

September 9, 2022

BY EMAIL: cynthia.owusugyimah@brampton.ca

Ms. Cynthia Owusu-Gyimah, MCIP, RPP
Acting Manager, Development Services
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Ms. Owusu-Gyimah:

**Re: OZS-2021-0053
31-33 George St North & 18-28 Elizabeth Street North
Part Lot 6, Concession 1 West of Centre Road
City of Brampton
Greenwin Corp. and Sweeny Holdings inc. (Agent: Malone Given Parsons Ltd.)**

Following TRCA's comments dated November 26, 2021 on the above zoning by-law amendment application on a 0.60 ha(1.49ac) site to permit high-density, mixed-use development consisting of two towers (34 and 42 storeys), rental units, hotel units and retail space, TRCA is open to lifting the requested Hold (H) provision given the following:

That the City of Brampton has implemented a *first to post* approach through the site plan application approval process for applications located within the Brampton Central Core Special Policy Area (SPA). The subject application is partially located within SPA-Sub Area #3A and as per Downtown Brampton Secondary Plan (SPA7) policies (section 5.6.3.3 (a)), and Zoning requirements, the City will not issue further approvals for residential units so as to not exceed the maximum number of units permitted for the Sub Area. And further, through the review of Zoning By-law amendment and Site Plan amendment applications with the Special Policy Area, the allotted 900 unit cap is not exceeded.

Based on the above commitment and confirmation of approach by the City of Brampton to ensure conformance with the maximum number of units permitted within the Sub Area, TRCA staff have a level of comfort in removing the previously requested Hold (H) provision.

It is important to note that through the forthcoming Site Plan application TRCA will require the following items to be addressed:

- Confirmation the proposed development does not impede flood flows;
- Confirmation of flood protection as specified in the Secondary Plan policies and TRCA's LCP;
- A Functional Servicing Report in conformance with TRCA's guidelines;
- A Hydrogeology report and
- An Emergency Management Plan (EMP) is also required in support of the proposed development.

Fees

TRCA thanks the applicant for the payment of the required fees of \$9,400 (Zoning By-law Amendment) received by TRCA on January 24, 2022.

We trust these comments are of assistance. Should you have any questions, please contact me as below.

With Regards,



Colleen Bonner, MES (PI), MCIP, RPP
Senior Planner | Development Planning and Permits
Development and Engineering Services
colleen.bonner@trca.ca | (437) 880-1939

cc: Allan Parson, Director Development Services, City of Brampton
Jason Wagler, Planning Manager, TRCA
Lincoln Lo, Malone Given Parsons Ltd.: llo@mgp.ca
Mark Zky, Greenwin Corp and Sweeny Holdings: mzaky@greenwin.ca

Sidhu, Tejinder

From: Homagain, Abiral <abiral.homagain@peelregion.ca>
Sent: 2022/09/09 4:21 PM
To: Sidhu, Tejinder
Subject: [EXTERNAL]RE: Reminder to provide comments - RE: Status of Region Review of PJR - OZS-2021-0053 & OZ-21-053B Review: Due August 27 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.

Hi Tejinder,

Thank you for the opportunity to review the PJR associated with the above noted application. We provide the following comment:

Thank you for providing the Planning Opinion Addendum, dated August 23, 2022. Based on our review, it appears that the report provides an evaluation of the Regional policies as per the adopted April 2022 RPOP, and that the proposal generally meets the overall Growth Management and Major Transit Station Areas objectives and targets identified in Policy 5.6.19.18. We have no objections and we hope this addresses the last item as requested in your prior email.

As an aside, as per Section 1.2-Section 5.6.18 of the addendum, approximately 1,800 residents and 170 jobs will be provided at the proposed development. The proposed development also has a density of 3,285 residents and jobs combined per hectare which appears to be inconsistent. These are both above our minimum threshold and are in keeping in line with the intent of the Regional OP requirements, just wanted to ask if you please clarify the density calculations?

Yours truly,
Ab

From: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>
Sent: September 8, 2022 4:47 PM
To: Homagain, Abiral <abiral.homagain@peelregion.ca>
Subject: Reminder to provide comments - RE: Status of Region Review of PJR - OZS-2021-0053 & OZ-21-053B Review: Due August 27 2022
Importance: High

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Hi Ab,

Friendly reminder to please provide comments/clearance by tomorrow.

thanks in advance!

Public Works

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

peelregion.ca

February 15, 2022

Carmen Caruso
Development Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
carmen.caruso@brampton.ca

RE: Applications for Local Official Plan Amendment and Zoning Bylaw Amendment
18-28 Elizabeth Street, 31-33 George Street
City of Brampton
Region File: OZ-21-053B
Related Regional File: PRE-20-033B
City File: OZS-2021-0053

Dear Mr. Caruso,

Region of Peel Development Staff have reviewed the first formal submission for the above noted local official plan amendment and zoning by-law amendment application proposing to permit a mixed-use development containing 771 residential units, 205 hotel suites, and retail space within two towers, and offer the following comments:

Planning Information to Support A Future Development Application

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

PUBLIC HEALTH – BUILT FORM

- 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.
- The Sustainability Score submitted with the application has reached a silver threshold and a pass on the tool with 59 points. The proposal is on its way to contributing to a healthy built form with a couple of the healthy design features being the consideration for reduced parking and having a prominent building entrance. While we have no objections to the proposed Zoning By-law Amendment, there are further enhancements that can be made to improve the

built form for concept plan. Please consider how to enhance the streetscape for the building, to better activate the pedestrian public realm. Especially to promote physical activity, we encourage opportunities for active transportation through the creation of a permeable and well connected pedestrian and cycling network. Having an inviting public streetscape creates a safe comfortable and convenient way for travel for pedestrians or cyclists.

Prior to Local Official Plan Amendment and Zoning By-law Approval:

The following requirements, where applicable, shall be completed by the applicant to the satisfaction of the Region prior to Local Official Plan Amendment and Zoning Bylaw Amendment approval:

SERVICING CONNECTIONS

Water Servicing

- An existing 150 mm diameter water main is located on Elizabeth Street North.
 - An existing 150 mm diameter water main is located on Nelson Street West.
 - An existing 200 mm diameter water main is located on George Street North
- ☒ This proposal requires connection to a minimum municipal watermain size of 300mm (Watermain Design Criteria 2.1).
- ☒ 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.
- ☒ This proposal will require a secondary fire line in compliance with the Ontario Building Code, which is administered by the Local Municipality. We require confirmation that this has been addressed with the Local Municipality. We recommend a system looped to municipal water including a secondary domestic water supply where possible.
- ☒ All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- ☒ Please review the Region's Water Design Criteria found on-line.

Sanitary Sewer Servicing

An existing 250 mm diameter sanitary sewer is located on Elizabeth Street North & Nelson Street West.

An existing 600 mm diameter sanitary sewer is located on George Street North.

- ☒ 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.
- ☒ All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- ☒ Please review the Region's Sanitary Sewer Design Criteria found on-line.

Public Works

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Functional Servicing Review Requirements

- Please provide additional information regarding the construction/phasing.

☒ A satisfactory Functional Servicing Report is required prior to OZ/RZ Approval.

☒ We have received the FSR dated 2021-10-15 and prepared by Counterpoint Engineering. The Report is complete and will be sent for modelling. Please note that a hydrant flow test had not been provided and will be required prior to clearing the condition. Additional comments will be provided upon completion of the modelling review.

☒ The non-refundable Report Fee of \$515 is required as per the current Fees By-law prior to OZ/RZ approval.

Site Servicing Requirements

☒ Prior to Site Plan approval, Site servicing drawings are required for Review by Region of Peel Servicing Connections.

☒ To accompany the servicing review, the supporting Mechanical Drawings are required for review by Servicing connections prior to issuing Region of Peel Site Servicing connection approval.

☒ A satisfactory Servicing Submission is required prior to site plan approval.

☒ Final Regional Site Servicing connection approvals are required prior to the local municipality issuing Building Permit.

☒ Fire Protection approval from the local municipality is required prior to Region of Peel Site Servicing connection approval.

☒ Please be advised that due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, 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.

General Servicing Comments

☒ All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>

☒ Please refer to Section 3 of our Site Plan Procedure document found on-line.

☒ Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>

☒ Please refer to the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval.

☒ Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.

☒ If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca

☒ 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.

☒ The Site Servicing drawings have been received and they will be assigned for review. Detailed engineering comments will be sent directly to the consultant.

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Agreements

At the appropriate time, servicing connections may require clauses to be added to the Site Plan Agreement.

Region Review Fee

Due to the COVID-19 situation, all payments must be done by Electronic Fund Transfer. In that regard, please contact the Finance Department for an Electronic Fund Transfer (EFT) at EFTadvice@peelregion.ca to obtain a letter to setup the EFT (Electronic Fund Transfer). When coordinating payment details please refer to Connection file C602121. **When contacting the Finance Department for fee coordination, please include a completed version of the chart below.**

Please be advised that we will not be able to accept or process the payment without the following information. This chart is crucial and must be completed and included in all correspondence to the finance dept. to avoid additional delays

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Contact person representing the Payer (Company) - name	
Contact person representing the Payer (Company) - email address	
Dollar Amount of Payment	515\$
Region of Peel File Number (C#####)	C602121
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Once the Finance Department notifies that the fee is paid, Servicing Connections will process the fee in their system and provide the receipt / confirmation that they received the payment.

INFRASTRUCTURE PROGRAM PLANNING

We have received the completed modelling review, and based on the proposed water/waste water demands in the FSR provided by Counterpoint Engineering, dated October 15th, 2021, the Region does not have any objections as there is sufficient capacity to service the proposed development. These comments are subject to change should there be any changes to the proposal.

Once we receive the FSR report fee, the modelling condition may be cleared.

PLANNING AND DEVELOPMENT

Affordable Housing Comments

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- The applicant is expected to continue to meet program requirements associated with the 2021 Affordable Housing Incentives Pilot.
- This development application is one of the approved projects from the 2021 Affordable Housing Incentives Pilot program. This higher-density development supports the Region's density target through apartment units, provides a good mix of unit sizes (particularly two and three-bedroom or 31% of all units) to support housing options, and contributes towards the Region's rental tenure and affordability housing targets by providing 40 affordable rental units (5.2% of all units) at 134% of median market rent for an affordability period of 26 years. The applicant also noted that they are continuing to explore opportunities to provide an additional 30-40 affordable rental units within the project.
- Comments related to the provision of affordable housing through inclusionary zoning are included in the Major Transit Station Area & Inclusionary Zoning comment section below.

Major Transit Station Area & Inclusionary Zoning Comments

- Through the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review (MCR), this site is proposed to be within the delineated boundary of a "primary" major transit station area (MTSA) KIT-3 "Brampton GO". As this is a required Growth Plan priority transit corridor MTSA (and within the Downtown Brampton Urban Growth Centre), a minimum density of 200 people and jobs per hectare over the entire MTSA will apply at the Regional level in the draft Regional Official Plan. Proposed MTSA's are identified on [Draft Schedule Y7](#) and the most up-to-date information can be found on the [MTSA focus area](#) webpage and [draft Regional Official Plan policies and mapping](#) webpage.
- In early 2022, Regional staff will present a recommended Regional Official Plan Amendment, including proposed MTSA's, to Regional Council for adoption. The adopted ROPA will be forwarded to the Province for review and approval by July 2022, at which point the MTSA policy framework will be in-effect. Following provincial approval, local municipal official plans and zoning will be updated as appropriate to implement the MTSA policy framework.
- In the interim, the proposed development should have consideration for its location in this MTSA in planning to accommodate mixed uses, contribution to the overall MTSA minimum density, and improving active transportation connections to transit stations/stops.
- Municipalities can require that a proportion of units within proposed residential developments located in protected major transit station areas be provided at affordable rates. This application is within the proposed areas in Brampton for Inclusionary Zoning. Consequently, the applicant should be conscious of the ongoing consultation process regarding the potential for Inclusionary Zoning.

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, and Streetscape Plan.

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- 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 Local road widening requirements as well as properly label any easements on the subject site.

Site Servicing Requirements

- Prior to site plan approval, a full engineering submission may be required for the construction of municipal infrastructure.
 - The infrastructure must be operational/commissioned by the Region prior to Region of Peel Site Servicing Connection Approval.

Waste Management Requirements

- This site is not within the vicinity of a landfill.
- **For Residential Units:** The Region of Peel will provide front-end collection of garbage and recyclable materials subject to the following conditions being met prior to the Official Plan Amendment / Rezoning Approval:
- Prior to site plan approval the applicant must submit a satisfactory **Waste Management Plan** meeting all applicable requirements for front end collection in the Waste Collection Design Standards Manual.
- A **Waste Management Plan** is required that demonstrate:
 1. Collection vehicle access route requirements can be met
 - a) TIS depicts the proposed waste collection access route requires the collection vehicle to enter the site twice while collecting from 2 collection points fronting each other. Please provide a waste collection vehicle maneuvering diagram throughout the site outlining turning movements and radii to demonstrate meeting the access route requirements. Please show where the collection vehicle is proposed to turn when it is exiting the site and comes back to collect from the second collection point.
 2. Collection point has overhead clearance and can hold all waste bins of the larger stream
 3. Waste storage room is large enough for all required bins
- For hotel and retail units: Waste collection will be required through a private waste hauler.

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.

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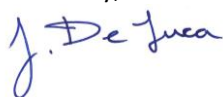
- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- Fire protection approval from the local municipality 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.
- 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/>
- 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>

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](#)

If you have any questions or concerns, please contact me (jason.deluca@peelregion.ca 905.791.7800 x7727) at your earliest convenience.

Yours truly,



Jason De Luca
Principal Planner, Development Services

Public Works

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

Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
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Caruso, Carmen

From: Tony To <Tony.To@metrolinx.com>
Sent: 2021/11/26 8:55 AM
To: Caruso, Carmen
Cc: Trdoslavic, Shawntelle
Subject: [EXTERNAL]RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE
Attachments: Metrolinx Environmental Easement, March 2021.pdf

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

Hi Carmen,

Thank you for circulating this development application to Metrolinx for review. I understand the applicant has submitted an application to amend the City of Brampton Zoning By-law to development of two mixed-use towers on lands municipally referred to as 31-33 George Street North and 18-28 Elizabeth Street North (the subject lands). I note the subject lands are located within close proximity to Canadian National Railway's (CNR) Halton Subdivision, which carries GO Transit ridership on the Kitchener Rail Line. Additionally, the subject lands are located within close proximity to Metrolinx's Brampton GO Station. My comments on the application are noted below.

1. As the Owner of the railway, CNR is the authority to comment on matters related to rail safety. I request the application be circulated to CNR for review and comment if it has not been circulated already.
2. The Applicant is required to provide a noise and vibration study, prepared by a qualified professional, detailing any potential noise and vibration impacts to the development as a result of its proximity to the neighbouring rail operations. The study should offer mitigation commensurate with any identified impacts. The Applicant may obtain the most up to GO Transit rail data forecast by submitting a request to raildatarequests@metrolinx.com.
3. In accordance with Section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner of lands within 300 metres of the rail corridor shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for information. The applicant may contact tony.to@metrolinx.com with questions and to initiate the registration process.

Please let me know if there are any questions.

Thank you,

TONY TO

Project Manager

Third Party Projects Review, Capital Projects Group

Metrolinx | 20 Bay Street | Suite 600 | Toronto | Ontario | M5J 2W3

T: 416.202.0809 C: 416.902.0157



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

Sent: November 12, 2021 3:02 PM

To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.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>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; proximity@cn.ca; christopher.fearon@canadapost.ca; planninganddevelopment <planninganddevelopment@bell.ca>; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; development.coordinator <development.coordinator@metrolinx.com>; Tony To <Tony.To@metrolinx.com>
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Sonya Drumond <Sonya.Drumond@brampton.ca>
Subject: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

EXTERNAL SENDER: Do not click any links or open any attachments unless you trust the sender and know the content is safe.
EXPÉDITEUR EXTERNE: Ne cliquez sur aucun lien et n'ouvrez aucune pièce jointe à moins qu'ils ne proviennent d'un expéditeur fiable, ou que vous ayez l'assurance que le contenu provient d'une source sûre.

Good Afternoon,

Please note the above noted application received is a high priority project for the City and your comments are appreciated by the deadline noted.

An application for **18-28 Elizabeth Street, 31-33 George Street** with an assigned file number of **OZS-2021-0053** 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, **Carmen Caruso by November 26, 2021**

If you have any concerns please contact the assigned planner, Carmen at Carmen.Caruso@brampton.ca

How to Access Applicant Submitted Documents

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

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

Our Focus Is People 



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This e-mail is intended only for the person or entity to which it is addressed. If you received this in error, please contact the sender and delete all copies of the e-mail together with any attachments.

Form of Easement

WHEREAS the Transferor is the owner of those lands legally described as [insert legal description] (the "**Easement Lands**");

IN CONSIDERATION OF the sum of TWO DOLLARS (\$2.00) and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Transferor, the Transferor transfers to the Transferee, and its successors and assigns, a permanent and perpetual non-exclusive easement or right and interest in the nature of a permanent and perpetual non-exclusive easement over, under, along and upon the whole of the Easement Lands and every part thereof for the purposes of discharging, emitting, releasing or venting thereon or otherwise affecting the Easement Lands at any time during the day or night with noise, vibration and other sounds and emissions of every nature and kind whatsoever, including fumes, odours, dust, smoke, gaseous and particulate matter, electromagnetic interference and stray current but excluding spills, arising from or out of, or in connection with, any and all present and future railway or other transit facilities and operations upon the lands of the Transferee and including, without limitation, all such facilities and operations presently existing and all future renovations, additions, expansions and other changes to such facilities and all future expansions, extensions, increases, enlargement and other changes to such operations (herein collectively called the "**Operational Emissions**").

THIS Easement and all rights and obligations arising from same shall extend to, be binding upon and enure to the benefit of the parties hereto and their respective officers, directors, shareholders, agents, employees, servants, tenants, sub-tenants, customers, licensees and other operators, occupants and invitees and each of its or their respective heirs, executors, legal personal representatives, successors and assigns. The covenants and obligations of each party hereto, if more than one person, shall be joint and several.

Easement in gross.

Caruso, Carmen

From: Caruso, Carmen
Sent: 2022/02/15 8:47 AM
To: Lincoln Lo
Subject: FW: [EXTERNAL]2022-02-15_CN Comments_18-28 Elizabeth Street, 31-33 George Street, Brampton - OZS-2021-0053

Hi Lincoln,
Please see comments below from CN Rail.

Carmen

From: Saadia Jamil <Saadia.Jamil@cn.ca> **On Behalf Of** Proximity
Sent: 2022/02/15 12:49 AM
To: Lawrence, Marsha <Marsha.Lawrence@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>
Subject: [EXTERNAL]2022-02-15_CN Comments_18-28 Elizabeth Street, 31-33 George Street, Brampton

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Hello,

Thank you for circulating CN on the subject application. The subject site is located in proximity to the CN railway corridor. It should be noted that CN has concerns of developing/densifying residential uses in proximity to our railway right-of-way. This is due to noise, vibration and potential trespass issues that will result. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated.

Please refer to CN's guidelines below for the development of sensitive uses in proximity to railways. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. CN urges the municipality pursue the implementation of the criterion as conditions of an eventual project approval. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities. Please visit <http://www.proximityissues.ca> for more information.

1. The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
2. Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
3. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity,

notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

4. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the mitigation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
5. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
6. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
7. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.

CN anticipates the opportunity to review a Noise and Vibration Report for the subject site.

Please keep us apprised on any updates on the project.

Sincerely,

Saadia Jamil

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



E : proximity@cn.ca
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

From: Lawrence, Marsha <Marsha.Lawrence@brampton.ca>

Sent: Friday, February 11, 2022 11:14 AM

To: cathyann.olivethomas@peelregion.ca; Megan.Meldrum@peelregion.ca; planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; abiral.homagain@peelregion.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; GAURAV.RAO@ALECTRAUTILITIES.COM; Adam Miller <Adam.Miller@trca.ca>; peelplan@trca.ca; Anthony.Syhlonyk@trca.ca; development.coordinator@metrolinx.com; Proximity <proximity@cn.ca>; planification@csvgamonde.ca; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com

Cc: BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>

Subject: Request for Comments: [PRE-2022-0024]

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

Good morning,

An application for **18-28 Elizabeth Street, 31-33 George Street** with an assigned file number of **PRE-2022-0024** was submitted to City of Brampton for review. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Carmen Caruso** by **February 25, 2022**.

If you have any concerns please contact Carmen at Carmen.Caruso@brampton.ca

Please click the link below for instructions on how to access Applicant Submitted Documents:

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

Kind regards,

Marsha Lawrence

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | City Hall

E: Marsha.Lawrence@brampton.ca | T: 905.874.3546 | W: <http://secure-web.cisco.com/1k0jaTBEYRF->

[pKuaswE0ENBvLxPJGjkigbZklP70sUAaN3Mb-](http://secure-web.cisco.com/1k0jaTBEYRF-pKuaswE0ENBvLxPJGjkigbZklP70sUAaN3Mb-)

[P47Ug70nH0a3TJDpAfBHXXE6nk95muCdGgln8Hw3I_bQJWSTmUct76rN9iRI4KLmUI6usN-cb7ycdM6nBe-](http://secure-web.cisco.com/1k0jaTBEYRF-P47Ug70nH0a3TJDpAfBHXXE6nk95muCdGgln8Hw3I_bQJWSTmUct76rN9iRI4KLmUI6usN-cb7ycdM6nBe-)

[KyzUaJ5eoQqSwzYfqp4E2JlqoVZo6NO9G3LNUhZvjX3gMZoXfNiW1pi2nSpcd7TXo8qg8mln36Q-](http://secure-web.cisco.com/1k0jaTBEYRF-KyzUaJ5eoQqSwzYfqp4E2JlqoVZo6NO9G3LNUhZvjX3gMZoXfNiW1pi2nSpcd7TXo8qg8mln36Q-)

[YcHCxY5zzuk5agYZaYm7flfPfq0A_hbo6bqk2LEdUB-](http://secure-web.cisco.com/1k0jaTBEYRF-YcHCxY5zzuk5agYZaYm7flfPfq0A_hbo6bqk2LEdUB-)

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Please review the City of Brampton e-mail disclaimer statement at: [http://secure-](http://secure-web.cisco.com/1w9D4v7C30a9rltSfQZvjYrcXyEhaa-)

[web.cisco.com/1w9D4v7C30a9rltSfQZvjYrcXyEhaa-](http://secure-web.cisco.com/1w9D4v7C30a9rltSfQZvjYrcXyEhaa-)

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[Sdd71Au-Fny9yBcOcbBfvb700dTwYkYANokCEpmYj7uHtMqUXLr-](http://secure-web.cisco.com/1w9D4v7C30a9rltSfQZvjYrcXyEhaa-Sdd71Au-Fny9yBcOcbBfvb700dTwYkYANokCEpmYj7uHtMqUXLr-)

[1OsMFM7jjDgOBEZUXGOSO9EmSTEnYkdfEV6IT9fNzILMxWSmKEG245zz4xtG1s6wv3X7MV/http%3](http://secure-web.cisco.com/1w9D4v7C30a9rltSfQZvjYrcXyEhaa-1OsMFM7jjDgOBEZUXGOSO9EmSTEnYkdfEV6IT9fNzILMxWSmKEG245zz4xtG1s6wv3X7MV/http%3)

[A%2F%2Fwww.brampton.ca%2FEN%2FOnline-Services%2FPages%2FPrivacy-Statement.aspx](http://secure-web.cisco.com/1w9D4v7C30a9rltSfQZvjYrcXyEhaa-A%2F%2Fwww.brampton.ca%2FEN%2FOnline-Services%2FPages%2FPrivacy-Statement.aspx)

November 19, 2021

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

Re: Application for Zoning by-Law Amendment – 18-28 Elizabeth Street, 31-33 George Street
COB File: OZS-2021-0053

Dear Carmen:

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

Alectra Utilities Corporation

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

Caruso, Carmen

From: Trdoslavic, Shawntelle
Sent: 2021/11/17 2:31 PM
To: Caruso, Carmen
Cc: BramPlanOnline_Automated
Subject: FW: EXTERNAL RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

Hi Carmen,

Please see below comment from Bell Canada regarding the above noted file.

Thanks and have a great day!

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: planninganddevelopment <planninganddevelopment@bell.ca>
Sent: 2021/11/17 2:03 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

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Good afternoon Shawntelle,

Bell Canada doesn't have any comment on this zoning by-law amendment application. We will provide comment at the Site Plan or Draft Plan stage.

Ryan Courville

Access Network Provisioning Manager | Planning and Development

C: 416-570-6726

100 Borough Dr. Fl. 5 Toronto, Ontario



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Wednesday, November 17, 2021 11:09 AM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.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>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; proximity@cn.ca; christopher.fearon@canadapost.ca; planninganddevelopment <planninganddevelopment@bell.ca>; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Development.Coordinator@metrolinx.com; Tony To <Tony.To@metrolinx.com>
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>
Subject: [EXT]RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

Good Morning,

Further to my previous email, please find attached the **Notice of Application and Request for Comments** memo for the noted file above. Just a friendly reminder this is a high priority file and your comments are appreciated by the deadline noted.

If you have any questions please contact the assigned planner at Carmen.Caruso@brampton.ca

Thanks and have a great day!

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: Trdoslavic, Shawntelle
Sent: 2021/11/12 3:02 PM
To: 'planninginfo@peelregion.ca' <planninginfo@peelregion.ca>; 'John Hardcastle' <John.Hardcastle@peelregion.ca>; 'Megan.Meldrum@peelregion.ca' <Megan.Meldrum@peelregion.ca>; 'Olive-Thomas, Cathy-Ann' <cathyann.olivethomas@peelregion.ca>; 'suzanne.blakeman@peelsb.com' <suzanne.blakeman@peelsb.com>; 'nicole.hanson@peelsb.com' <nicole.hanson@peelsb.com>; 'stephanie.cox' <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; 'planification' <planification@csviamonde.ca>; 'peelplan@trca.ca' <peelplan@trca.ca>; 'Adam.Miller@trca.ca' <Adam.Miller@trca.ca>; 'Anthony.Syhlonyk@trca.ca' <Anthony.Syhlonyk@trca.ca>; 'Quentin.Hanchard@trca.ca' <Quentin.Hanchard@trca.ca>; 'Colleen Bonner' <Colleen.Bonner@trca.ca>; 'Gaurav Robert Rao' <Gaurav.Rao@alecrautilities.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; 'DaveA.Robinson@alecrautilities.com' <DaveA.Robinson@alecrautilities.com>; 'proximity@cn.ca' <proximity@cn.ca>; 'christopher.fearon@canadapost.ca' <christopher.fearon@canadapost.ca>; 'planninganddevelopment' <planninganddevelopment@bell.ca>; 'circulations@wsp.com' <circulations@wsp.com>; 'gtaw.newarea@rci.rogers.com' <gtaw.newarea@rci.rogers.com>; 'Municipal Planning'

<MunicipalPlanning@enbridge.com>; 'LANDUSEPLANNING' <LandUsePlanning@HydroOne.com>;
'Development.Coordinator@metrolinx.com' <Development.Coordinator@metrolinx.com>; 'Tony To'
<Tony.To@metrolinx.com>
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>;
BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa
<Richa.Ajitkumar@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>
Subject: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

Good Afternoon,

Please note the above noted application received is a high priority project for the City and your comments are appreciated by the deadline noted.

An application for **18-28 Elizabeth Street, 31-33 George Street** with an assigned file number of **OZS-2021-0053** 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, **Carmen Caruso by November 26, 2021**

If you have any concerns please contact the assigned planner, Carmen at Carmen.Caruso@brampton.ca

How to Access Applicant Submitted Documents

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

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

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November 18, 2021

Carmen Caruso
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Caruso:

Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
Malone Given Parsons – Greenwin Corp.
31-33 George Street North and 18-28 Elizabeth Street North
West side of Main St N, north of Queen St W
File: OZS 2021-0053
City of Brampton – Ward 1

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 towers with 771 residential units which are anticipated to yield:

- 13 Junior Kindergarten to Grade 8 Students; and
- 11 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. Mary	273	188	5
Secondary School	Cardinal Leger	1253	1239	6

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,

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)

November 19th, 2021

Carmen Caruso
Central Area Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Caruso:

**RE: Application to Amend the Zoning By-law
OZS-2021-0053
Malone Given Parsons Ltd. – Greenwin Corp.
31-33 George Street North & 18-28 Elizabeth Street North
South west corner of George Street North and Nelson Street West
Downtown Brampton - Central Area Community
City of Brampton (Ward 1)**

The Peel District School Board has reviewed the above-noted application (771 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 5	Grade 6 to Grade 8	Grade 9 to Grade 12
65	19	11

The students are presently within the following attendance areas:

Public School	School Enrolment	School Capacity	Number of Portables
Northwood P.S. (Kindergarten to Grade 5)	549	614	0
Beatty-Fleming Sr. P.S. (Grade 6 to Grade 8)	366	583	0
David Suzuki S.S. (Grade 9 to Grade 12)	1,530	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.
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.
The Board is requesting a phasing plan.

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)

Caruso, Carmen

From: Trdoslavic, Shawntelle
Sent: 2022/01/17 8:55 AM
To: Caruso, Carmen
Cc: BramPlanOnline_Automated
Subject: FW: EXTERNAL RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

Good Morning Carmen,

Hope you had a great weekend. Please see below for comments from Enbridge for the above noted file.

Thanks and have a great day!

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: 2022/01/16 1:32 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

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.

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. Inclusion.

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

Sent: Wednesday, November 17, 2021 11:09 AM

To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.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>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; proximity@cn.ca; christopher.fearon@canadapost.ca; planninganddevelopment <planninganddevelopment@bell.ca>; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <MunicipalPlanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Development.Coordinator@metrolinx.com; Tony To <Tony.To@metrolinx.com>

Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>

Subject: [External] RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

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Good Morning,

Further to my previous email, please find attached the **Notice of Application and Request for Comments** memo for the noted file above. Just a friendly reminder this is a high priority file and your comments are appreciated by the deadline noted.

If you have any questions please contact the assigned planner at Carmen.Caruso@brampton.ca

Thanks and have a great day!

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: Trdoslavic, Shawntelle

Sent: 2021/11/12 3:02 PM

To: 'planninginfo@peelregion.ca' <planninginfo@peelregion.ca>; 'John Hardcastle' <John.Hardcastle@peelregion.ca>; 'Megan.Meldrum@peelregion.ca' <Megan.Meldrum@peelregion.ca>; 'Olive-Thomas, Cathy-Ann' <cathyann.olivethomas@peelregion.ca>; 'suzanne.blakeman@peelsb.com' <suzanne.blakeman@peelsb.com>; 'nicole.hanson@peelsb.com' <nicole.hanson@peelsb.com>; 'stephanie.cox' <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; 'planification' <planification@csmiamonde.ca>; 'peelplan@trca.ca' <peelplan@trca.ca>; 'Adam.Miller@trca.ca' <Adam.Miller@trca.ca>; 'Anthony.Syhlonyk@trca.ca' <Anthony.Syhlonyk@trca.ca>; 'Quentin.Hanchard@trca.ca' <Quentin.Hanchard@trca.ca>; 'Colleen Bonner' <Colleen.Bonner@trca.ca>; 'Gaurav Robert Rao' <Gaurav.Rao@alecrautilities.com>; 'Henry Gamboa' <henry.gamboa@alecrautilities.com>; 'DaveA.Robinson@alecrautilities.com' <DaveA.Robinson@alecrautilities.com>; 'proximity@cn.ca' <proximity@cn.ca>; 'christopher.fearon@canadapost.ca' <christopher.fearon@canadapost.ca>; 'planninganddevelopment' <planninganddevelopment@bell.ca>; 'circulations@wsp.com' <circulations@wsp.com>; 'gtaw.newarea@rci.rogers.com' <gtaw.newarea@rci.rogers.com>; 'Municipal Planning' <MunicipalPlanning@enbridge.com>; 'LANDUSEPLANNING' <LandUsePlanning@HydroOne.com>; 'Development.Coordinator@metrolinx.com' <Development.Coordinator@metrolinx.com>; 'Tony To' <Tony.To@metrolinx.com>;
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>;
Subject: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

Good Afternoon,

Please note the above noted application received is a high priority project for the City and your comments are appreciated by the deadline noted.

An application for **18-28 Elizabeth Street, 31-33 George Street** with an assigned file number of **OZS-2021-0053** 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, **Carmen Caruso by November 26, 2021**

If you have any concerns please contact the assigned planner, Carmen at Carmen.Caruso@brampton.ca

How to Access Applicant Submitted Documents

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

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

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Caruso, Carmen

From: Trdoslavic, Shawntelle
Sent: 2021/11/24 9:36 AM
To: Caruso, Carmen
Subject: FW: [EXTERNAL]Brampton - 18-28 Elizabeth Street, 31-33 George Street - OZS-2021-0053

Good Morning Carmen,

Please see below for comments from Hydro One regarding the above noted file.

Thanks and have a great day!

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: SHETTY Dolly <Dolly.Shetty@HydroOne.com> **On Behalf Of** LANDUSEPLANNING
Sent: 2021/11/24 9:21 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]Brampton - 18-28 Elizabeth Street, 31-33 George Street - OZS-2021-0053

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Hello,

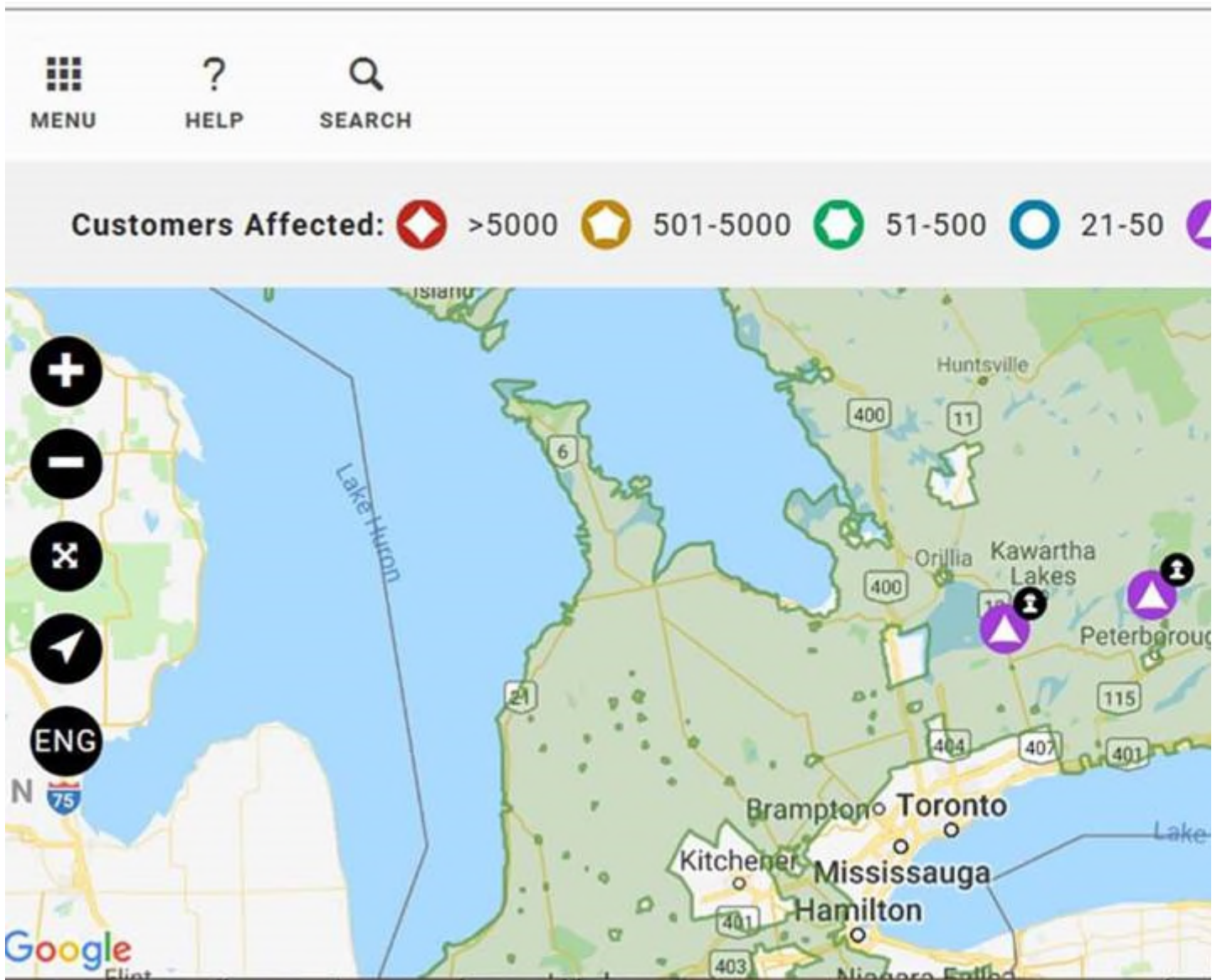
We are in receipt of Application OZS-2021-0053 dated November 12, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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

Sent: Friday, November 12, 2021 3:02 PM

To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.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>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; proximity@cn.ca; christopher.fearon@canadapost.ca; planninganddevelopment <planninganddevelopment@bell.ca>; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; Development.Coordinator@metrolinx.com; Tony To <Tony.To@metrolinx.com>
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>
Subject: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

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Good Afternoon,

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Please review and provide your comments to the assigned planner, **Carmen Caruso by November 26, 2021**

If you have any concerns please contact the assigned planner, Carmen at Carmen.Caruso@brampton.ca

How to Access Applicant Submitted Documents

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

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

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Caruso, Carmen

From: Trdoslavic, Shawntelle
Sent: 2021/12/22 10:09 AM
To: Caruso, Carmen
Cc: BramPlanOnline_Automated
Subject: FW: EXTERNAL RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

Hi Carmen,

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

Thanks and Happy Holidays!

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: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2021/12/22 9:57 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0053] Request for Comments: DUE NOV 26/2021 - PRIORITY FILE

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Rogers Communications Canada Inc. has no objections.

Thank you

Monica LaPointe

Coordinator

gtaw.newarea@rci.rogers.com

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 17-Nov-21 11:09 AM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.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>; peelplan@trca.ca; Adam.Miller@trca.ca; Anthony.Syhlonyk@trca.ca; Quentin.Hanchard@trca.ca; Colleen Bonner <Colleen.Bonner@trca.ca>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; proximity@cn.ca; christopher.fearon@canadapost.ca; planninganddevelopment <planninganddevelopment@bell.ca>; circulations@wsp.com; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>; Development.Coordinator@metrolinx.com; Tony To <Tony.To@metrolinx.com>
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>
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From: Trdoslavic, Shawntelle
Sent: 2021/11/12 3:02 PM
To: 'planninginfo@peelregion.ca' <planninginfo@peelregion.ca>; 'John Hardcastle' <John.Hardcastle@peelregion.ca>; 'Megan.Meldrum@peelregion.ca' <Megan.Meldrum@peelregion.ca>; 'Olive-Thomas, Cathy-Ann' <cathyann.olivethomas@peelregion.ca>; 'suzanne.blakeman@peelsb.com' <suzanne.blakeman@peelsb.com>; 'nicole.hanson@peelsb.com' <nicole.hanson@peelsb.com>; 'stephanie.cox' <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; 'planification' <planification@csviamonde.ca>; 'peelplan@trca.ca' <peelplan@trca.ca>; 'Adam.Miller@trca.ca' <Adam.Miller@trca.ca>; 'Anthony.Syhlonyk@trca.ca' <Anthony.Syhlonyk@trca.ca>; 'Quentin.Hanchard@trca.ca' <Quentin.Hanchard@trca.ca>; 'Colleen Bonner' <Colleen.Bonner@trca.ca>; 'Gaurav Robert Rao' <Gaurav.Rao@alecrautilities.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; 'DaveA.Robinson@alecrautilities.com' <DaveA.Robinson@alecrautilities.com>; 'proximity@cn.ca' <proximity@cn.ca>; 'christopher.fearon@canadapost.ca' <christopher.fearon@canadapost.ca>; 'planninganddevelopment' <planninganddevelopment@bell.ca>; 'circulations@wsp.com' <circulations@wsp.com>; 'gtaw.newarea@rci.rogers.com' <gtaw.newarea@rci.rogers.com>; 'Municipal Planning'

<MunicipalPlanning@enbridge.com>; 'LANDUSEPLANNING' <LandUsePlanning@HydroOne.com>;
'Development.Coordinator@metrolinx.com' <Development.Coordinator@metrolinx.com>; 'Tony To'
<Tony.To@metrolinx.com>
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>;
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<Richa.Ajitkumar@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>
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shawntelle.trdoslavic@brampton.ca

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