reviewing the details of the LID measures at detailed design stage.

Recommendation

Based on the comments noted above, TRCA have no objection to the approval of OZS-2022-0018 subject to the following conditions:

- 1) Submission of TRCA’s required \$3,100.00 review fee.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a Zoning By-law Amendment – Minor review fee of \$3,100.00. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. [TRCA Development Planning Fee Schedule- June 2021.](#)

We trust these comments are of assistance. Should you have any questions, please contact me at 416-661-6600 extension 5272 or at Anthony.Syhlonyk@trca.ca.

Sincerely,

Anthony Syhlonyk

Planner

Development Planning and Permits | Development and Engineering Services

April 12, 2022

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

Re: Application for Zoning by-Law Amendment - 10 Knightsbridge Road

COB File: OZS-2022-0018

Dear Alex,

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

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 26 weeks or longer.

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>.

Alectra Utilities Corporation

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

alectrautilities.com

E/ If there is any existing Alectra Utilities property plant and/or equipment 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.

F/ This connection will require a feeder extension. The customer is advised to contact Alectra Utilities as soon as possible to ensure the connection date is met on time.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

Sepe, Alex

From: planninganddevelopment <planninganddevelopment@bell.ca>
Sent: 2022/03/24 11:37 AM
To: Sepe, Alex
Subject: [EXTERNAL]RE: [OZS-2022-0018] Notice of Application and Request for Comments:
DUE APR 13/2022

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

Good morning Alex,

Bell Canada has no comments at this time. We will provide comment at the Site Plan and/or Draft Plan of Subdivision stage.

Ryan Courville

Access Network Provisioning Manager | Planning and Development

C: 416-570-6726

100 Borough Dr. Fl. 5 Toronto, Ontario



April 1, 2022

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

Dear Mr. Sepe:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
IBI Group – Region of Peel (Peel Housing Corporation)
10 Knightsbridge Road
West of Bramalea Rd, south of Queen St E
File: OZS 2022-0018
City of Brampton – Ward 7**

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 a 20-storey building with a total of 200 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. John Henry Newman	350	651	0
Secondary School	St. Thomas Aquinas	1565	1500	17

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,

A handwritten signature in blue ink, appearing to read 'K. Koops', is positioned above the typed name.

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)

April 12, 2022

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

Dear Alex:

RE: **Application to Amend the Official Plan and the Zoning By-law
OZS-2022-0018
IBI Group – Region of Peel (Peel Housing Corporation)
10 Knightsbridge Road
North of Knightsbridge Road, West of Kings Cross Road
City of Brampton (Ward 7)**

The Peel District School Board has reviewed the above-noted application (200 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 5	Grade 6 to Grade 8	Grade 9 to Grade 12
35	15	13

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Clark Boulevard P.S. (Kindergarten to Grade 5)	491	634	0
Balmoral Drive Sr. P.S. (Grade 6 to Grade 8)	590	693	0
Bramalea S.S. (Grade 9 to Grade 12)	1,064	1,278	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, 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 #39. 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. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."
3. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

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
Planner - Development
Planning and Accommodation Dept.

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