

RECOMMENDATION REPORT
DATED JUNE 20TH, 2022

Date: 2022-06-01

File: OZS-2021-0018

Subject: **Recommendation Report**
Application to Amend the Official Plan and Zoning By-law
(To permit two multi-storey residential apartments having building heights of twelve and fourteen storeys)
Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre
1857 Queen Street West
Ward: 4

Contact: Kelly Henderson, Development Planner, Development Services, 905-874-2619, Kelly.Henderson@brampton.ca; and, David VanderBerg, Manager, Development Services, 905-874-2325, David.Vanderberg@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-503

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan, Zoning By-law, **Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre**, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018), dated June 1st, 2022 to the Planning and Development Committee Meeting of June 20th, 2022, be received;
2. **THAT** the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated June 1st, 2022;
3. **THAT** the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted;

4. **THAT** the amendments to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted;
5. **THAT** the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 12 to this report be approved, and;
6. **THAT** no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13

Overview:

- **This report recommends approval of an application to amend the Official Plan and Zoning By-law to facilitate the development of two multi-storey residential apartment buildings, having heights of twelve and fourteen storeys.**
- **The lands are designated “Residential” and “Open Space” in the City of Brampton Official Plan. The “Residential” designation permits a full range of residential dwelling types**
- **The property is designated ‘Low Density Residential 1’, ‘Primary Valleyland’ and ‘Special Policy Area 2’ within the Credit Valley Secondary Plan Area 45 (SPA 45). An Amendment to the Secondary Plan is required.**
- **The property is located within the Queen Street West – Credit Valley Tertiary Plan. The Tertiary Plan is required to be revised to recognize the increase in height and density.**
- **The property is zoned ‘Highway Commercial Two – Special Section 349’ (HC2-349) by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to facilitate the proposal.**
- **A Statutory Public Meeting for the application was held September 13th, 2021. There were several members of the public who spoke at the meeting and submitted correspondence on this item. Details of the Statutory Public Meeting including concerns raised by the public are included in Appendix 10 of this report.**
- **The applications are consistent with the Provincial Policy Statement, and conform to the Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal**

is consistent with the direction of building complete communities to accommodate growth for people and jobs.

Background:

This application proposes to amend the Official Plan, Zoning By-law in order to facilitate the development of two multi-storey residential apartment building, having heights of twelve and fourteen storeys.

Gagnon Walker Domes Ltd. has submitted the subject applications on behalf of the Rotary Club of Brampton Glen Community Centre on June 15th, 2021. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated June 22nd, 2021 was provided to the applicant. A Public meeting for the subject application took place September 13th, 2021.

Prior to this application being submitted and in accordance to Special Policy Area 2 of the Secondary Plan, the subject applicant participated in a Tertiary Plan process. A Tertiary Plan is a non-statutory planning document required in specific areas identified by the City to show how multiple parcels can be developed in a holistic and coordinated manner. Owners currently developing their lands are required to show that their plans do not impede on the future development of other lands in close proximity. Tertiary Plans are illustrative, and are not binding on land owners. They are often amended as formal development applications proceed.

Cesta (1951 Queen Street), Larencore (1831 Queen Street), and the Brampton Rotary Club (1857 Queen Street), were the initial participating owners who submitted a tertiary plan on February 2018, which was revised on July 26, 2019. The owners worked cooperatively with staff, the Region, and Credit Valley Conservation (CVC) to refine the tertiary plan, which was supported by a substantial amount of technical work. Originally the Tertiary Plan report was deferred from the September 23, 2019 Planning Committee, after which, the lands owned by the Mocon's at 1879 Queen Street became an additional participating owner. On October 16th, 2019, all participating landowners submitted a Tertiary Plan that they all agreed on, at the meeting of October 19th, 2019 a Tertiary Plan was accepted and endorsed by Council.

It should be noted that amendments to the Tertiary Plan have been submitted in order to demonstrate how all these properties can be developed with an increase density for this particular application.

Current Situation:

Proposal:

The proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop the approximately 1.87 ha (4.62 ac.) site. The applicant has proposed that the proposed buildings be permitted for either apartment dwelling units or senior residences, to allow some flexibility in the future. If apartment dwellings are developed 250 units are be proposed, and if senior residences/residential care homes is developed 332 units are proposed. The details of the proposal are as follows (refer to Appendix 1 and 1A):

Two residential apartment buildings;

- North Building – 14 storeys
- South Building – 12 storeys
- North building ground floor commercial – 300m² (3229 ft²);

Development Characteristics:

- Density: 448.05 units per net hectare (181.30 units per net acre);
- Floor Space Index (FSI) 3.25;
- Gross Floor Area: 21,050m²;
- Site Coverage: 26.81%;
- Parking Provided:
- Surface Parking: 5 spaces
- Underground Parking: 276 spaces
- Accessible Parking: 11 spaces
- Bicycle Parking: 83 spaces
- Loading Spaces: 2 spaces

If Senior/Residential Care Homes were to be developed the following is the potential housing mix:

- Bachelor – 256 units
- 1 Bedroom – 30 units
- 1 Bedroom plus den – 24 units
- 2 Bedroom – 22 units

If an apartment dwelling were to be developed the following is the potential unit count per building:

- North Building – 104
- South Building – 146

The above is an estimate only and the buildings have not been redesigned to confirm suite mix if apartment dwellings were to be developed.

Access to the buildings will be from internal private laneways that connects to future developments to the east and west.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Is municipally known as 1857 Queen Street West
- Has a total site area of approximately 1.87 hectares (4.62 acres)
- Has a frontage of approximately 68 metres (223.1 feet) along Queen Street West

The surrounding land uses are described as follows:

North: Queen Street West, and beyond which are single detached dwellings and a stormwater management pond.

South: Natural Heritage features and Lionhead Golf Course.

East: vacant lands that are subject to a development application by Branthaven Homes that was approved by the Ontario Land Tribunal (File: C04W05.011 – proposal for townhouse development intended to be condominium tenure).

West: properties subject to development applications, including the Mocon property immediately to the west (subject to File: OZS-2020-0036), and further to the west being the Cesta property (subject to File: C04W05.012 – approved by the Ontario Land Tribunal). Those applications together propose a range of residential dwelling types, open space, park and stormwater management blocks.

Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 12, and the Zoning By-law Amendment attached hereto as Appendix 13. At the time of writing this report the Region and City Engineering staff have not provided their clearance on the Functional Servicing Report, as it was submitted by the applicant very recently (June 1st, 2022) and there has been insufficient time to confirm whether some remaining engineering issues are fully resolved. For this reason, staff have included a 'Holding (H)' provision into the Zoning By-law Amendment recommended herein, whereby the proposed land uses for the development would not be permitted until the 'H' symbol is lifted, which would only

occur when the Region of Peel have provided their clearance on the Functional Servicing Report. Please note however that if clearance is provided from the Region of Peel staff prior to the time the by-law is brought to Council for approval, staff will not include the 'H' symbol in the by-law, as it would not be required.

Planning Analysis Summary

The proposed development supports a compatible residential development at an appropriate residential density for the subject area, and helps with the achievement of complete communities with access to public transit.

The proposed Official Plan and Zoning By-law Amendment are consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans. The proposal appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act (Please see Appendix 9 for a detailed analysis).

Planning Act

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed development is in an appropriate location (Section 2(h)) for a high-density, mixed-use development as it is located adjacent to an existing transit route (ZUM) and proposed transit route (BRT). The development adds to the mix of built forms in the area, and supports public transit (Section 2(q)). The development has regard for matters of provincial interest that are set out in the Planning Act and represents orderly development in a location that is suitable for growth and development with adequate consideration for the protection of the ecological system (Section 2(a)).

Provincial Policy Statement (PPS)

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The PPS includes a number of policies encouraging intensification within appropriate areas (Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.4.1, 1.4.3). The application proposes to transform an existing commercial building into a higher density apartment or senior housing development. This proposal will help achieve the intensification policies of the PPS.

Section 1.4 of the PPS provides policies requiring planning authorities to provide for an appropriate mix and range of housing opportunities. The proposed development will add to the variety of homes in the area by providing a range of apartment units. The application is consistent with the policy statements in this section.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the Growth Plan by supporting complete communities by providing another form of residential dwelling in the area, near a proposed public transit route (Bus Rapid Transit).

The development proposal conforms to the applicable sections of the Growth Plan.

Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the 'Urban System' and 'Built Up Area' designation in the Region of Peel Official Plan. Further, the subject property contains a portion of the 'Core Areas' of the Greenland boundary, and is also located along an 'Other Potential Rapid Transit Corridor'.

The subject application conforms to the related policies with respect to healthy communities, efficiently uses resources, located near accessible transportation, and protects the natural heritage features.

City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The property is identified on 'Schedule A1 – Upscale Executive Housing Special Policy Areas', as 'Upscale Executive Housing'. As stated in section 4.2.2.7, the size and configuration of Upscale Executive Housing Policy Areas may be reduced through the Secondary Plan process. The approved Credit Valley Secondary Plan removed the subject lands from the Executive Housing Policy Area.

The subject lands are designated as 'Residential' and 'Open Space on Schedule A – General Land Use Designation of the Official Plan and identified as 'Valleyland/Watercourse Corridor' and 'Areas of Natural and Scientific Interest – Life Science' on Schedule D – Natural Heritage Features and Areas of the Official Plan.

The proposed development conforms to the OP as the location of the development is within a residential area and provides a transit-supportive development along an identified future BRT route within a Built-Up area. The proposal is a residential development that will provide a new form of housing in the area (apartment) that is connected to active transportation and transit routes, therefore supporting a complete community. Furthermore, the proposed development is compatible with the surrounding land uses as this land was slated for an apartment building during the Tertiary Plan process, as well as an urban design brief was submitted to ensure the appropriate siting and setbacks of buildings.

The proposal is consistent with the Official Plan as it meets the general intent of the plan regarding the type of development, that the design of the development is consistent with the policies, and that all of the technical matters have been resolved.

Staff are satisfied that the objectives of the Official Plan have been met.

Credit Valley Secondary Plan (SPA 45)

The subject property is located within the Credit Valley Secondary Plan (SPA 45). Within this plan the property is designated as 'Low Density 1 Residential', 'Primary Valleyland' and 'Special Policy Area 2'. The Primary Valleyland designation does not permit any development.

The Low Density 1 Residential designation shall be developed primarily for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community. Low Density 1 Residential area together with the Executive Residential areas shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan.

The Special Policy Area 2 designation includes the Rotary Club of Brampton Banquet Hall (this application – 1857 Queen Street), a commercial greenhouse (1879 Queen Street) and a property west of this site known as 1879 Queen (Cesta), and a property east of Rotary (Branthaven development). Due to various access and land use constraints in this area, Special Policy Area 2 requires the lands to be developed as in integrated entity, which requires the creation of a Tertiary Plan for the entire area that is required to be approved by Council after it has been determined through the preparation of an Environmental Implementation Report that the ecological function and natural heritage features are not adversely impacted. It should be noted that the subject proposal exceeds the proposed densities in the Tertiary Plan. The existing Tertiary Plan shows the proposed apartment buildings to be three to nine storeys with 208 units. The proposed increase in density and height from what is permitted in the Secondary Plan is supported by Provincial Planning policies by proposing transit supportive densities within close proximity to a transit route (BRT at Queen Street and Mississauga Road). Furthermore, by proposing a new unit type the proposal is more in line with Provincial policies, which requires a range

of housing types, an efficient use of resources (existing infrastructure), as well as encourages complete communities.

Staff are satisfied with the proposed Official Plan Amendment.

City of Brampton Zoning By-law 270-2004

The subject property is zoned 'Commercial (C)' in the City of Brampton Zoning By-law 270-2004, as amended. As such, a Zoning By-law Amendment is required to permit the proposed residential development.

The proposal seeks to rezone the subject lands to a new site-specific Apartment zone (R4A-3641), and site-specific Open Space zone (OS-3642) to permit the proposed development. The provisions of the site specific zoning ensure proper siting of the proposed building, setbacks, and the stepping of the building to reduce impacts on the surrounding land uses.

A Holding Symbol is proposed to be placed on the Zoning of the subject property until such a time that the Functional Servicing Report is approved by the Region of Peel staff.

Staff are satisfied with the proposed Zoning provisions for the development of the lands.

Public Meeting Notification Area:

The application was circulated to City Departments and External Agencies for comment and notification was provided to property owners within 240 metres of the subject lands, exceeding the Planning Act requirement of 120 metres for such applications, as well as notice was issued in the Brampton Guardian. Notice signs were also placed on the subject lands to advise members of the public that the proposed applications were filed with the City. The correspondence received from commenting agencies are included as Appendix 11 – Results of Application Circulation.

A Statutory Public Meeting for this application was held on September 13th, 2021. There were residents that spoke at the public meeting and several correspondence letters were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Appendix 10 of this report.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere

Term of Council Priorities:

The application and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. The redevelopment of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

Conclusion:

The proposal provides an opportunity to redevelop an underutilized parcel of land with new housing integrated into the surrounding neighbourhood. The proposal represents an appropriate use of land by providing a compact form of housing that is compatible with the surrounding neighborhood and supports the City’s vision of directing intensification towards growth areas.

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan and the City’s Official Plan. Staff is satisfied that the application represents good planning and recommends approval of the Official Plan and Zoning By-law Amendment.

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 12 and the Zoning By-law Amendment attached hereto as Appendix 13.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

David VanderBerg, MCIP., RPP.
Manager, Development Services

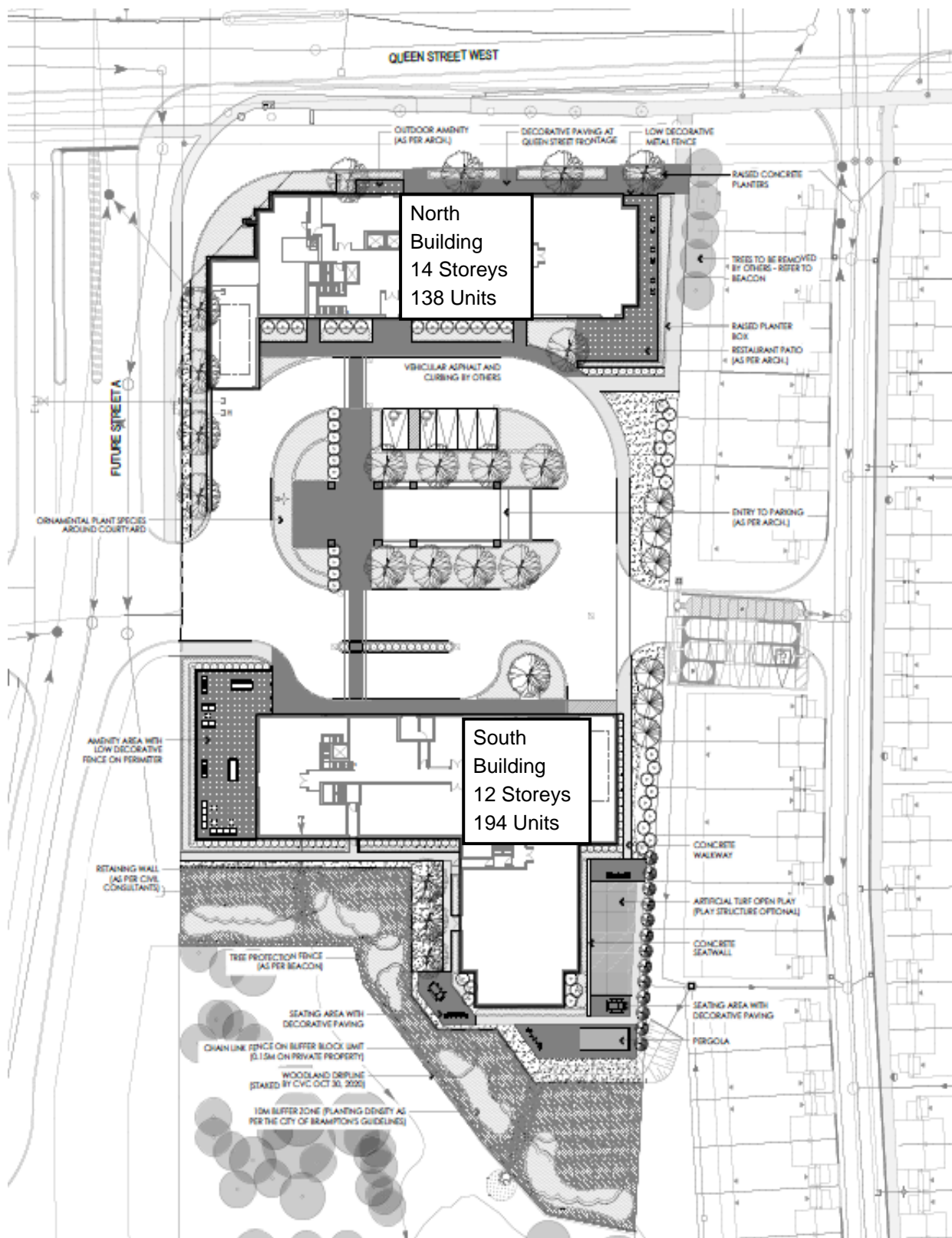
Allan Parsons, MCIP, RPP.
Director, Development Services

Approved by:

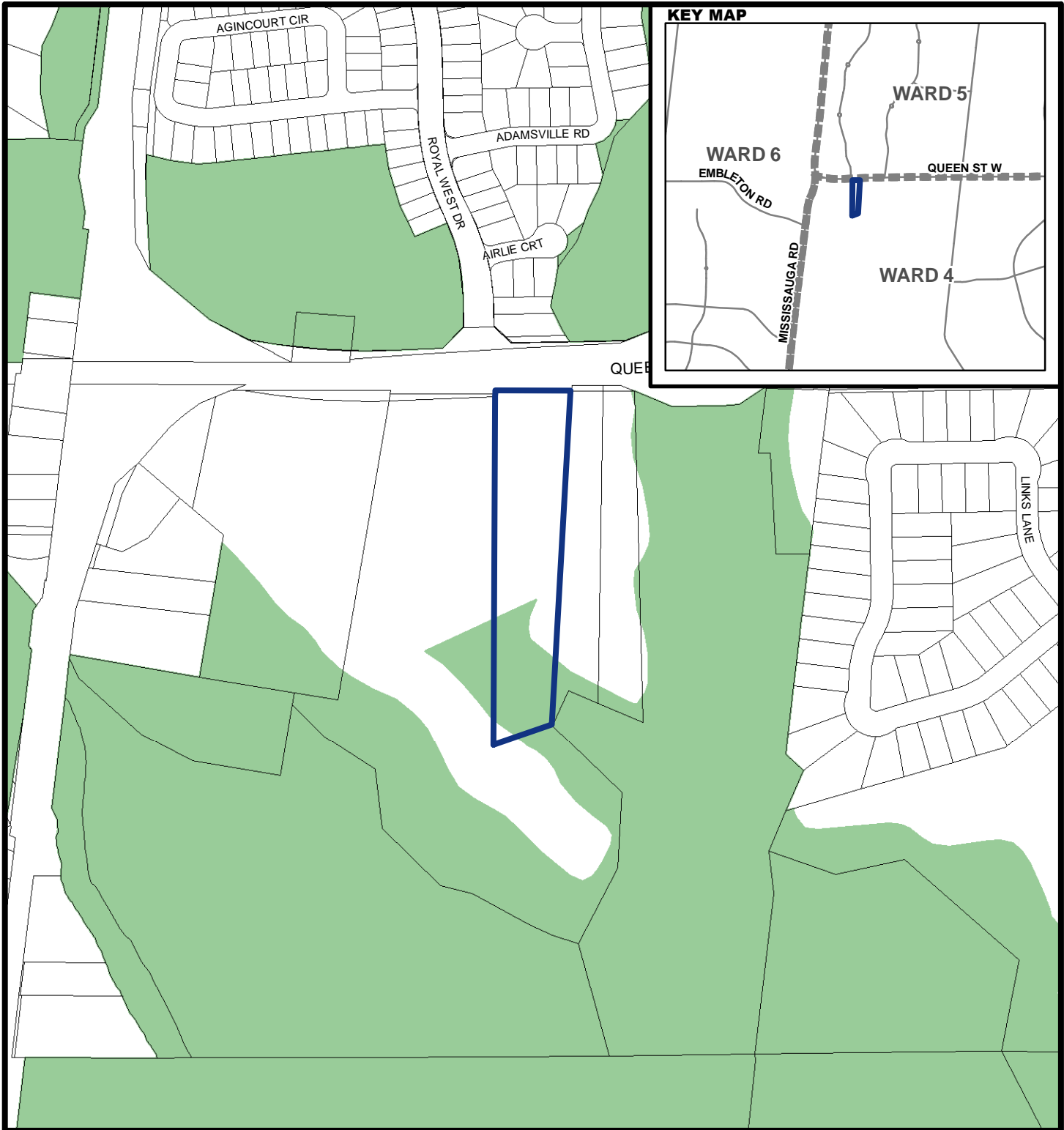
Jason Schmidt-Shoukri, MPA OAA
RPP MCIP
Commissioner I Planning, Building
and Economic Development
City of Brampton




Attachments:

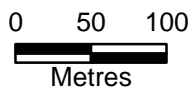
Appendix 1:	Concept Plan
Appendix 1A:	Rendering
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Tertiary Plan
Appendix 6:	Zoning Designations
Appendix 7:	Aerial & Existing Land Use
Appendix 8:	Heritage Resources
Appendix 9:	Detailed Planning Analysis
Appendix 10:	Results of the Public Meeting
Appendix 11:	Results of the Circulation
Appendix 12:	Draft Official Plan Amendment
Appendix 13:	Draft Zoning By-law Amendment
Appendix 14:	Sustainability Snapshot

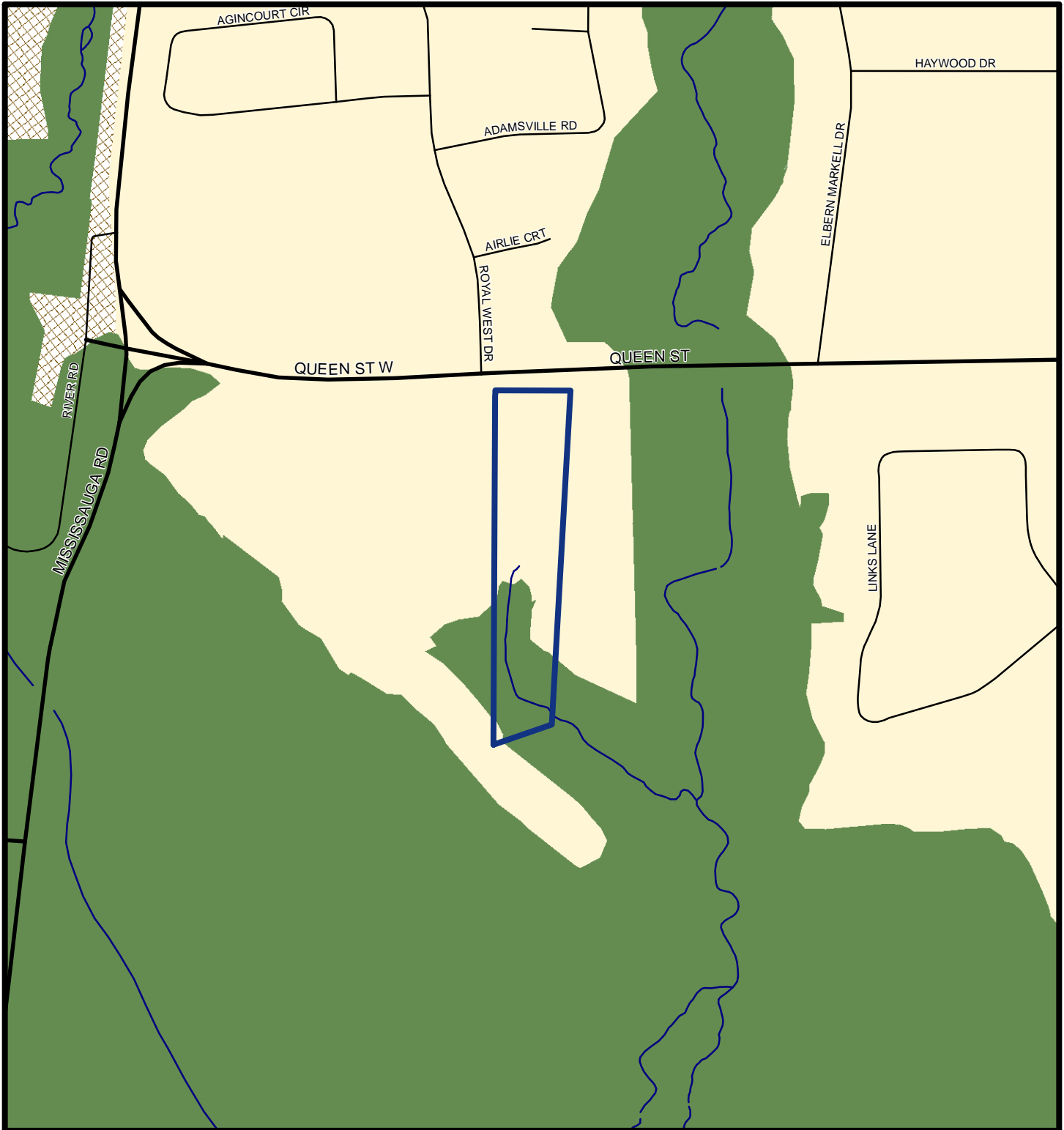










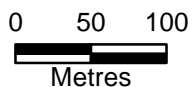
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-  GREENSPACE
-  PROPERTY LINE



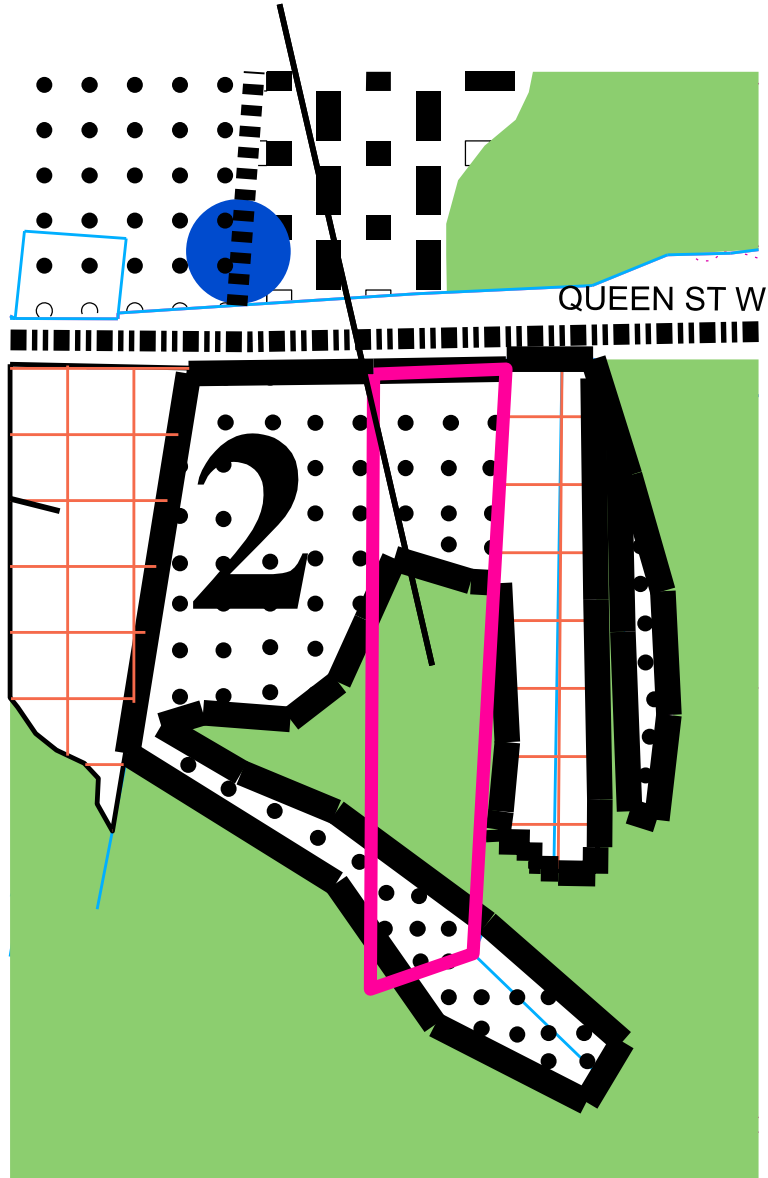


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

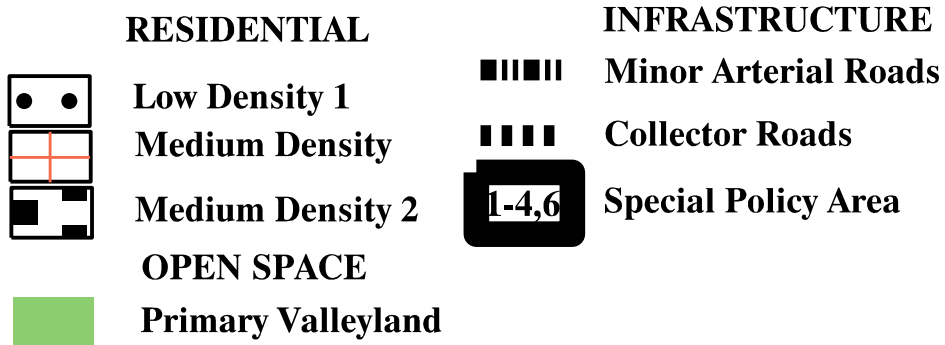
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-  RESIDENTIAL
-  OPENSOURCE
-  VILLAGE RESIDENTIAL



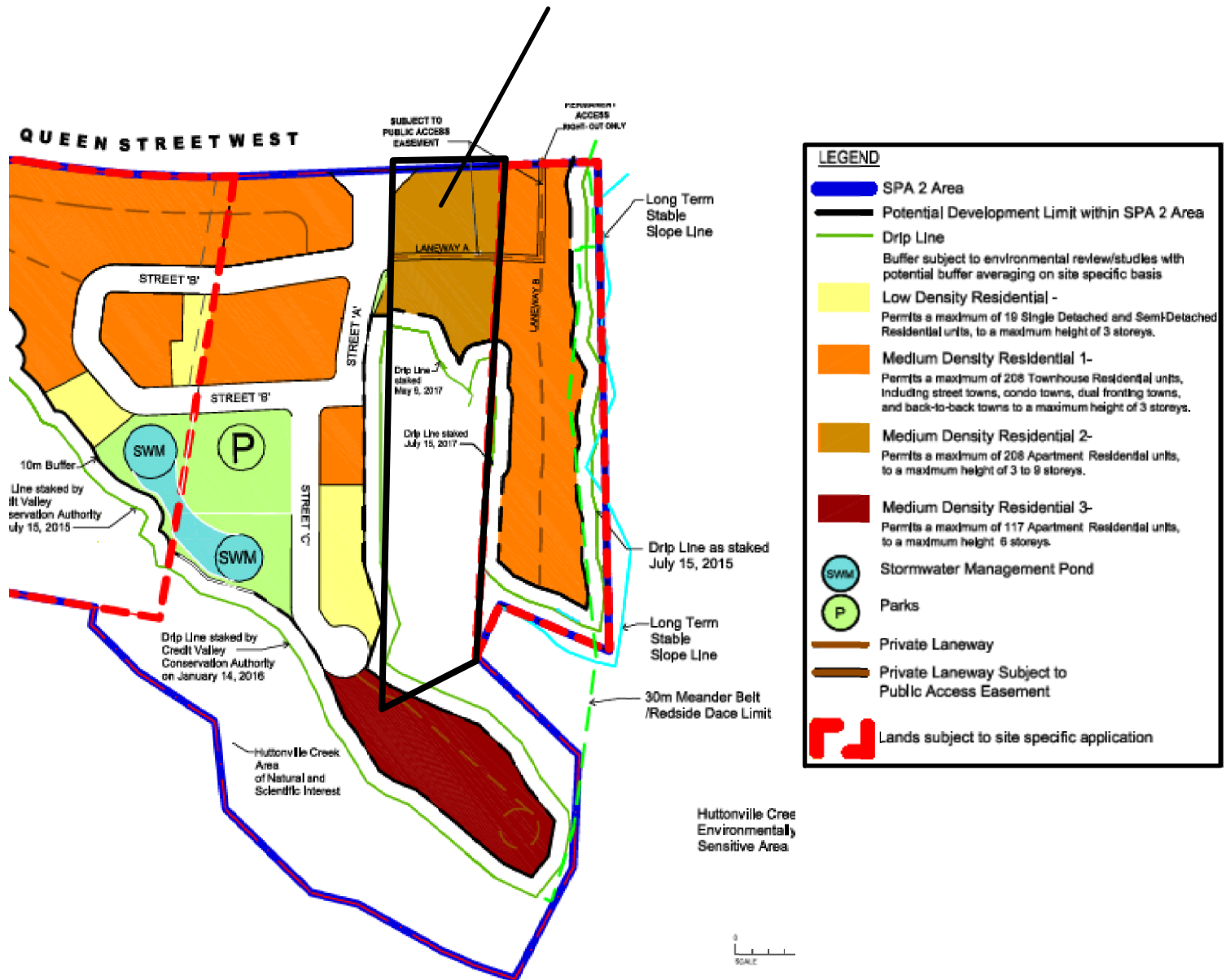
SUBJECT LANDS



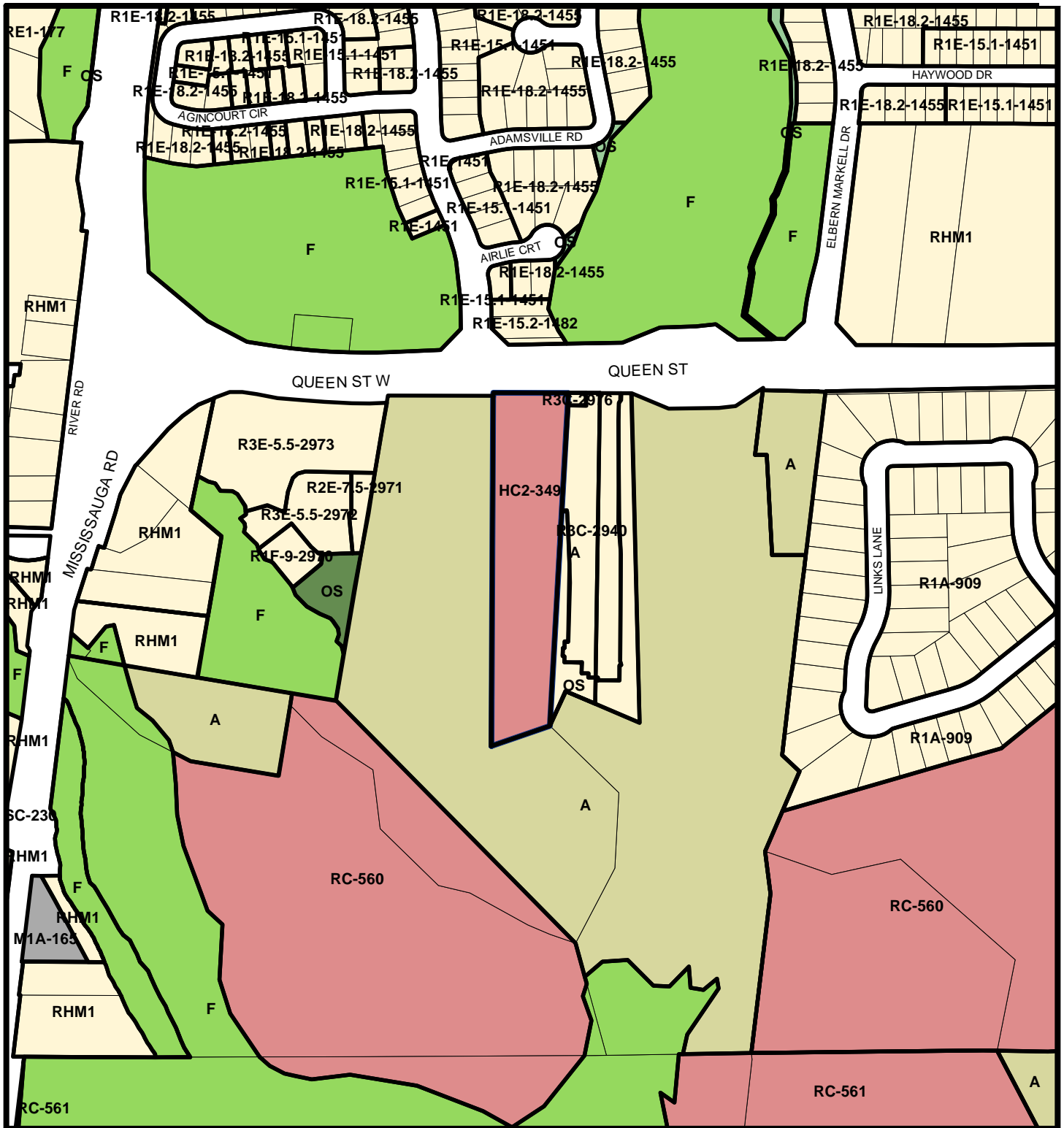
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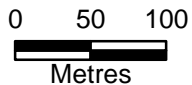
SUBJECT LANDS



EXTRACT FROM THE DOCUMENT KNOWN AS THE QUEEN ST W - CREDITVALLEY TERTIARY PLAN



- SUBJECT LAND
- COMMERCIAL
- OPEN SPACE
- RESIDENTIAL
- AGRICULTURAL
- FLOODPLAIN

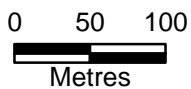


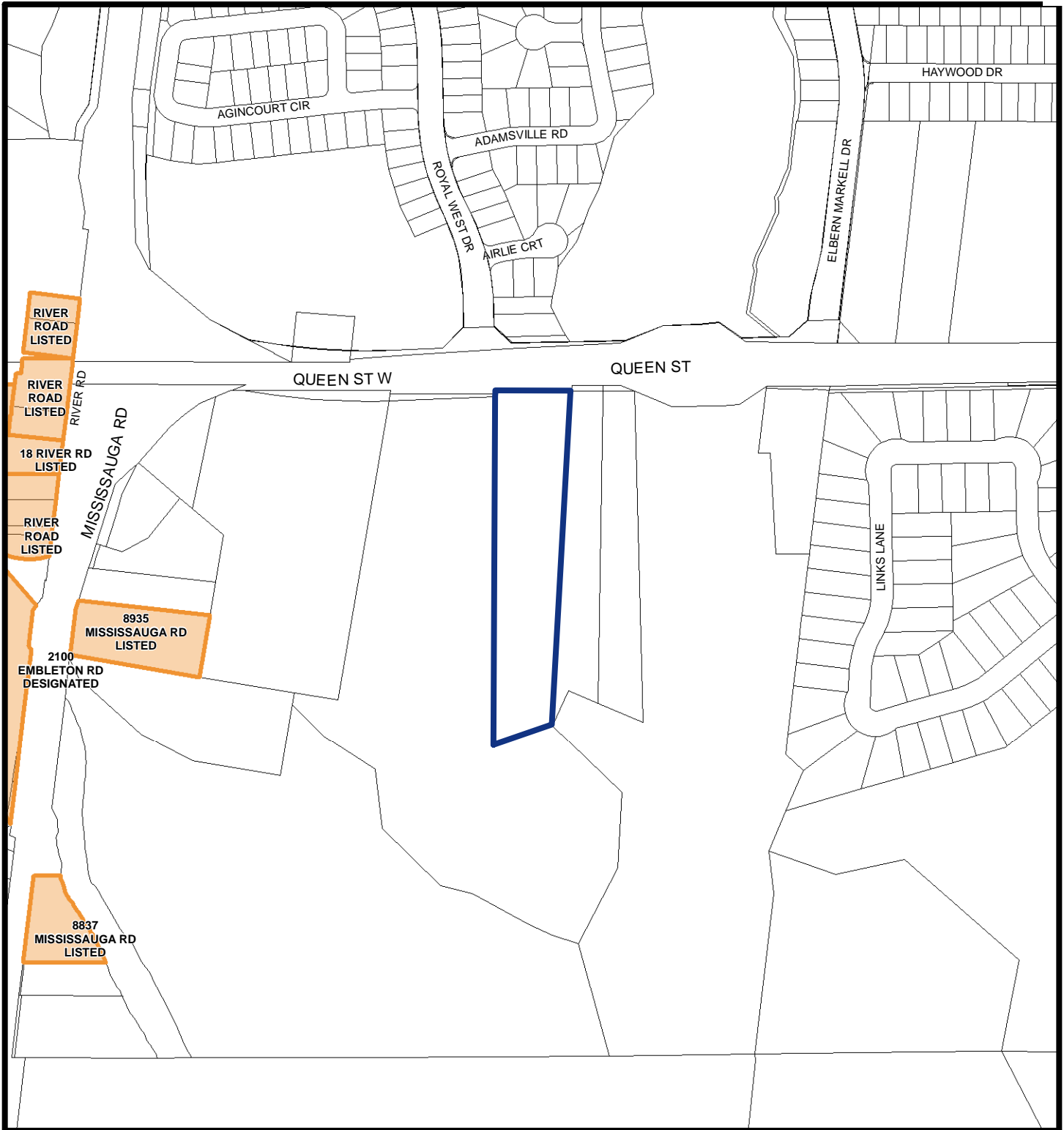




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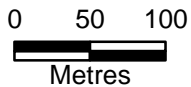
Legend

- SUBJECT LAND
- AGRICULTURAL
- INSTITUTIONAL
- ROAD
- COMMERCIAL
- OPEN SPACE
- UTILITY
- INDUSTRIAL
- RESIDENTIAL





-  SUBJECT LAND
-  HERITAGE PROPERTIES OUTSIDE 50M
-  CITY LIMIT
-  HERITAGE PROPERTIES WITHIN 50M



Detailed Planning Analysis

The *Planning Act*, Provincial Policy Statement (PPS), The Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan and the Credit Valley Secondary Plan (Area 45) provide direction and policies that encourage compact, efficient and sustainable development through intensification, and use of existing infrastructure to provide an appropriate mix of housing types and land uses. The proposed development at 1857 Queen Street complies or conforms with the general intent of these plans, as well as specific policies and objectives.

Planning Act:

The proposal has been reviewed for its compliance to matters of provincial interest as identified in Section 2 of the *Planning Act* R.S.O 1990. The sections applicable to this application include, but are not limited to:

- a) The protection of ecological systems, including natural areas, features and functions;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- r) The promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposal is consistent with the above noted matters by adding housing stock and directing intensification within a growth area. The proposal supports the City's objective of providing transit supportive intensification along nodes and corridors. The proposed development is an appropriate form that is designed to fit within the existing context of the Tertiary Plan.

Provincial Policy Statement (PPS):

The proposal has been reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). This application is

consistent with matters of Provincial interest as identified in the Provincial Policy Statement:

- Section 1.1.1 – Healthy, liveable and safe communities are sustained by:
 - b. Accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs.
 - c. Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - d. Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
 - e. Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - f. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs
- Section 1.1.3.1 –Settlement areas shall be the focus of growth and development.
- Section 1.1.3.2 –Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
 - a) Efficiently use land and resources;
 - b) Are appropriate for, and efficiently use, the infrastructure and public services and avoid unjustified and/or uneconomical expansion;
 - c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) Prepare for the impacts of a changing climate;
 - e) Support active transportation;
 - f) Are transit-supportive, where transit is planned, exists or may be developed; and

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- Section 1.1.3.3 – Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a

significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

- Section 1.1.3.4 – Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- Section 1.4.1 – To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area.
- Section 1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
 - b) Permitting and facilitating:
 - 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or where it is to be developed;
 - e) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
 - f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the

cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety,

This property is located within a settlement area that is defined in provincial and municipal planning documents. The proposed development is within the 'Built Up Area' in the Growth Plan, which considers redevelopment and intensification of the area, which is further supported by the recently endorsed Tertiary Plan.

Through the use of zoning controls, urban design guidelines, the built form of the proposed development will both integrate into the existing neighbourhood, and enhance the character and design of the site itself. Furthermore, the site will have a compact, high-density form that will make for an efficient use of infrastructure, and is directly adjacent to planned bus rapid transit. Based on the foregoing, the proposed development satisfies the following sections: 1.1.1 a), b), c), d), e), f), g), 1.1.3.1, 1.1.3.2 a), b), c), d), e), f), 1.1.3.4, 1.1.1.3.6 and 1.4.3 a), b), c), d), e), f).

In regards to section 2.1.1, the natural heritage system feature was reviewed through an Environmental Impact Study and it was determined that no adverse impacts are anticipated provided the natural heritage system is zoned accordingly with the approved buffer.

The proposed development is consistent with the PPS (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe:

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the 'Designated Built-Up Area' within the Growth Plan. The proposal has been evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The proposed development demonstrates conformity to the following sections of the Growth Plan:

- Section 2.2.1.2 – Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - a) The vast majority of growth will be directed to settlement areas that:
 - i. Have delineated built boundary;
 - ii. Have existing or planned municipal water and wastewater systems; and
 - iii. Can support the achievement of complete communities
 - b) Growth will be limited in settlement areas that:
 - i. Are rural settlements;
 - ii. Are not serviced by existing or planned municipal water and wastewater systems or
 - iii. Are in the Greenbelt Area;
 - c) Within settlement areas, growth will be focused in:

- i. Delineated built-up areas;
 - ii. Strategic growth areas;
 - iii. Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. Areas with existing or planned public service facilities;
 - d) Development will be directed to settlement areas, except where the policies of this Plan permit otherwise
- Section 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:
 - a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) Provide a diverse range and mix of housing options, including second unit and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - d) Expand convenient access to:
 - i. A range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. Public service facilities, co-located and integrated in community hubs;
 - iii. An appropriate supply of safe, publicly accessible open spaces, parks, trails and other recreational facilities; and
 - iv. Healthy, local, and affordable food options, including through urban agriculture
 - e) Providing for more compact built form and a vibrant public realm, including public open spaces;
 - f) Mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
 - g) Integrate green infrastructure and appropriate low impact development.
- Section 2.2.4.10 – Lands adjacent to or near existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.
- Section 2.2.6.2 – Municipalities will support the achievement of complete communities by:
 - a) Planning to accommodate forecasted growth to the horizon of this Plan;
 - b) Planning to achieve the minimum intensification and density targets in this Plan;
 - c) Considering the range and mix of housing options and densities of the existing housing stock; and

d) Planning to diversify their overall housing stock across the municipality

The proposed development is located within the built-up boundary, and acts as intensification of already partially serviced lands that will introduce a new residential use to the area. The provision of adequate landscape areas and appropriate building setbacks along the street frontage of Queen Street are proposed to improve the public realm. The proposed development will provide sufficient access to various transportation options, public service facilities, parks and other amenities. Therefore by introducing this use and density at this location, policies 2.1.2 (2) a), b), c) d), 2.1.2.4 a), b), c), d) and 2.2.6.2 are satisfied.

The lands to be developed are directly adjacent to a Bus Rapid Transit stop, and are adjacent to an 'Other Potential Rapid Transit Corridor' according to the Region of Peel's Schedule G: Rapid Transit Corridor. Therefore, the policies of section 2.2.4.10 are met.

The site is adjacent to the Credit River, the associated valleylands and a portion is also regulated by the Credit Valley Conservation Authority (CVC). The proposed buildings have been strategically located and mitigation measures have been taken into consideration to ensure that the natural heritage is not adversely effected.

Approving the proposed development will help achieve the minimum intensification targets as set out in the City's Official Plan. The proposed development will accommodate growth through intensification. The proposed development will assist in the diversification of Brampton's housing stock. Therefore, staff is satisfied that the proposed applications conforms to the policies of the Growth Plan for the Greater Golden Horseshoe.

Region Official Plan, 2016

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the 'Urban System', within the 'Built-Up Area' and contains a portion of the 'Core Area of the Greenlands Boundary' and is further located along an 'Other Potential Rapid Transit Corridor' as established in the Regional Official Plan. The proposal has been evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The proposed development is consistent with the following policies of the Region of Peel Official Plan:

- Section 5.3 – The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.

- Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.
- Section 5.3.1.3 – To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities
- Section 5.3.1.5 – To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.
- Section 5.3.1.8 – To provide for the need of Peel’s changing age structure and allow opportunities for residents to live in their own communities as they age.
- Section 5.3.2.2. – Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies of this Plan and the area municipal official plans;
- Section 5.3.2.3 – Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms of urban development and redevelopment.
- Section 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification
- Section 5.5.2.3 – Develop compact, transit-supportive communities in designated greenfield areas.
- Section 5.9.2.5 – Optimizing the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form.

The proposed development is located well within Brampton’s built-up area, and is served by the transit system. Most of the necessary infrastructure and services for the proposed development are already in place, since the subject property is within Brampton’s built-up area. The development proposes a new residential type for the area with high quality design and close proximity to retail, and transit, which supports the creation of complete communities.

The proposal will result in a compact, well-designed development that provides a new type of housing option to the area, which conforms to this plan by being a compact urban form that will intensify underutilized land.

Accordingly the subject applications conform to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan, 2006

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated as 'Residential' and 'Open Space' on Schedule A of the Official Plan. Schedule D of the Official Plan identifies the properties as 'Valleylands and watercourse Corridors' and 'Areas of Natural and Scientific Interest – Life Science' and Schedule A1 identifies the properties as 'Upscale Executive Housing Special Policy Area'. The subject applications conform to the Official Plan policies and specifically the following:

- Section 3.2.8.5 Where the City has deemed that the City Structure would not be compromised, as required by Section 3.2.4, development outside of the Central Area, including the Urban Growth Centres; Mobility Hubs; Major Transit Station Areas or intensification corridors which is seeking to exceed the limits established in Section 3.2.8.3 and 3.2.8.4 may only be considered subject to the submission of an amendment to this Plan.
 -
- Section 4.2.1.1 - The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.
- Section 4.2.1.2 – The policies shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the 'Residential Areas and Density Categories' definitions contained in Section 5 of this Plan:
 - i. SPA 45 Credit Valley is a new secondary plan area subject to the new housing and density categories of the Official Plan
 - ii. Low Density Category, maximum density if 30 units/net hectare or 12 units/net acre
 - Permitted housing types are single detached homes
- Section 4.2.1.6 – Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up areas.

- Section 4.2.2 – Upscale Executive Housing is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities. Upscale Executive Housing is planned to be located in various parts of the City in areas with attractive natural and man-made features.
- Section 4.2.7.1 – Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan.
- Section 4.7.1.2 – The Open Space designation on Schedule “A” indicates major open space features. These features include public and private open space, valleylands/watercourse corridors, wetlands and woodlands. Many of these environmental features have been recognized as having city-wide, regional or provincial significance, as described in Section 4.6 Natural Heritage and Environmental Management.

The application conforms to Section 3.2.8.5 of the Official Plan as it generally meets criteria (i) to (xii) as the proposal adds to the housing mix within the City, will help in achieving a complete community, is along a main road which is within proximity to existing and planned infrastructure and is compatible with surrounding land uses while also ensuring the protection of the natural heritage system.

The application conforms to Section 4 of the Official Plan’s policies when designated as ‘Residential’ and ‘Open Space’ on Schedule A of the Plan. The redevelopment of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

As noted the subject property is identified as Upscale Executive Housing on Schedule A1 – Upscale Executive Housing Special Policy Areas, however as stated in Section 4.2.2.7, the size and configuration of Upscale Executive Housing Policy Areas may be reduced through the Secondary Plan process. The Credit Valley Secondary Plan removed the subject lands from the Executive Housing Policy Area, and furthermore, in order to meet the Growth Plan requirements higher density is more appropriate for this area, given that the property abuts a proposed Bus Rapid Transit area.

This type of development is compact, transit-supportive along Queen Street West, which is a major regional arterial road that makes efficient use of the existing and planned infrastructure. There are existing transit services within the area, and it is along the future BRT route for Queen Street. The subject proposal conforms to the Residential designation of the Official Plan.

The proposal still maintains and protects the natural heritage features, as the required natural heritage buffer is provided and the natural heritage system blocks in order to ensure any adverse effects are mitigated. Furthermore an Environmental Impact Study

was submitted in support of the application that has been reviewed and accepted by both City and Conservation Authority staff.

The subject proposal meets the intent of the Official Plan.

Credit Valley Secondary Plan:

The Credit Valley Secondary Plan (Area 45) was adopted by Council on September 30th, 2002, and approved with modifications by the Ontario Municipal Board on January 14th, 2004. The subject properties are designated 'Special Policy Area 2' and 'Low Density Residential 1' within the Credit Valley Secondary Plan (SPA 45). The policies that are applicable to this application include but are not limited:

- Section 4.2.4 - Develop excellence in community living based on the application of the following principles:
 - i. a well-balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;
 - ii. the promotion of excellence in civic design in both the public and private realm;
 - iii. an interconnected system of open space and recreational areas;
 - iv. a range of recreational and community facilities that facilitate shared uses where practical;
 - v. integration of new development with existing residences, settlement areas and road patterns in and adjacent to the new community;
 - vi. preservation of the area's built and cultural heritage resources, particularly the existing heritage buildings and the bow-string bridge across the Credit River;
 - vii. an attractive and ordered built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments; and,
 - viii. efficient transportation links.

- Section 5.2.1.1 – The various residential designations shown on Schedule SP54(a) are categories in which the predominate use of land is low density forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter.

- Section 5.2.1.3 - Any proposal for residential development will have regard for the transition and physical integration with adjacent forms of development and effective separation and buffering from major roads, other noise sources or adjacent commercial uses.

- Section 5.2.4.1 – Lands within the Low Density 1 Residential designation on Schedule SP45(a) shall be developed primarily for a variety of large lots and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community. Low Density 1 Residential areas together with the Executive Residential areas shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan in accordance with Section 5.2.5 of this Chapter.
- Section 5.2.4.2 – In areas designated Low Density 1 Residential on Schedule SP45(a), the following shall apply, subject to Section 5.2.1 of this Chapter:
 - i) Primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;
 - ii) Limited development of the following complementary uses shall also be permitted without an amendment to this Plan:
 - private education facilities;
 - libraries;
 - day care centres;
 - health centres; and
 - public recreation facilities.
 - iii) A maximum density of 19.5 units per net residential hectare (8 units per net residential acre) shall be permitted; and,
 - iv) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet). In other areas within the Low Density 1 Residential designation lot frontage shall not be less than 11.6 metres (38 feet).
- Section 5.2.4.3 - Lots abutting or directly adjacent to the Executive Residential designation or fronting on the collector roads shall be encouraged to have a more generous frontage or by other means to have a superior visual standard because of the visual importance of the entrances to the executive housing community
- Section 5.2.4.4 - On those lands within the Low Density 1 designation, which do not abut and are not directly adjacent to the Executive Residential designation, smaller lot frontages shall be permitted as long as the maximum density of 19.5 units per net hectare (8 units per net acre) is maintained.
- Section 5.2.4.5 - For lands designated Low Density 1 Residential within the boundaries of Sub-area 5, a maximum density of 24 units per net hectare (9.7 units per net acre) shall be permitted.

- Section 5.2.6 – the lands designated Executive Residential and Low Density 1 shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan. These areas are to be developed in accordance with a design vision that includes the following principles:
 - i. Development of a Community Block Plan that integrates the natural environment and features, including maintaining visual and physical access to the valleylands;
 - ii. Establishment of community gateways through the use of design features such as medians, gateway structures and special corner lots;
 - iii. Creation of special streets of distinctive character, emphasizing view corridors to the valleylands, through the use of design measures including medians, valley edge streets and vista blocks; and,
 - iv. Provisions of a variety of high-quality housing choices expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.

- Section 6.2.1 - Land designated as Special Policy Area 2 on Schedule SP45(a) include the Rotary Club of Brampton Banquet Hall known municipally as 1857 Queen Street West and a commercial greenhouse operation known municipally as 1879 Queen Street West. These uses shall continue to be recognized for the life of the Secondary Plan.

- Section 6.2.2 - Special Policy Area 2 recognizes the long term development potential of these lands for urban uses in accordance with the Low Density 1 Residential designation of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity. No portion of Special Policy Area 2 shall be developed until an integrated tertiary plan for the entire area has been approved by Council and it has been determined, through the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features are not adversely impacted.

- Section 6.2.4 - Development proposals for lands within and adjacent to Special Policy Area 2 shall have regard for the potential effects of outside lighting on the commercial greenhouse operation at 1879 Queen Street West. Conditions of development approval may be required to minimize the impact of spill over lighting on the commercial greenhouse operation.

As mentioned previously, the Secondary Plan required a Tertiary Plan for this block and the adjacent property owners in order to ensure a cohesive development that does not negatively impact the ecological function and natural heritage features. Any of the

proposed changes to the Tertiary Plan have been coordinated with the adjacent property owners with the natural heritage system in mind.

The subject property is designated as 'Low Density 1', as noted above, which permits residential dwelling types, including, single detached, semi-detached and townhouse units, at a maximum density of 19.5 units per hectare, whereas the proposal is for a density of 448.5 units per hectare (181.30 units per acre). It should be noted that the density permitted within the Low Density 1 designation is not consistent with the Density that is shown in the Council endorsed Tertiary Plan. Furthermore, the proposed density is also supported by the existing and proposed public transit along Queen Street, and makes efficient use of existing and proposed infrastructure and services. The proposed density is also further supported by the submitted studies, as well as achieving a complete community. The proposal is also compatible with the surrounding land uses as demonstrated in the urban design brief and the shadow impact study submitted in support of the application. An effective transition from the higher density apartment building to the lower density of the adjacent neighborhood will be provided, by the proposed stepping down of the building.

Given the above, staff supports the approval of the amendment as attached to this report as Appendix 12.

Tertiary Plan:

The City of Brampton recently endorsed the Queen Street West Tertiary Plan. The Tertiary Plan designates the lands as;

- Medium Density Residential 2 which permits 208 apartment units with a building height ranging from 3 to 9 storeys.

As part of the proposed application, the applicant is requesting to amend the Council endorsed Tertiary Plan in order to recognize an increase in the height and unit count to 250 apartment dwellings or 332 senior citizens residence with a height of 12 and 14 storeys. Although this differs from the Council endorsed Tertiary Plan, it is supported by the existing and planned public transit along Queen Street, which requires transit supportive densities. The proposed change to the Tertiary Plan still incorporates a cohesive plan with the adjacent property owners in order to ensure a comprehensive development of the area, while protecting the natural heritage features.

Therefore, staff is in support of the proposed revised Tertiary Plan as part of the Draft Official Plan Amendment Schedule B in Appendix 13.

City of Brampton Zoning By-law:

The subject property is zoned 'Highway Commercial Two (C) – Special Section 349 (HC2-349)' in the City of Brampton Zoning By-law 270-2004, as amended. As such, a Zoning By-law Amendment is required to permit the proposed residential development.

The proposal seeks to rezone the subject lands to a new site-specific apartment zone (R4A-3641) and site-specific Open Space zone (OS-3642) to permit the proposed development.

The recommended Zoning By-law amendment permits apartment units and senior housing, as well as development standards such as building setbacks from the street/neighboring uses to ensure there is adequate separation. The zoning provisions speak specifically to terracing of the building to limit the impact of the proposed development on surrounding land uses.

It should be noted that the development will be required to go through site plan control, which will further refine elements, such as building architectural design and materials.

A Holding Symbol is proposed to be placed on the Zoning of the subject property until such a time that the Functional Servicing Report is approved by the Region of Peel to ensure there is adequate and appropriate servicing for the proposed development. Staff is satisfied with the proposed Zoning By-law.

Land Use:

The proposed amendment to the Official Plan and Zoning By-law allows for an apartment building, or senior housing/residential care home that is compatible with the surrounding land uses and mitigates any negative impacts on the natural heritage system, well also providing a housing density that encourages public transit usage. Furthermore, the proposed development has been contemplated and cohesively works with the adjacent properties.

Urban Design:

The Urban Design policies within the Official Plan require that development adhere to appropriate urban design principles in order to successfully integrate into the City's various nodes, corridors, neighbourhoods and districts. The proposed development adheres to a previously approved Community Design Guidelines and furthermore provided elements that work with the proposed development in order to ensure compatibility with the adjacent neighbourhood. As well as part of these applications an Urban Design Brief was reviewed and approved.

Landscape design and building materials, as well as other elements for the apartment block will be further reviewed through the site plan application.

Transportation:

An overall Traffic Impact Study was completed as part of the Tertiary Plan review.

A Traffic Impact Study was completed by **NexTrans Consulting Engineers (May 2021)**, which concluded that the proposal can be adequately accommodated by the existing transportation network with manageable traffic impact to adjacent intersections. These documents were reviewed by Transportation Services staff and found to be satisfactory to support the proposed development.

Servicing:

A Functional Servicing report was completed by **Urbantech Consulting (May 2021, 3rd submission June 2022)**. Should the application be approved, any detailed servicing and grading matters would be addressed through the site plan approval process. A Holding Symbol is proposed to be placed on the proposed zoning to ensure that the Functional Servicing Report is approved and adequately addresses the needs of the Region.

Environmental Site Assessment:

A Phase One Environmental Site Assessment (ESA) was completed by A&A Environmental Consultants Inc., dated March 11, 2021 which supports the development proposals. A Record of Site Condition has also be filed with the Ministry of Environment, Conservation and Parks to support the proposed residential development.

Noise Impact Report

A Noise Impact Study was prepared by J.E. Coulter and Associates Ltd (May 2021), which was prepared to establish noise control measures that may be required of the proposal as a result of transportation and stationary noise sources. It is recommended that once detailed architectural and mechanical drawings are available, the acoustic consultant review all plans, and where applicable, provide final recommendations to meet MECP's noise criteria.

Tree Inventory and Preservation Plan:

Beacon Environmental Limited (Beacon) was retained to prepare a Tree Evaluation Report for the proposed development. This report outlines the health and well-being of the existing vegetation; what can be preserved and what should be removed. The assessment of the vegetation also provides information used by Open Space Development to determine the Cash-in-lieu requirements.

Scoped Environmental Impact Study:

An Environmental Impact Study was completed for this land and the neighbouring developments by Beacon Environmental (May 2021) to assess the proposal's potential impacts on the natural environment and to confirm that the redevelopment complies with the applicable environmental legislation, regulations and policies. The study recommended an environmental buffer to be maintained, as well as a monitoring and maintenance schedule. This report was reviewed by City staff and the Conservation Authority and was found to be satisfactory.

Geotechnical Investigation:

A&A Environmental Consultants Inc. submitted a Geotechnical Investigation for the property. Generally the geotechnical investigation report provides an analysis of the soil substrate to determine construction requirements for infrastructure such as roads, sewer and engineering fill requirements. The applicant will be required to submit the final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.

Archaeological Assessment:

A Stage 1 & 2 Archaeological Assessment prepared by The Archaeologists Inc. Heritage staff confirmed that the Archaeological Assessment requirement for the assessed lands has been satisfied.

Sustainability Score and Summary:

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 53, which achieves the City's Silver threshold. City staff will further verify the sustainability score during the site plan process. Attached in Appendix 15 is the Sustainability Snapshot.

Integration with Surrounding Neighborhoods:

The development will be well integrated with the surrounding neighborhood and developed in a cohesive manner with the adjacent developments. An effective transition from the higher density apartment building to the lower density of the adjacent neighborhood will be provided.

RESULTS OF PUBLIC MEETING
AND CORRESPONDENCE
RECEIVED

RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

Planning and Development Committee
 Regular Meeting – September 13th, 2021
 City File Number – OZS-2021-0018

Members Present

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
 Regional Councillor P. Fortini – Wards 7 and 8 (Vice Chair)
 Regional Councillor R. Santos – Wards 1 and 5
 Regional Councillor P. Vicente – Wards 1 and 5
 Regional Councillor M. Palleschi – Wards 2 and 6
 City Councillor D. Whillans – Wards 2 and 6
 City Councillor J. Bowman – Wards 3 and 4
 City Councillor C. Williams – Wards 7 and 8
 City Councillor H. Singh – Wards 9 and 10
 Regional Councillor G. Dhillon – Wards 9 and 10

Staff Present

D. Barrick, Chief Administrative Officer

Planning and Development Services:

R. Forward, Commissioner
 A. Parsons, Director, Development Services
 B. Bjerke, Director, Policy Planning
 A. McNeil, Manager, Official Plan and Growth Management
 Jeffrey Humble, Manager, Policy Planning
 Steve Ganesh, Manager, Planning Building and Economic Development
 David Vanderberg, Manager, Planning Building and Economic Development
 Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
 Sameer Akhtar, City Solicitor
 Steve Ganesh, Senior Policy Planner, Planning Building and Economic Development
 Andrew Ramsammy, Development Planner, Planning, Building and Economic Development
 Dana Jenkins, Development Planner, Planning, Building and Economic Development
 Mark Michniak, Development Planner, Planning, Building and Economic Development
 Stephen Dykstra, Development Planner, Planning, Building and Economic Development
 Nicholas Deibler, Development Planner, Planning, Building and Economic Development
 Himanshu Katyal, Development Planner, Planning, Building and Economic Development

Kelly Henderson, Development Planner, Planning, Building and Economic Development
Michelle Gervais, Development Planner, Planning, Building and Economic Development
Mirella Palermo, Development Planner, Planning, Building and Economic Development
Tejinder Sidhu, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

Members of the Public:

Harpreet Sandhu, Brampton Resident
Pankaj Gupta, Brampton Resident
Oliver Shukoori, Brampton Resident
Natalie Okal, Brampton Resident
Rohit Dewan, Brampton Resident
Reeza Ally, Brampton Resident
Stephen Chin and Vicky Chin, Brampton Residents
Anthony Mason, Brampton Resident
Don Naylor, Brampton Resident
Dianne Jones, Brampton Resident
Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd.

Staff Report:

Kelly Henderson, Development Planner, Planning and Economic Development, presented an overview of the application that included the location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, there were pre-registered delegations, who presented to Committee on the subject application.

The application received delegations from 11 members of the public, 3 petitions were received and approximately 45 correspondence letters were received from the community. At the time of the public meeting area residents provided their views, suggestions, concerns and posed questions with respect to traffic concerns, density, crime, property value, privacy, environmental, and clarification on the development and timing of the proposal.

The following is a list of the primary concerns raised by area residents prior to the Statutory Public Meeting.

Intensification/Density

Residents were concerned with the proposed density and intensification of the area, and that executive single detached dwellings are not the only dwelling type being supported.

Response: Staff are satisfied with the proposed density, which is further supported by the submitted studies/reports, which indicate that there is adequate servicing, infrastructure and transportation within the area. The property is within a transit route (proposed BRT) and

therefore increased density is encouraged by provincial documents.

An Urban Design Brief, which also included a shadow impact study was reviewed and accepted by Urban Design staff. Further, this determined the terracing of the apartment building as well as the setbacks to the building in order to limit the impact on surrounding land uses.

Height

Residents voiced their concerns in regards to the height of the apartment block being increased.

Response: The applicant has proposed to increase the height of the apartment building to 12-14 storeys, whereas the original intent by the landowner at the time of the original Tertiary Plan was for 3-9 storeys, as shown and endorsed by Council in the that Tertiary Plan. The 12 and 14 storey apartment building is more desirable as this better utilizes the infrastructure within the area, including the public transit in the area and aids in achieving a complete community. The increased in height is also supported by the applicant submitted studies, which were reviewed and approved by City staff, specifically the urban design brief and shadow impact study. It should also be noted that there is a large separation between the existing detached dwellings across the road on Queen Street and the proposed development given the size of Queen Street, which helps in the achievement of the 45 degree angular plane.

Lastly, the apartment will be required to go through the site plan process, where staff can further refine the design and façade of the proposed building.

Built Form Compatibility

Residents raised concerns that the development would not fit the character of the area.

Response: As mentioned above the proposed development has been supported by several studies that were reviewed by City staff and approved, most notably under built form is the Urban Design Brief, which will be followed through to the site plan process.

Traffic Impact

Residents were concerned about traffic congestion, increased volume and access to the development.

Response: The City's Transportation Planning and Region of Peel staff have reviewed the access and is satisfied that the surrounding road network and key intersection can accommodate the traffic generated by the proposed development. The Traffic Impact Study completed by NexTrans Consulting Engineers concluded that the proposed development can be adequately accommodated by the future transportation network with a manageable traffic impact to the area intersections.

Noise Pollution

Residents were concerned with the apartment building being proposed and the increase in noise pollution.

Response: A noise report was submitted for this application, which was reviewed by City staff

and was determined to support the proposed development.

Impact on the Natural Heritage Features/Wildlife

Residents raised concerns in regard to the proposed development and the impact it may have on the natural heritage features adjacent to the development, as well as the wildlife in the area, including some endangered species.

Response: An Environmental Impact Study was completed for this application and circulated to staff and the Conservation Authority for review and comment. The report has since been accepted by staff and the Conservation Authority and no adverse impacts are anticipated on the natural heritage features and/or with the endangered species. Furthermore, a Natural Heritage Systems block and buffer block are being zoned appropriately to recognize the feature.

Increase in Crime

Residents were concerned that the nature of the proposed development would attract only investors, therefore resulting in the units being rented out and potentially leading to more crime and violence in the area.

Response: staff notes that there is no correlation between rental units/townhouse units and increase in crime.

Henderson, Kelly

From: [REDACTED]
Sent: 2021/08/24 1:32 PM
To: Lacoste, Simon; Henderson, Kelly; City Clerks Office; Planning Development
Subject: [EXTERNAL]Concerns About The Projects

Follow Up Flag: Follow up
Flag Status: Flagged

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City of Brampton

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018 and FILE# OZS-2020-0036 and Branthaven Queen West Inc Project.

The Residents of The Estates of Credit Ridge Motion to put File# OZS-2020-0018 and FILE# OZS-2020-0036 and Branthaven Queen West Inc projects ON HOLD. Due to Current Traffic Levels which are Dangerous for Public on Royal West Dr.

The Residents of The Estates of Credit Ridge have concerns to the current fluctuation of traffic that our community has been impacted by the development of Branthaven Queen West Inc Project With an estimate of 1000 people using Royal West Dr Overnight.

Future and current projects will bring about 5000 people on Royal West Dr everyday to travel to Walmart and Home Depot using Royal West Dr.

The Residents of The Estates of Credit Ridge put Forward Motion on How to Resolve Current Traffic Levels on Royal West Dr.

THANK YOU

Bhupesh Khurana

[REDACTED]

Henderson, Kelly

From: bonniedagher [REDACTED]
Sent: 2021/08/31 8:31 AM
To: Henderson, Kelly
Subject: [EXTERNAL]Object - City is making 326 apartments- Royal West Dr and Queen Street West. Hello I just came to know that City has a proposal from one of the Builder to make 2 buildings each carrying 132 units and 196 unit apartments and 3000 square ft o...

Follow Up Flag: Follow up
Flag Status: Flagged

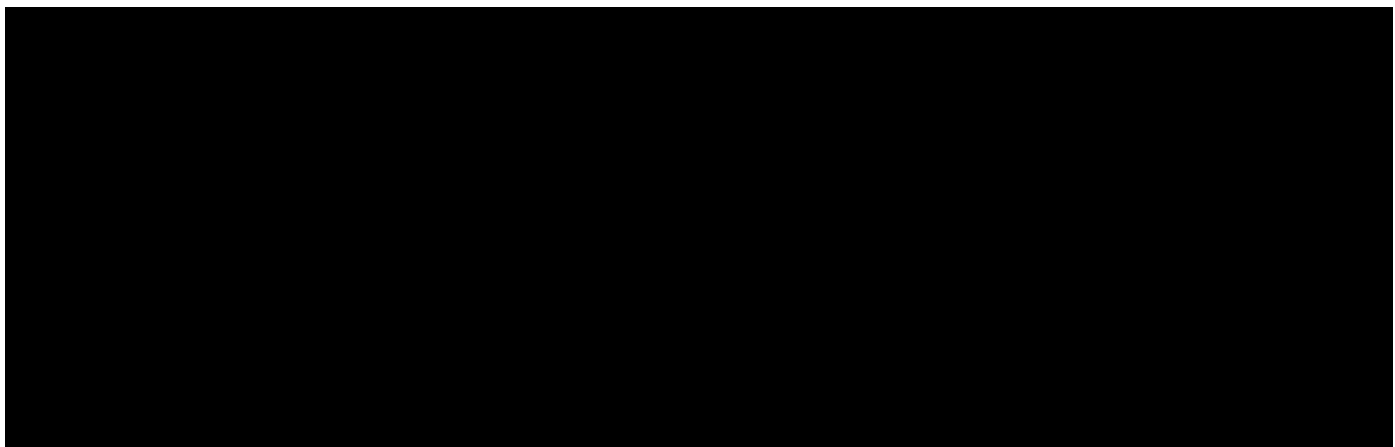
Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

We strongly object to this awful proposal as there is already too much traffic and our childrens safety is a huge concern.

It seems that the city is not interested in taking care of our neighbourhoods, instead finding ways to capitalize on extra tax dollars by cramming in these multi residential units.

This is very upsetting and not fair to the residents of this neighbourhood.

Bonnie Dagher



Sent from my Galaxy

Henderson, Kelly

From: Chris Bejnar <[REDACTED]>
Sent: 2021/08/25 12:26 PM
To: Henderson, Kelly
Subject: [EXTERNAL]File OZS-2021-0018 and OZS-2021-0032

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Kelly,

Thank you for the information!

A few comments and suggestions on the design. This is a great location near valley land and mature tree canopy, one of the most beautiful sites for a condominium in the city. Why not insist this is a more green project? There are many things that can be incorporated into the design to have it blend in more to its surroundings. We need to get much bolder with our designs and demand more from developers! Has the UDRP had a chance to comment on this project as of yet?

Introduce plantings as part of Balconies/terraces



MITREX Solar Cladding ,Balconies, Windows (A Canadian Company : www.mitrex.com/mitrex-solar-cladding)



Make the roof a green terraces:



Mechanical Roof penthouse is just a concrete box, should be a more architectural roof design with LED lighting fixture:



If you would like to discuss further, I would be pleased to have a conversation on this proposal.

Chris Bejnar
[REDACTED]

From: Henderson, Kelly [mailto:Kelly.Henderson@brampton.ca]
Sent: August 25, 2021 11:33 AM
To: Chris Bejnar [REDACTED]
Subject: RE: [EXTERNAL]File OZS-2021-0018 and OZS-2021-0032

Hi Chris,

For application OZS-2021-0018 all material that was submitted is available at
<https://planning.brampton.ca/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC21&capID2=00000&capID3=000AF&agencyCode=BRAMPTON>

Henderson, Kelly

From: Harpreet Sandhu [REDACTED]
Sent: 2021/08/20 2:47 PM
To: Henderson, Kelly
Cc: Lacoste, Simon
Subject: [EXTERNAL]Zoning By-Law Amendment 1857 Queen St West, File # OZS-2021-0018
Attachments: Royal West Developments, File # C04W08.004.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

To,
Ms. Kelly Henderson,
Planner, Development Services,
Planning, Building and Economic development,
City of Brampton.

Sub: Comments related to proposed development Zoning By-Law Amendment 1857 Queen St West, File # OZS-2021-0018. Proposed construction of 2 multi storied buildings, North building – 14 storeys in height with 132 units & South Building – 12 storeys in height with 194 units.

Good Afternoon Kelly,

I have learnt about this development proposal from a friend of mine who resides on Royal West close to south end, via this letter I would like to share my comments since I am also affected as a property owner in a neighborhood where development is being proposed.

To start, please refer to note below that is included in the “Springbrook Block Plan” released by the city in 2010 under “Royal West Developments, File # C04W08.004”, it states under Slide-3 (attached): Quote: “**The Springbrook Block Plan is characterized by low density housing, upscale executive housing, turning circles, stormwater management ponds, vista blocks, gateways, and natural features.**” Unquote.

Keeping the above note in mind, I fail to understand how can a development of 2 multi storied buildings, 14 & 12 story’s in height be accepted as a proposal by the city just steps from Springbrook. This actually is opposite to what’s mentioned in the “Royal West Developments, File # C04W08.004” & totally defeats the cities vision of Springbrook Block Plan, as indicated on slide 13 as: Quote: “**The architecture and landscaping designs for the subject lands are consistent with the vision of the Springbrook Block Plan.**” Unquote.

Not sure, maybe the new development of these Multi Stories is outside the Springbrook Block, but please note its adjoining the Springbrook Block, just a street apart (Queen St). Approval & development of the 2 multi-Story buildings by Zoning By-Law Amendment will actually impact the overall appearance & needs of the community & its surroundings, and go against the original “Springbrook Block Plan”, this development imposes major changes to the character of the neighborhood.

Looking at the current situation on Royal West as related to morning & afternoon commuters who take a detour from Mississauga Road to Royal West is already concerning & not safe, this development will further have an adverse impact & cause concern with road safety & have Traffic Impact on Royal West.

Also the public meeting notice dated 13th August with the meeting date as 13th Sep, does not seem to provide fair notice to the impacted residents keeping in mind the current situation of Covid-19 & related limitations.

Thanks for taking the time to go through the comments above & request your support on this concern.

Best Regards,
Harpreet Sandhu



Henderson, Kelly

From: A S <[REDACTED]>
Sent: 2021/08/21 5:28 PM
To: Henderson, Kelly
Cc: Lacoste, Simon; Planning Development; City Clerks Office
Subject: [EXTERNAL]File# OZS-2020-0018, Concerns about the two apartment buildings proposal development Zoning By-Law Amendment on 1857 Queen St West

Follow Up Flag: Follow up
Flag Status: Flagged

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

19th August 2021

Kelly Henderson
Planning, Building and Economic Development
City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Subject: File# OZS-2020-0018

Dear Kelly Henderson,

We are concerned residents of the Estates of Credit Ridge regarding file File# OZS-2020-0018 for the new proposed development of two apartment buildings with commercial units on the main floor. We are opposing the redeveloping of the subject site for two apartment buildings.

First for all, the Estates of Credit Ridge is right across the area where this development is being proposed. It will take away the curb appeal and beauty of the landscape in the area. Putting apartment buildings in the area will increase the noise pollution and the traffic on the Royal West Drive dramatically. This will impact the safety of our area streets.

Secondly, an increase in the number of traffic will impact the wildlife of the area. Due to the close proximity of the area to the conservation areas of Springbrook Creek and numerous woodlots, any increase in the traffic in the area due to new development will be hazardous to the wildlife. Many wild animals living in the area have already navigated their way in a landscape, which was developed earlier. Adding high-rise apartment buildings will further create a landscape which will be full of human risk to the wildlife. If the city takes the initiatives of conserving wildlife and ecosystems seriously and responsibly, as it always boosts, then this development for two apartment buildings should be stopped immediately. We are also wondering if there was any Environmental Impact Assessment report done for redeveloping the subject site for two apartment buildings and its impact on the ecosystems and endangered species.

Thirdly, we are concerned about the city not giving us enough notice in the midst of a pandemic to voice our concerns. The notice for official plan and zoning by-law amendment for the above-mentioned project was posted on August 11, 2021. We are in the middle of a pandemic and the city expects the residents to express their concerns by September 7th, 2021. If the City of Brampton takes Covid-19 seriously, how can it expect residents to express their concerns in such a short period of time. As per the Covid-19 protocols, public gatherings are not recommended and the requirements for physical distance makes it much more challenging. We do understand that the public meeting regarding this matter will be virtual, but the deadline to express our concerns is not enough time.

Lastly, the information should be provided to the residents in a timely manner rather than just put on the city's website or Brampton Guardian newspaper. We do not have the Brampton Guardian newspaper being delivered in the area and some people may not know how to access the information on the city's website. For equity and inclusion purposes, which are the basic fundamental principles that the city always promotes, there should be a better way of reaching the area residents rather than only through limited ways. What about the people who cannot read or write English? If the city is unable to do this due to Covid-19, then the city should find better and creative ways to reach the residents and make them aware of the purpose and effects of the development.

We kindly ask for your help in understanding our concerns for opposing this redevelopment. Thanks a lot for taking your time to read this letter and our concerns and we look forward to your cooperation and help in resolving this matter.

Best regards.

Jaswinder Parmar

Kuldip Parmar



Henderson, Kelly

From: Planning Development
Sent: 2021/08/19 9:59 AM
To: Henderson, Kelly
Subject: FW: [EXTERNAL]File # OZS-2020-0018

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly,
Please see inquiry below

Thank you
Sheryl

From: Naveen Vasisht <[REDACTED]>
Sent: 2021/08/18 8:31 PM
To: Planning Development <Planning.Development@brampton.ca>
Cc: DEV-Construction <DEV-Construction@brampton.ca>
Subject: [EXTERNAL]File # OZS-2020-0018

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

Dear Sir,

We request a Public Hearing as an effected party, for the above file.

Furthermore, our recommendation is to:

1. Reroute TTC Busses from Royal West Dr to, Mississauga Road.
2. Install at both ends of Royal West Dr gates with, remote and intercom for delivery.

Thank you for the consideration.

Yours Sincerely,

Naveen Vasisht

[REDACTED]

[REDACTED]

Henderson, Kelly

From: Lacoste, Simon
Sent: 2021/08/19 2:58 PM
To: Henderson, Kelly
Cc: Vanderberg, David (PD&D)
Subject: FW: [EXTERNAL]File# OZS-2020-0018

Hi Kelly,

Here's a comment I received from a member of the public relating to OZS-2021-0018 (on Queen at the foot of royal West).

Thanks,
Simon L

From: OLIVER SHUKOORI [REDACTED] >
Sent: 2021/08/19 2:47 PM
To: Lacoste, Simon <Simon.Lacoste@brampton.ca>
Subject: Re: [EXTERNAL]File# OZS-2020-0018

Thank you Simon

What do you think about this?

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018

New proposed development

The condo complex will have 330 units of Residential and 14 Stories high. Main floor will have Commercial units.

We will have 1000 extra people using Royal west to go to Walmart and Home Depot everyday just for this project.

ROYAL WEST DR CURRENT STATUS

Reroute TTC Bus from Royal West to Mississauga Rd because it serves the public better.

Install at both ends of royal west dr a Gate with remote and intercom for delivery.

We are not restricting anyone from using and there will be an intercom that will allow people to use Royal west.

Traffic status currently Walmart and Home Depot delivery services uses Royal West Dr for their routes. These are transportation Trucks.

We have people using Royal West from both directions Williams pkwy and Queen street for short cuts from 7am to 930am and 4pm to 730pm everyday.

Plus Also we currently have 159 units of Townhomes being built besides the subject property.

We know the revenue that it brings but please go 2km north. Single Residential Homes would benefit our community at this location.

Let me built a condo/commercial complex besides your 2 million dollar home.

Also for Commercial use Mississauga rd across Home Depot will all be commercial.

Thank you

On Thu., Aug. 19, 2021, 2:26 p.m. Lacoste, Simon, <Simon.Lacoste@brampton.ca> wrote:

Good afternoon Oliver,

Thanks for reaching out to the City of Brampton for information about this proposal. This proposal is currently being reviewed by City of Brampton staff. Part of this review process involves a public meeting where members of the public like yourself can voice your comments relating to the development. A notice explaining when and where the public meeting will take place will be mailed to property owners within 240 metres (787 feet) of the site. If you don't live within 240 metres of the site, the information will also be published on the City's website and in the Brampton Guardian. Also, I will alert the planner on file to have them email you the information about the meeting date and location once it's been set.

Thanks,

Simon Lacoste

Assistant Development Planner

City of Brampton | Planning, Building and Economic Development

E: simon.lacoste@brampton.ca

 Please consider the environment before printing this email.

From: OLIVER SHUKOORI <[REDACTED]>
Sent: 2021/08/18 3:20 PM
To: Planning Development <Planning.Development@brampton.ca>; DEV-Construction <DEV-Construction@brampton.ca>
Subject: [EXTERNAL]File# OZS-2020-0018

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

We would like to have a public hearing on this matter and we have some concerns that needs to be addressed.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Henderson, Kelly

From: OLIVER SHUKOORI <[REDACTED]>
Sent: 2021/08/20 3:56 PM
To: Henderson, Kelly; City Clerks Office; Planning Development
Subject: [EXTERNAL]Motion to put ON HOLD File# OZS-2020-0018 and File# OZS-2020-0036 and Branthaven Queen West Inc Project

Follow Up Flag: Follow up
Flag Status: Flagged

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City of Brampton

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018 and FILE# OZS-2020-0036 and Branthaven Queen West Inc Project.

The Residents of The Estates of Credit Ridge
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Future and current projects will bring about 5000 people on Royal West Dr everyday to travel to Walmart and Home Depot using Royal West Dr.

The Residents of The Estates of Credit Ridge
put Forward Motion on How to Resolve Current Traffic Levels on Royal West Dr.

THANK YOU

Brampton City Contact
Kelly Henderson, MSc.Pl., MCIP, RPP

Planner, Development Services

Planning, Building and Economic Development

City of Brampton

T 905.874.2619

EMAIL: KELLY.HENDERSON@BRAMPTON.CA

Must send below email request to the City.

City of Brampton

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018 and

FILE# OZS-2020-0036

PROJECT File# OZS-2020-0018

New proposed development

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Plus Also we currently have 159 units of Townhomes being built besides the subject property.

We know the revenue that it brings but please go 2km north. Single Residential Homes would benefit our community at this location.

Let me build a condo/commercial complex besides your 2 million dollar home.

Also for Commercial use Mississauga rd across Home Depot will all be commercial.

Thank You

On Fri., Aug. 20, 2021, 8:17 a.m. OLIVER SHUKOORI, <[REDACTED]> wrote:

File# OZS-2020-0018

File# OZS-2020-0036

Hope this email finds you well
Would like to speak at the virtual meeting.
Thank you

Brampton City Contact

Kelly Henderson, MSc.Pl., MCIP, RPP

Planner, Development Services

Planning, Building and Economic Development

City of Brampton

T 905.874.2619

EMAIL: KELLY.HENDERSON@BRAMPTON.CA

City of Brampton

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018

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We know the revenue that it brings but please go 2km north. Single Residential Homes would benefit our community at this location.

Let me build a condo/commercial complex besides your 2 million dollar home.

Also for Commercial use Mississauga rd across Home Depot will all be commercial.

Thank You

Best Regards,

Oliver Shukoori

Henderson, Kelly

From: Planning Development
Sent: 2021/08/18 3:41 PM
To: Jagtiani, Nitika
Subject: FW: [EXTERNAL]File# OZS-2020-0018

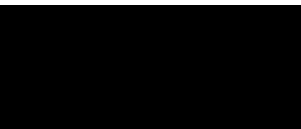
Hi Nitika,
Please see inquiry below

Kind regards
Sheryl

From: OLIVER SHUKOORI <[REDACTED]>
Sent: 2021/08/18 2:57 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]File# OZS-2020-0018

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We would like to have a public hearing on this matter and we have some concerns that needs to be addressed.



Oliver

Henderson, Kelly

From: padma kotamarti <[REDACTED]>
Sent: 2021/08/20 6:12 PM
To: Henderson, Kelly
Subject: [EXTERNAL]File# OZS-2020-0018 and OZS -2020-0036

Follow Up Flag: Follow up
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City of Brampton

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018 and FILE# OZS-2020-0036 and Branthaven Queen West Inc Project.

The Residents of The Estates of Credit Ridge
Motion to put File# OZS-2020-0018 and FILE# OZS-2020-0036 and Branthaven Queen West Inc projects ON HOLD. Due to Current Traffic Levels which are Dangerous for Public on Royal West Dr.

We the Residents of The Estates of Credit Ridge have concerns to the current fluctuation of traffic that our community has been impacted by the development of Branthaven Queen West Inc Project With an estimate of 1000 people using Royal West Dr Overnight.

Future and current projects will bring about 5000 people on Royal West Dr everyday to travel to Walmart and Home Depot using Royal West Dr.
They can make only build single family Residential Homes.
Which will not effect our property rates.

THANK YOU
[REDACTED]
[REDACTED]

Henderson, Kelly

From: Pankaj Gupta <[REDACTED]>
Sent: 2021/08/20 10:17 AM
To: Henderson, Kelly
Subject: [EXTERNAL]File# OZS-2020-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi

Good morning. I strongly object this development of condo buildings and would like to participate in public hearing meeting. Pls resister me.

Rgds
Pankaj Gupta
[REDACTED]

Henderson, Kelly

From: Paul Sirpal <[REDACTED]>
Sent: 2021/08/20 1:14 PM
To: Henderson, Kelly
Subject: [EXTERNAL]Application for an Official Plan Amendment and Zoning By-law Amendment
1857 Queen Street West File: OZS-2021-00

Follow Up Flag: Follow up
Flag Status: Flagged

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 I live in the area and my street is very unhappy with proposal. What will it take for this not to happen?

Get [Outlook for Android](#)

- English

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- Email – French

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Les services d'assurance ne sont pas offerts par iA Gestion privée de patrimoine. La planification financière n'est pas offerte par iA Gestion privée de patrimoine dans la province de Québec. Seuls les services offerts par iA Gestion privée de patrimoine sont couverts par le Fonds canadien de protection des épargnants.

Pour vous désabonner et ne plus recevoir de messages électroniques commerciaux d'iA Gestion privée de patrimoine veuillez cliquer [ici](#).

Henderson, Kelly

From: Lacoste, Simon
Sent: 2021/08/23 11:23 AM
To: [REDACTED]
Subject: FW: [EXTERNAL]Objecting development plan

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Pulkit,

Thank you for passing along your comments for the files, they have been passed along to the planner assigned to the file, and they will be included as part of the public record.

Thanks,

Simon Lacoste

Assistant Development Planner
City of Brampton | Planning, Building and Economic Development
E: simon.lacoste@brampton.ca

 Please consider the environment before printing this email.

From: pulkit bhavsar <[REDACTED]>
Sent: 2021/08/20 11:30 AM
To: Lacoste, Simon <Simon.Lacoste@brampton.ca>
Subject: [EXTERNAL]Objecting development plan

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City of Brampton

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018 and FILE# OZS-2020-0036

PROJECT File# OZS-2020-0018

New proposed development

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ROYAL WEST DR CURRENT STATUS

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We have people using Royal West from both directions Williams pkwy and Queen street for short cuts from 7am to 930am and 4pm to 730pm everyday.

Plus Also we currently have 159 units of Townhomes being built besides the subject property.

We know the revenue that it brings but please go 2km north. Single Residential Homes would benefit our community at this location.

Let me build a condo/commercial complex besides your 2 million dollar home.

Also for Commercial use Mississauga rd across Home Depot will all be commercial.

Thank You

Best Regards,

pulkit bhavsar

Notice: Official Plan Amendment, Zoning By-law Amendment & Plan of Subdivision

A proposal has been made to:

Permit the development of 9 single detached dwellings, 39 street townhouses, a 12-storey apartment building with a maximum of 200 apartment units, one condo townhouse block, one park, one partial stormwater management pond and Natural Heritage System blocks.

Owner: Jim and Luisa Mocon
Agent: Korsak Urban Planning

For more information about this matter, including information about obtaining a copy of the notice and about preserving your appeal rights, contact the Planning Department, Development Services, City Hall during regular business hours, by sending an email to: planning.development@brampton.ca, or by calling 905-874-2050. Refer to File # O23-2020-0036

Date Sign Erected: April, 2021



Above plan is conceptual for information purposes, and is subject to change.



Sent from my iPhone

Henderson, Kelly

From: Simba Powder <[REDACTED]>
Sent: 2021/08/23 1:45 PM
To: Henderson, Kelly
Subject: [EXTERNAL]File # OZS-2020-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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

23rd August, 2021

Good Afternoon,

Project File # OZS-2020-0018
1857 Queen Street West

I have concerns that a condo complex with 330 units is being built in my neighbourhood. This is a single family home zoning and the city is allowing the builder to change the zoning to commercial and condo complex. When this complex was being built, it was everyone's knowledge that this is going to be single family home complex and around it also single family homes are going to be built. There is so much traffic on Royal West Drive and the adjoining streets and what will happen if this condo is built. This is going to affect the safety of the residents in Estate Credit Ridge area. The noise level is going to affect all of us, because people will be using Royal West Drive to cut a short cut to go to Walmart and home depot. There are families with small children who feel safe and play along the driveways of their houses go and play in the park. The safety of the children and adults is going to be at risk. There are also senior citizens the vulnerable population that lives in this neighbourhood. The city of Brampton has enough land to move this project somewhere else. Is the city of Brampton not concerned about the safety of its residents who are paying property taxes, but wants to burden the residents of Credit Ridge and bring in more people. It is priority of the city to look after the welfare of the citizens of Brampton. This Condo unit should not be built on this land and only single family homes should be built.

Thank You

Punam Khullar
[REDACTED]
[REDACTED]

[REDACTED]

Shipping and Receiving Hours:
Monday to Thursday 6am - 2:30pm
Friday 6am - 12:00 noon

Henderson, Kelly

From: Umesh Duaa <[REDACTED]>
Sent: 2021/08/21 1:24 PM
To: Henderson, Kelly; Planning Development
Cc: Shweta Arora
Subject: [EXTERNAL]Concerns related to proposed development of Apartment project (File# OZS-2020-0018)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Kelly and City of Brampton Planning Team,
We, Shweta Arora and Umesh Duaa, are the residents of the house at 21 Balin Cres, Brampton, ON L6X 0V5, which is located in the Estates of Credit Ridge neighbourhood.

Recently we learnt about the proposed two Apartment buildings development project by the City of Brampton Planning Unit (File# OZS-2020-0018).

These proposed Apartment buildings will be in the close vicinity of my community (Estates of Credit Ridge). Moreover, all other surrounding residential communities are also predominantly individual houses like ours. So, as concerned residents, we can foresee the negative impact to the peaceful living of residents in all the surrounding communities. There will be an excessive increase in the traffic burden on the streets of Royal West Dr and Elbern Markell (running between Queen St and Williams Pkwy). Also, the occupants of these proposed apartment buildings will be all tenants (not homeowners). This will have a serious negative impact on the safety and quality of living of homeowners and their families in all the surrounding communities.

We understand providing affordable housing is a priority for the city. So we request that the apartment buildings be moved closer to commercial plazas or near the busy intersections of the city. This will also be convenient to the future tenants of these Apartment buildings.

Let's not forget, all the houses in the Estates of Credit Ridge and other communities are paying huge amounts in form of property taxes every year to the City. Are we paying such high property taxes to get this serious inconvenience and face safety issues?

We hope that the Planning team at City of Brampton will give a serious thought on this matter, and will shift these proposed Apartment buildings closer to other suitable commercial intersections/plazas to support affordable housing initiatives.

Thanks & Regards,
Shweta Arora
Umesh Duaa
[REDACTED]
[REDACTED]

Henderson, Kelly

From: Bahadur Singh Sangha <[REDACTED]>
Sent: 2021/09/01 3:07 PM
To: Henderson, Kelly
Subject: [EXTERNAL]Objections

Follow Up Flag: Follow up
Flag Status: Flagged

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I object on that highrise building and won't doing any proper planning to save some greenery and rainwater and credit river it self thx

Henderson, Kelly

From: PARENTE <[REDACTED]>
Sent: 2021/09/01 12:42 PM
To: Henderson, Kelly
Subject: [EXTERNAL]Opposing 1857 Queen street West

Follow Up Flag: Follow up
Flag Status: Flagged

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 there,

I am opposed to the apartment building that is being proposed at 1857 Queen Street in Brampton. I would not be opposed to executive townhomes or detached homes being built in this lot. We are a single family dwelling and would like to see our community stay that way. I would have never purchased a home in this neighbourhood if I knew that apartment buildings would be this close. We have the Credit River and Eldorado Park very close by. How will having all this population here affect the environment? The traffic will be a nightmare and at busy times already is. The turning lanes are 10-15 cars deep. At times I don't make the left turn on a advance. Brampton has such a bad rap, but I can honestly say I like this pocket and community. It doesn't make sense to bring low income housing next to executive homes.

Please send me any links to the virtual meeting on September 7th so that I may attend.

Thanks,

Michael Parente

Henderson, Kelly

From: Tanya Raimundo <m[REDACTED]>
Sent: 2021/08/31 9:01 PM
To: Henderson, Kelly
Subject: [EXTERNAL]1857 Queen Street-opposed to Apartment building

Follow Up Flag: Follow up
Flag Status: Flagged

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 there,

I am opposed to the apartment building that is being proposed at 1857 Queen Street in Brampton. I cannot understand why there would be low income housing mixed with executive homes. I would not be opposed to executive townhomes or detached homes being built in this lot. We are a single family dwelling and would like to see our community stay that way. I would have never purchased a home in this neighbourhood if I knew that apartment buildings would be this close. I will be letting all our neighbours know about what is being proposed just across the street. I hope they all can address this with you and the city as well. Please send me any links to the virtual meeting on September 7th so that I may attend.

Thank you,

Tanya Parente

Henderson, Kelly

From: Tony Raimundo <[REDACTED]>
Sent: 2021/08/31 9:09 PM
To: Henderson, Kelly
Subject: [EXTERNAL]Apposed buildings at 1857 Queen st west

Follow Up Flag: Follow up
Flag Status: Flagged

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 there,

I am opposed to the apartment building that is being proposed at 1857 Queen Street in Brampton. I cannot understand why there would be low income housing mixed with executive homes. I would not be opposed to executive townhomes or detached homes being built in this lot. We are a single family dwelling and would like to see our community stay that way. I would have never purchased a home in this neighbourhood if I knew that apartment buildings would be this close. I will be letting all our neighbours know about what is being proposed just across the street. I hope they all can address this with you and the city as well. Please send me any links to the virtual meeting on September 7th so that I may attend.

Thank you,

Tony Raimundo

Henderson, Kelly

From: [REDACTED]
Sent: 2021/09/01 1:00 PM
To: Henderson, Kelly
Subject: [EXTERNAL]1857 Queen Street West City's File # ozs-2021-0018

Follow Up Flag: Follow up
Flag Status: Completed

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 Kelly,

I am a resident of Brampton and hereby submitting my comments and objections to the proposed Official Plan amendment and Zoning by-law amendment for the above property to build 14 story and 12 story buildings and commercial space. Please note this objection for the September 7th public meeting.

I welcome new development in Brampton, but it is apparent that the proposed amendments are not suited at this location considering the density of the selected site and lack of justification to place such tall and high rise buildings in the mix of existing single dwelling estate homes, which upsets the visual impact & surrounding credit view conservation area. The inclusion of these two tall buildings in this development plan will have a significant visual impact and be out of character.

The height of these buildings is also an area of concern, especially given the surrounding residential area and, more importantly, the proximity of these buildings to the credit view river and the edge of Green Belt, making such tall buildings inappropriate for the selected location. I am unsure of the rationale to put 14 stories high buildings in this neighbourhood. Given the approvals, it will set a new height precedent for later planning submissions in the vicinity. It will be harmful to conservation areas near this location as the design and aesthetics would not go with the vibe of the credit view river. Once occupied, it would allow the residents to put satellite dishes and phone masts as permitted by the developer.

Putting 326 units in such a dense area is unacceptably high and compromises the density requirements; therefore, these massive buildings are likely not the most efficient or optimal choices for development.

Finally, the proposal underestimates the need for and impact on parking, transport and infrastructure and local services. The Queen Street West Road repair has been undergoing from past 10 years and still doesn't meet the requirements of the neighbouring traffic, so putting an additional burden of these 325 units traffic would make things worse.

I would suggest that City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,

Umesh

Henderson, Kelly

From: UMESH KALIA <[REDACTED]>
Sent: 2021/09/01 1:30 PM
To: Henderson, Kelly
Subject: [EXTERNAL]1857 Queen Street West - new apartment development

Follow Up Flag: Follow up
Flag Status: Flagged

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 Kelly,

I am objecting to the proposed development for the following reasons:

1. Would increase the density of traffic and burden on infrastructure needs.
2. High Rise building would visually disturb the area appeal especially given the credit view river conservation in the close vicinity.
3. Set precedent for future high risk buildings 14 story buildings in this area 4. Queen Street West from James porter to Mississauga road has been undergoing road widening from past 7-8 years and yet this road is not suited for heavy traffic.
5. Environmental impact on natural heritage area of credit view

Regards,

Umesh

Sent from my iPhone

Henderson, Kelly

From: Prabh Sidhu <[REDACTED]>
Sent: 2021/09/02 2:22 PM
To: Henderson, Kelly
Subject: [EXTERNAL]File number : OZS-2021-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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,

I am a resident of Agincourt Street in Brampton. We got a flyer about the upcoming Plan for building a new building. We are so dissatisfied about this news. As we have been living in this area for the last 8-9 years. The area is really really good and the environment is calm as compared to other areas in Brampton. But when they make a building, the environment will totally change. We recommend not to build that as it will ruin the whole environment.

Hope you understand!

Regards

Henderson, Kelly

From: Planning Development
Sent: 2021/09/02 9:13 AM
To: Henderson, Kelly
Subject: FW: [EXTERNAL]File #OZS-20210018

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Kelly,
Please see email below from resident.

Kind regards
Sheryl

From: rohit@crosscanadaintl.com <[REDACTED]>
Sent: 2021/09/02 7:03 AM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]File #OZS-20210018

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,

I strongly oppose construction of any apartment buildings on this site. Estates of Credit Ridge was sold to us as an exclusive community and residents don't want apartment buildings in the area.

Thank you,

Henderson, Kelly

From: [REDACTED]
Sent: 2021/09/02 6:56 AM
To: Henderson, Kelly
Cc: City Clerks Office
Subject: [EXTERNAL]File #OZS-20210018

Follow Up Flag: Follow up
Flag Status: Flagged

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,

I strongly oppose construction of any apartment buildings on this site. Estates of Credit Ridge was sold to us as an exclusive community and residents don't want apartment buildings in the area.

I would like to attend the virtual meeting on 07 Sep. Kindly register and provide link

Thank you,

[REDACTED]

Henderson, Kelly

From: Samir and Binita Shah <[REDACTED]>
Sent: 2021/09/02 5:15 PM
To: Henderson, Kelly; Planning Development
Subject: [EXTERNAL]File # OZS-2021-0018 Appeal
Attachments: IMG-20210902-WA0004.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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,

We have come across the proposal for 2 Apartment Buildings with commercial units opposite to our community and would like to submit our appeal against it.

Please provide details on meetings related to this matter.

Regards,

Binita and Samir Shah

Henderson, Kelly

From: Daisy Modi [REDACTED] >
Sent: 2021/09/06 11:43 AM
To: Henderson, Kelly
Subject: [EXTERNAL]Fwd: OPPOSE 100%

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Kelly,

Please add my name in the virtual meetings.

I just came to know that the City has a proposal from one of the Builders to make 2 buildings each carrying 132 units and 196 unit apartments and 3000 square ft of commercial space.

Location is at the corner of Royal West Drive and Queen Street West, this area is already heavy with the traffic and putting apartments in the high value houses upset the demographic of the neighborhood and the Land and Credit River which is a pure country look will be destroyed as well.

I am opposing this development and proposal.

Daisy Modi

September 6, 2021

RE: Mocon Greenhouses and Rotary Glen Concept Proposals

Attention: Jeff Bowman (jeff.bowman@brampton.ca), Martin Medeiros (martin.medeiros@brampton.ca)

CC. Mayor Patrick Brown (patrick.brown@brampton.ca)

RECOMMENDATION: Reject the Concept Proposals and direct the developers to conceive new plans for this area consistent with the established vision and planning guidance for Queen West.

As a lifelong long Bramptonian and a 20 year resident of the Queen West area (Lionhead Estates since November 2000) I am writing in support of Don Naylor's "Initial Review" of the Mocon Development Proposal. As an expert in his field, Don makes several strong points about planning, aesthetics, government transparency, traffic and parking issues (current and future), in addition to posing numerous questions that need to be answered. His most thought-provoking assertion is all land is NOT necessarily suitable for development therefore we need the developers to build and the City of Brampton to plan.

With the completion of road widening along Queen Street West in 2020, the original planning concept of the street becoming the "western gateway" to the city and the downtown core area will be put to the test in the coming years. In the end, the City of Brampton will benefit greatly having a thoroughfare and surrounding developments that are functional, efficient and attractive. The citizens of Brampton know well what happens when the opposite transpires and we are left with major east-west arteries like **Williams Parkway** (with alarmingly hideous, blue concrete sound barriers) and **Sandalwood Parkway** (choked with traffic all day long and dangerous for driving with people zig-zag between lanes and racing to pass slower moving buses).

The decisions and approvals made for the Mocon and Rotary Glen sites are therefore critical to the next wave of development in the Queen West area and will set the tone for the future. Do it right and many successful projects will be conceived and built around Queen West creating strong demand to live in the area. Do it wrong and the bar will be set very low with a wonderful opportunity wasted in the beautiful south-west corner of the city along the Credit River.

The next wave of development is actually upon us already with the construction of two new townhouse developments on the south side of Queen Street West, including Copper Trail Creek (east of Creditview Rd.) and Branthaven (west of Creditview Rd.). These project are in keeping with the "Executive Residential" vision for the area, but twelve story apartment towers are NOT.

.../2

With the dual challenge of a national housing shortage and urban sprawl consuming prime rural lands, all governments are looking to add greater housing densities within their boundaries. However, the timing of when and where high density housing gets built is critical. So, while the open land available at the Mocon and Rotary Glen sites may suggest that any and all density options could be accommodated, from an infrastructure perspective this is simply not possible for many reasons including:

- Large blocks of land bordering on the east side of Mississauga Road south of Queen Street, that include Lionhead Golf Club, Eldorado Park, Huttonville Creek, and the Credit River flood plane, restrict the ability of the City to plan and build new roads in the area - for both environmental and historical reasons - to accommodate higher density housing;
- No roads run through these blocks of land today and the few existing roads that surround the area have been designated “country” roads and are protected from future development where the heritage communities of Huttonville and Springbrook were located. Today, the surrounding roads, including Creditview Road, Churchville Road, River Road and Embleton Road are limited to two lanes and provide very little relief for the traffic congestion on Mississauga Road and Queen Street;
- A major reason for the traffic issues commuters face today where Mississauga Road and Queen Street West meet is the fact that this is a “T” intersection. Queen Street terminates at this intersection and drivers are forced to turn right or left. (If they continue driving west they join River Road – a short dead end street);
- Significant problems with the “T” intersection are back ups and wait times for drivers going north and south on Mississauga Road and also for drivers turning left from Queen Street to access Mississauga Road southbound. This intersection will become a much bigger issue in the years to come as **Chinguacousy Road** to the east and **Winston Churchill Road** to the west are the only other viable 4-6 lane alternatives for north-south commuters driving to Caledon, Mississauga, the Mount Pleasant GO station, and Highways 407 and 401 from Queen West.
- Current state traffic challenges on Mississauga Road today must take into account the fact that development on the east side of the road has now reached Mayfield Road at Brampton’s northern border with Caledon. However, **no development has yet begun** on the west side of the road from south of Williams Parkway all the way to Mayfield Road, a stretch of **6 km of open land** that will no doubt be fully built-out to accommodate thousands on additional residents in the years to come.

Where City planners have achieved development successes on the west side of Brampton is the **Mount Pleasant** area where residents enjoy an environment that is functional, efficient, and attractive. It stands out as a well planned community anchored by the Go Train station with walkable streets, live/work townhouses, a central library, skating rink, playground, etc. Most importantly, the City got it right by introducing a balance of housing densities from the beginning so everything “fits together”. And, it is noteworthy that the highest density housing built to date is the Union apartment tower (limited to six floors) and taller towers are currently under construction at the Mont Vert development, located further north where proper infrastructure can be built to support the influx of new residents

In closing, to the Developers, please understand that plunking 12 story structures in the middle of an established neighbourhood of executive homes is unacceptable, an invasion of privacy, and 25 years too late for our area. This was never an intended land use for Queen West and the traffic and parking issues likely to face your future home buyers are a headache all stakeholders should endeavour to avoid. A better choice for your future towers in the Mississauga Road corridor can be found further north where four corner intersections are available (vs. a "T" intersection) and two lane roads can be widened without the challenges posed by a river valley and large blocks of land currently used for parks, golf courses, and flood planes. Specifically, the intersections of Mississauga Road with Bovaird, Sandalwood, Wanless and Mayfield roads have great potential where mixed densities and road redevelopment can be combined with success.

Finally, to the Mayor of Brampton, City Council and the Planning department, we urge you to take a step back from these two proposals and consider whether the original planning concept of Queen Street West becoming the "western gateway" to the city and the downtown core area remains the right vision for future development. Assuming it is, we need you put everything on the table now and engage all stakeholders - current residents, land owners, developers, etc.- to review and re-refresh the plans. Sitting back and allowing the "tail to wag the dog" (ie. the development industry telling the City what to build with one-off concept proposals) is unacceptable and risks wasting an opportunity to do it right and re-create a major artery and surrounding lands that we all can enjoy and be proud of.

Sincerely,

David Fitzhenry

Henderson, Kelly

From: Daya Soudhary [REDACTED]
Sent: 2021/09/04 10:35 AM
To: Henderson, Kelly
Cc: Medeiros, Martin - Councillor; Bowman, Jeff - Councillor; Santos, Rowena - Councillor; Palleschi, Michael - Councillor; Vicente, Paul - Councillor; doug.wwhillans@brampton.ca; Brown, Patrick - Mayor
Subject: [EXTERNAL]1857 Queen Street West - new multi storied building development

Follow Up Flag: Follow up
Flag Status: Flagged

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 Kelly,

I am a resident of Brampton and hereby submitting my objection and feedback to the proposed 14 and 12 story buildings with commercial spaces at the intersection of Queen and Royal West drive.

Understand that there is a need for additional affordable housing in Brampton, however I strongly condemn building commercial and high rise properties right next to a ravine that houses some of the endangered fauna, including the redbside dace fish.

- There is a huge risk of the newly constructed multi storied commercial/residential building to attract similar properties in the vicinity. This adds to the problem and would be hard to manage, ultimately changing the whole landscape and killing the redbside dace fish species.
- This property is very next to the credit view river, and far from public transport facilities. Wondering the need of constructing this huge complex in this area, and not in an area next to a train station or downtown area.
- The addition of 326 units in this dense area would create traffic and infrastructure issues to the surrounding areas, totally impacting the beauty of this area. The public amenities including schools and buses cannot accommodate the influx of this new addition. This would be a huge issue.

I would suggest the planning team reconsider building these high rise properties in a more open area, next to transport and commercial facilities, not impacting the environment.

Thanks,
Daya.

Henderson, Kelly

From: Natalie Okal <[REDACTED]>
Sent: 2021/09/04 12:04 AM
To: Henderson, Kelly; City Clerks Office
Subject: [EXTERNAL]Request to Speak at Virtual Meeting Files #OZS-2020-0018 & Official Complaint

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello City Clerks Office,

I would like to pre-register to speak at the meeting on Sept 7th 2021 about City File #OZS-2020-0018.

My name is Natalie Okal, I live in the Estates of Credit Ridge, Across of the proposed development site. I have outlined my concerns below.

Concern #1 – The current Traffic levels/infrastructure of the area on Royal West Dr cannot handle a influx of high density housing coming though. Right now, there are individuals using Royal West Dr from both directions; William Parkway & Queen street for short cuts from 7am-9:30am and 4:30-7:30pm everyday. It is becoming concerning issue of safety for the children, and individuals who live and walk on royal west on a regular basis. In addition to the traffic, the increase in noise levels are disruptive to the community and quality of life.

Concern #2 - Not only will the increase of traffic impact the residents of the community, it will also impact the wildlife of the area. Due to the close proximity of the area to the conservation areas of Springbrook Creek and numerous woodlots, any increase in the traffic in the area due to new development will be hazardous to wildlife. Many wild animals such as Ontario's classified Endangered Species "Redside Dace" live in the streams and although there are plans for a blockage, the runoff from the condo & apartment complexes in the files developments **(1)** File# OZS-2020-0018 & **(2)** FILE# OZS-2020-0036 will harm the already endangered species and contaminate the streams. Adding high-rise apartment buildings will further create a landscape which will be full of human risk to the wildlife. If the city takes the initiatives of conserving wildlife and ecosystems seriously and responsibly, as it always boosts, then this development for two apartment buildings should be stopped immediately. We are also wondering if there was any Environmental Impact Assessment report done for redeveloping the subject site for two apartment buildings and its impact on the ecosystems and endangered species.

Concern #3 – We are concerned about the city not giving us enough notice in the midst of a pandemic to voice our concerns. The notice for the official plan and zoning by-law amendment for the above mentioned project was posted on August 11th, 2021. We are in the middle of a pandemic and we are expected to express our concerns by September 7th, 2021. If the city does take Covid-19 seriously, how can it expect residents to express their concerns in a this short period of time As per the Covid-19 Protocols, public gatherings are not recommended and the requirements of physical distancing make it more challenging. Although the public meeting will be virtual, the deadline to express our concerns is not enough time.

Concern #4 - The Estates of the Credit Ridge is right across the area where this development is being purposed. It will take away the curb appeal and beauty of the landscape of the area. Putting apartment buildings in the area will increase the noise pollution and traffic on Royal West drastically – impacting the safety of our area streets. The developments of Modern styled condo complex's not only diminishes the urban planning of a vintage village as designed by the Estates of the Credit Ridge but will also require major infrastructure changes to support the density of the new proposed developments.

Thank you,
Natalie Okal

Please let me know what the next step entails.

Henderson, Kelly

From: Navpreet Badhwar <[REDACTED]>
Sent: 2021/09/06 6:06 PM
To: Henderson, Kelly
Subject: [EXTERNAL]File# OZS-2020-0018 and FILE# OZS-2020-0036

Follow Up Flag: Follow up
Flag Status: Flagged

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City of Brampton

The Residents of The Estates of Credit Ridge have concerns to be addressed on File# OZS-2020-0018 and FILE# OZS-2020-0036 and Branthaven Queen West Inc Project.

The Residents of The Estates of Credit Ridge Motion to put File# OZS-2020-0018 and FILE# OZS-2020-0036 and Branthaven Queen West Inc projects ON HOLD. Due to Current Traffic Levels which are Dangerous for Public on Royal West Dr.

The Residents of The Estates of Credit Ridge have concerns to the current fluctuation of traffic that our community has been impacted by the development of Branthaven Queen West Inc Project With an estimate of 1000 people using Royal West Dr Overnight.

Future and current projects will bring about 5000 people on Royal West Dr everyday to travel to Walmart and Home Depot using Royal West Dr.

The Residents of The Estates of Credit Ridge

put Forward Motion on How to Resolve Current Traffic Levels on Royal West Dr.

THANK YOU

Navpreet Badhwar

Henderson, Kelly

From: Pankaj Gupta <[REDACTED]>
Sent: 2021/09/05 5:00 PM
To: Henderson, Kelly; Lacoste, Simon; City Clerks Office; Planning Development
Subject: [EXTERNAL]Zoning By-Law Amendment 1857 Queen St West, File # OZS-2021-0018 and OZS-2020-0036

Follow Up Flag: Follow up
Flag Status: Flagged

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

To,
Ms. Kelly Henderson,
Planner, Development Services,
City of Brampton.

Sub: Comments related to proposed development Zoning By-Law Amendment 1857 Queen St West, File # OZS-2021-0018 and OZS-2020-0036

Good Afternoon Kelly,

I got to know about this development proposal from a friend of mine who resides on Royal West and via this letter I would like to share my comments since I am also affected as a property owner in a neighborhood where development is being proposed.

To start, as per the "Springbrook Block Plan" released by the city in 2010 under "Royal West Developments, File # C04W08.004", it states: **"The Springbrook Block Plan is characterized by low density housing, upscale executive housing, turning circles, stormwater management ponds, vista blocks, gateways, and natural features."** Unquote.

Keeping the above note in mind, I fail to understand how can a development of 2 multi storied buildings, 14 & 12 storey's in height be accepted as a proposal OZS-2021-0018 by the city just steps from Springbrook and same is true for OZS-2020-0036 where another high rise is proposed. This actually is opposite to what's mentioned in the "Royal West Developments, File # C04W08.004" & totally defeats the cities vision of Springbrook Block Plan, : Quote: **"The architecture and landscaping designs for the subject lands are consistent with the vision of the Springbrook Block Plan."**

Not sure, maybe the new development of these Multi Stories is outside the Springbrook Block, but please note its adjoining the Springbrook Block, just a street apart (Queen St). Approval & development of the 2 multi-Story buildings by Zoning By-Law Amendment will actually impact the overall appearance & needs of the community & its surroundings, and go against the original "Springbrook Block Plan", this development imposes major changes to the character of the neighborhood.

One of the big issue is the current traffic situation on Royal West as related to morning & afternoon commuters who take a detour from Mississauga Road to Royal West is already concerning & not safe. This development will further have an adverse impact & cause concern with road safety & have Traffic Impact on Royal West. People drive at very high speed on royal west drive road not keeping in mind any speed limit. People take detours to home depot and walmart plaza from this road. A request has been made to City to install additional stop signs on royal west drive and also reduce the recommended speed of 50. I believe that we should also not allow right turn from queens to royal west drive except residents as an example to reduce traffic situation. I think we all are waiting for an unfortunate situation of big

mishappening and only then something will happen. This high density additional housing will worsen the traffic situation further.

Also the public meeting notice dated 13th August with the meeting date as 13th Sep, does not seem to provide fair notice to the impacted residents keeping in mind the current situation of Covid-19 & related limitations.

Thanks for taking the time to go through the comments above & request your support on this concern.

Best Regards,
Pankaj Gupta
C [REDACTED]

Henderson, Kelly

From: Twin City Cool Line [REDACTED] >
Sent: 2021/09/06 4:42 PM
To: Henderson, Kelly; Vicente, Paul - Councillor; Santos, Rowena - Councillor
Subject: [EXTERNAL]Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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 Kelly,

I am a resident of Brampton and I am am objecting the proposed Official Plan amendment and Zoning by-law amendment for 1857 Queen Street West apartments development. I believe that making these apartments at this location near the credit view river would adversely impact the sustainability of the environment and would place additional traffic on the Queen street which is currently overburdened with the traffic. Thank you

--

Inline images

Henderson, Kelly

From: aman sidhu <a[REDACTED]>
Sent: 2021/09/07 5:29 PM
To: Henderson, Kelly
Subject: [EXTERNAL]FILE# OZS-2021-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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[REDACTED]

RE: File# OZS-2021-0018
Application for an Official Plan Amendment and Zoning By-law Amendment
1857 Queen Street West

As a resident in the area, I object to the proposal on the following basis:

* This area is a Low Density Residential area and should remain as such.

There should be no Amendment made to allow 12 or 14-storey Apartment buildings. as they exceed the maximum height and unit count allowed.

The maximum height of any structure on this land should be consistent with the townhomes being built in this area i.e. 2 or 3-storey maximum height.

Every effort should be made to ensure zoning is NOT changed to "Medium Density Residential" and "High Density 1 Residential".

Tertiary Plan should NOT be changed to permit the construction of the high-rise buildings.

If a low-rise building is constructed in the area, it should be an architecturally appealing "green" building, with no shadows, set-back, and step-back from Queen Street.

We are also concerned about the following:

- Traffic count will significantly increase as a result of the development
- Sound level will significantly increase as a result of the development
- the proposed changes do not fit the Urban Design
- impact on the Environment - natural area at the rear of the property

*** I recommend the proposal be reviewed by the Urban Design Panel before proceeding forward to ensure it aligns with the environment, to assess height/shadow impacts, and to ensure there are no negative impacts on the surrounding neighbours and residents in the area **

The residents have invested a great deal of money into their homes and pay very high taxes; they do not wish to have their views obstructed by high-rise buildings and have their narrow neighbourhood streets clogged with unnecessary traffic from the thousands of new residents using our streets as an alternative route/short-cut.

If this proposed development proceeds, the residents should receive a reduction in their taxes.

[Sent from Yahoo Mail for iPhone](#)

Henderson, Kelly

From: rajwinder sidhu <[REDACTED]>
Sent: 2021/09/07 5:12 PM
To: Henderson, Kelly
Subject: [EXTERNAL]File # OZS- 2021- 0018

Follow Up Flag: Follow up
Flag Status: Flagged

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[REDACTED]
[REDACTED]
[REDACTED]

RE: File# OZS-2021-0018
Application for an Official Plan Amendment and Zoning By-law Amendment
1857 Queen Street West

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[Sent from Yahoo Mail for iPhone](#)

Henderson, Kelly

From: Sara Kareer <[REDACTED]>
Sent: 2021/09/07 4:18 PM
To: Henderson, Kelly
Subject: [EXTERNAL]New Proposed Development File# OZS-2021-0018 Queen St/Mississauga Road

Follow Up Flag: Follow up
Flag Status: Flagged

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[REDACTED]

RE: File# OZS-2021-0018
Application for an Official Plan Amendment and Zoning By-law Amendment
1857 Queen Street West

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If this proposed development proceeds, the residents should receive a reduction in their taxes.

Henderson, Kelly

From: Sunil K. <[REDACTED]>
Sent: 2021/09/07 4:22 PM
To: Henderson, Kelly
Subject: [EXTERNAL]File# OZS-2021-0018 Queen St/Mississauga Road - New Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] 3

RE: File# OZS-2021-0018
Application for an Official Plan Amendment and Zoning By-law Amendment
1857 Queen Street West

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streets clogged with unnecessary traffic from the thousands of new residents using our streets as an alternative route/short-cut.

If this proposed development proceeds, the residents should receive a reduction in their taxes.

Henderson, Kelly

From: amy qu <[REDACTED]>
Sent: 2021/09/09 8:47 PM
To: Henderson, Kelly; Vicente, Paul - Councillor; Santos, Rowena - Councillor; Bowman, Jeff - Councillor
Subject: [EXTERNAL]1857 Queen Street West City's File # ozs-2021-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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Hon. Mayor Brown and Councillors:

I am a resident of Brampton and hereby submitting my comments and objections to the proposed Official Plan amendment and Zoning by-law amendment for the above property to build 14 story and 12 story buildings and commercial space. Please note this objection for the September 7th public meeting.

I welcome new development in Brampton, but it is apparent that the proposed amendments are not suited at this location considering the density of the selected site and lack of justification to place such tall and high rise buildings in the mix of existing single dwelling estate homes, which upsets the visual impact & surrounding credit view conservation area. The inclusion of these two tall buildings in this development plan will have a significant visual impact and be out of character.

The height of these buildings is also an area of concern, especially given the surrounding residential area and, more importantly, the proximity of these buildings to the credit view river and the edge of Green Belt, making such tall buildings inappropriate for the selected location. I am unsure of the rationale to put 14 stories high buildings in this neighbourhood. Given the approvals, it will set a new height precedent for later planning submissions in the vicinity. It will be harmful to conservation areas near this location as the design and aesthetics would not go with the vibe of the credit view river. Once occupied, it would allow the residents to put satellite dishes and phone masts as permitted by the developer.

Putting 326 units in such a dense area is unacceptably high and compromises the density requirements; therefore, these massive buildings are likely not the most efficient or optimal choices for development.

Finally, the proposal underestimates the need for and impact on parking, transport and infrastructure and local services. The Queen Street West Road repair has been undergoing for the past 10 years and still doesn't meet the requirements of the neighbouring traffic, so putting an additional burden of these 325 units traffic would make things worse.

I would suggest that the City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,

Amy Qu

Henderson, Kelly

From: Gao Xun [REDACTED] >
Sent: 2021/09/09 9:35 PM
To: Henderson, Kelly; Vicente, Paul - Councillor; Santos, Rowena - Councillor; Bowman, Jeff - Councillor
Cc: Gu Xu
Subject: [EXTERNAL]About 1857 Queen Street West, City's file #ozs-2021-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Hon. Mayor Brown and Councilors:

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neighboring traffic, so putting an additional burden of these 325 units traffic would make things worse.

I would suggest that City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,

David Gu

[REDACTED]
[REDACTED]

Henderson, Kelly

From: dezi yang <[REDACTED]>
Sent: 2021/09/09 9:57 PM
To: Henderson, Kelly; Vicente, Paul - Councillor; Santos, Rowena - Councillor; Bowman, Jeff - Councillor
Cc: dezi yang
Subject: [EXTERNAL]Subject 1857 Queen Street West City's file # ozs-2021-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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

To: Kelly.henderson@brampton.ca, paul.vicente@brampton.ca, rowena.santos@brampton.ca, jeff.bowman@brampton.ca

Hon. Mayor Brown and Councilors:

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I would suggest that City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,
Dezi Yang
[REDACTED]

Get [Outlook for iOS](#)

Henderson, Kelly

From: jihua kang <[REDACTED]>
Sent: 2021/09/09 9:01 PM
To: Henderson, Kelly; Santos, Rowena - Councillor; Bowman, Jeff - Councillor
Subject: [EXTERNAL]1857 Queen Street West City's File # ozs-2021-0018

Follow Up Flag: Follow up
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I would suggest that City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,

Jihua Kang

[Sent from Yahoo Mail for iPhone](#)

Henderson, Kelly

From: Lili Zhang <[REDACTED]>
Sent: 2021/09/09 9:58 PM
To: Henderson, Kelly; Vicente, Paul - Councillor; Santos, Rowena - Councillor; Bowman, Jeff - Councillor
Subject: [EXTERNAL]1857 Queen Street West City's File # ozs-2021-0018

Follow Up Flag: Follow up
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I would suggest that City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,

Lily Zhang

Henderson, Kelly

From: Planning Development
Sent: 2021/09/14 3:10 PM
To: Henderson, Kelly
Subject: FW: [EXTERNAL]OZS-2021-0018

Hi Kelly,
Please see below

Thanks
Sheryl

From: Amar G <[REDACTED]>
Sent: 2021/09/14 1:39 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]OZS-2021-0018

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

I am strongly opposed to this area being rezoned for 2 apartment buildings at the corner of Royal West and Queen st (OZS-2021-0018). Was any consideration even made for the traffic nightmare/safety risks that would be created in the area with limited choices as to which roads you can take. It already gets busy and on the major roads with people also speeding up our residential street of Royal West whis is at the base of this lot as Walmart, Homedepot, the banks and other stores are located off of Royal West. We have kids that live on the street, including parks. I work in health care and don't want to see a kid get struck because of increased traffic and increased recklessness due to a poor decision to put 2 large apartment buildings down the street.

The apartments also don't fit into the neighbourhood. The homes in this area are multi million dollar homes, including many custom homes. People work hard their entire lives and paid to be in this area to get away from the added chaos and be closer to green space and now there's a proposal to bring the chos right back in. That's not right. There are more appropriate areas for these buildings which should be closer to Mount Pleasant as there is a transit hub there for Brampton transit and GO. At least in the city of Mississauga when they put up Apartment buildings they think about how people are going to get around and place them by Large transit hubs Like square one or Erin mills.

I also called but no one returned my phone call. When will there be a hearing on this?

Regards,

Amarinder [REDACTED]

Henderson, Kelly

From: Edward Weisz <[REDACTED]>
Sent: 2021/09/12 11:30 PM
To: Henderson, Kelly
Subject: [EXTERNAL]Application for an Official Plan Amendment & Zoning By-law Amendment (1857 Queen Street West); File # OZS-2021-0018.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Kelly,

I am with Aviatelle Construction Company Ltd., and please be advised that Aviatelle owns the property located at 1807 Queen Street West.

I am writing to you in regard to an Application for an Official Plan Amendment and Zoning By-law Amendment for 1857 Queen Street West, your File # OZS-2021-0018 (the Rotary).

We have concerns regarding engineering, environmental and stormwater impacts. Aside from our concerns regarding stormwater control by the Rotary for its own development proposal, it appears that there may be more than one proposed stormwater outfall to be located on the Rotary's lands. Per the applicant's documents filed with the municipality, and per documents filed by Branthaven for lands at 1817 & 1831 Queen St. W., and per documents filed regarding Mocon/Cesta for lands at 1879 Queen Street West (City File: OZS-2020-0036), multiple drainage outfalls appear to have been proposed to also drain from the adjacent lands into the tributary upstream from the Aviatelle property.

What is the impact on natural hazards and natural heritage issues on the Rotary's lands and on Aviatelle's property as well?

What are the erosion, siltation and contamination impacts arising as a result of changes to the quantity, quality and velocity of outflow. Furthermore, in the event of emergency overland flows, what are the impacts on erosion, siltation and contamination?

What are the controls for the above?

How would such controls be maintained?

Furthermore, while a topographical survey has been submitted, for some reason the survey appears to have a scarcity of survey points with respect to the southwest quadrant of the Rotary lands.

Has it been demonstrated that all topographical information been fully captured and assessed by the Rotary's studies and reports regarding impacts on natural hazards and natural heritage issues on the Rotary's and Aviatelle's lands?

Has a master servicing plan been created and if so has it demonstrated that all stormwater engineering impacts have been assessed on an individual landowner basis and also in terms of cumulative impacts vis a vis the potential development of the Branthaven, Rotary and Mocon/Cesta lands in aggregate?

Have all geomorphological and fluvial morphology impacts been assessed and demonstrated in full in regard to the above?

Given the historical use of the Subject Lands and banquet hall with an extensive parking lot, has sufficient environmental review been provided to demonstrate a lack of potential impact to the Aviatelle Lands?

These comments are intended to be provided to City Council as written submissions for the purposes of entitlement to appeal any approvals by the City.

We also request that we be provided with notice and a copy of the decision in this matter.

We trust this is satisfactory. Should you require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
Edward Weisz

A solid black rectangular redaction box covering the signature area.

Henderson, Kelly

From: Helen Su <[REDACTED]>
Sent: 2021/09/12 10:26 PM
To: Henderson, Kelly; Vicente, Paul - Councillor; Santos, Rowena - Councillor; Bowman, Jeff - Councillor
Subject: [EXTERNAL]1857 Queen Street West City's File # ozs-2021-0018

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Hon. Mayor Brown and Councilors:

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I would suggest that City should reconsider building these apartments in a location which is more open, not dense and doesn't have a negative impact on the conservative area.

Thank you,

Hong Su
[REDACTED]

Henderson, Kelly

From: Gandhi, Priya on behalf of Medeiros, Martin - Councillor
Sent: 2021/09/13 9:44 AM
To: Henderson, Kelly; Medeiros, Martin - Councillor; Parsons, Allan
Subject: Fwd: [EXTERNAL]Virtual Public Meeting Process scheduled for September 13 at 7:00 PM - Application for an Official Plan Amendment and Zoning By-law Amendment at 1857 Queen Street West, File: OZS-2021-0018
Attachments: Official Plan Ammendment Application-File-OZS-2021-0018.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Please add to resident feedback

From: [REDACTED] >
Sent: Monday, September 13, 2021 8:46 AM
To: Brown, Patrick - Mayor; Medeiros, Martin - Councillor
Cc: [REDACTED]

Subject: [EXTERNAL]Virtual Public Meeting Process scheduled for September 13 at 7:00 PM - Application for an Official Plan Amendment and Zoning By-law Amendment at 1857 Queen Street West, File: OZS-2021-0018

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,

Our beautiful Country-Like-Setting at our Lionhead Executive Estates homes, is about to be threatened by an application for an Official Plan Amendment and Zoning By-law Amendment at 1857 Queen Street West. File: OZS-2021-0018, by Gagnon Walker Domes Ltd. – Rotary Club of Brampton Glen Community Centre. See the attached.

Of which, most of us in our community were not made aware of this application until now, as we did not receive notice of this Application or Meeting. Only some of our neighbours did by Canada Post.

They are proposing to build 2 Hi-Rise rental apartment buildings where Carl's Catering is currently located.

The North Building being 14 storeys in height with 132 units, along with commercial space and the South Building being 12 storeys in height with 194 units.

On behalf of the residents in our beautiful Historical Hamlet of Springbrook, located in West Brampton; It is with much concern and disappointment, that the City of Brampton would even consider the intrusion of this High-Rise Development rezoning amendment application, especially in one of the most prestigious communities in the City of Brampton.

No development of this scope and nature currently exists, as is solidified by the previous commitment from the Kaneff Group in their letter of February 24, 2005, which cancelled an out-of-scope development within our community. See the attached letter.

This proposed development would dramatically create a negative and harmful impact to the lifestyle, aesthetics, security and Property Values of our community. Especially with the escalated Property Taxes that we pay to live here.

If allowed to proceed, it would set a dangerous precedent for all the other vacant bordering properties that exist in our community.

It could create an unintended landslide for the application of this same type of future development.

It would be terribly inappropriate and would change the entire landscape of our beautiful Country-Like-Setting that our community enjoys in West Brampton.

It should not be considered, and more importantly, it should not be allowed to proceed.



Yours truly,

John Brennen





February 24, 2005

Refer to file: 001-0081

Dear Lionhead Estates Residents & Neighbours

RE: Lionhead Springbrook Development - Kaneff Properties Limited

I am writing to you following the January 31st, 2005 Public Meeting at Brampton City Hall to consider our proposal for a day-care centre and live/work townhouses on our vacant land parcel west of Creditview Road on the south side of Queen Street. As a Group, you strongly voiced your concerns with this proposal and I apologize for not bringing our Development Concept Plan forward to you prior to proceeding to that Public Meeting.

We have taken your concerns to heart and are proposing a revised Development Concept, which we understand will be more to your liking. The concept proposes 12 large lots on an internal cul-de-sac. The lots range in width from 15.3m (50') to 24.0m (75') and are in keeping with the character and density of the existing Lionhead Estates Community.

We would appreciate your support for the Development Concept and encourage you to contact Mr. George Berzins of this office to advise of the same or any concerns that you may still have. Thank you for your time with respect to this matter.

Yours Very Truly

A handwritten signature in black ink, appearing to read 'Ignat Kaneff', written over a horizontal line.

Ignat Kaneff, LL.D. (Hon.)
Chairman
Kaneff Properties Limited

cc: Councillor Palleschi
Councillor Hutton

A Tradition of Quality and Commitment for Over 45 Years

Henderson, Kelly

From: Gandhi, Priya
Sent: 2021/09/14 11:28 AM
To: Henderson, Kelly
Cc: Medeiros, Martin - Councillor
Subject: FW: [EXTERNAL]Mocon, Rotary Glen , and Cesta proposed plans for development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly,

Please add the resident feedback below to the file.

Thank you,

Priya Gandhi

Executive Assistant to Martin Medeiros, Regional Councillor Wards 3 and 4
City of Brampton | 2 Wellington Street West, Brampton ON, L6Y 4R2
T: 905.874.5947 | priya.gandhi@brampton.ca | www.brampton.ca

From: [REDACTED]
Sent: Monday, September 13, 2021 2:22:52 PM
To: Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Bowman, Jeff - Councillor <Jeff.Bowman@brampton.ca>
Cc: [REDACTED]
Subject: [EXTERNAL]Mocon, Rotary Glen , and Cesta proposed plans for development

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

Dear Mayor and Councillors ,

Regarding the above proposed plans of development : here are some of my objections .

A) There will be NO opportunity for natural links to the Credit River and valley as there will be an 8 Foot high chain link fence surrounding the Lion Head Golf course to their south cutting off any entry to the river and valley land.

B)Only one exit, which will be through the Mocon property ,will supply an entrance and exit from the 4 properties - and that will be a 2 lane road exiting to one stop light on Queen street. That is allowing all traffic from (by my count) 34 town homes on the Laurencor property; 39 town homes + 9 single homes + a 12 story apartment blg.+ 12 story and 14 Story apartment buildings on the Mocon property ; plus the unknown number of homes in Cesta properties - - what a hazarded mess for residents trying to enter and exit not to mention potential Fire trucks and Ambulences !!

C) The Transportation plans are MORE and more Buses travelling the new 4 lane Queen Street west road.

D)There is no possible integration with the Huttonville Estates which are to the west across Mississauga rd. ; or with the Lion Head Estates (134 homes) Which will be on the east of the Huttonville Creek ; or to the north across Queen street , the Medallion homes (and Credit Ridge estates) .

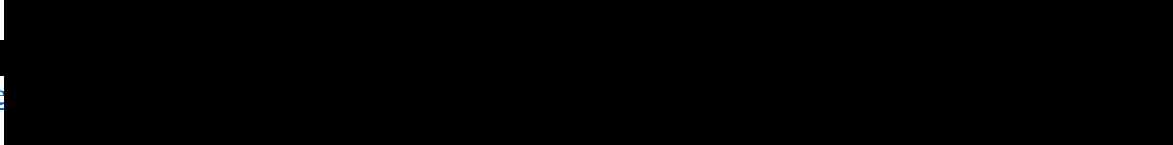
E) The Two 12 story and one 14 story apartment buildings plus the masses of Town homes on tiny lots are not appropriate for this area. If the city wants more density it should be closer to the transportation of the downtown trains and Education / and the lengthy and lovely Brampton pathways and Parks. The former Dixie Cup property and behind it on Nelson street there is the possiblity of beautiful High Rise apartments with badly needed amenities like indoor pools and gymnasiums. Why not think big .

F) And most importantly ; this is the ONLY small area of the Carolinian Forest left in Brampton - and only 15% of this endangered Hardwood forest which runs along the southernmost part of Ontario from Lake Huron to the St. Lawrence River is left in existence . This forest must be protected from rampant use and destruction. It protects the water table which feeds into the River ; nourishes the forest and prevents bank washouts and erosions by heavy rains . This forest requires this city's stewardship and care.

Thank you .

Sincerely ,

Nancy Webb



TRANSMITTAL

Date: October 26, 2021

Subject: PETITION



OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding City of Brampton Files: #OZS-2021-0018 (Rotary Glen), #OZS2020-0036 (Mocon), 1815 Queen St. W. (Branthaven Queen West Inc.) and Other Proposed Developments in the Area of Lionhead Executive Estates, The Historic Hamlet of Springbrook and Surrounding Area, Brampton, Ontario

To: **City of Brampton**
2 Wellington St. W
Brampton ON L6Y 4R2

Attention: Mr. Martin Medeiros,
Regional Councillor Wards 3 and 4
Telephone: 905-874-2634

Mr. Jeff Bowman,
City Councillor Wards 3 and 4
Telephone: 905-874-2603

The following items are attached:

- | | | |
|---|---|---|
| <input type="checkbox"/> as requested by you | <input type="checkbox"/> for your information | <input type="checkbox"/> for your approval |
| <input checked="" type="checkbox"/> for action by you | <input type="checkbox"/> returned to you | <input checked="" type="checkbox"/> return copies to John Brennen |

Dear Councillors Medeiros and Bowman,

Enclosed please find the following Scanned Petition documentation for your review.

Should you find the Petition documentation acceptable, please advise as to when we could meet with you to submit the documents for your presentation to Brampton City Council.

We wish to confirm that we are putting our faith in you to lead this process so that the goals of the residents are achieved. We in turn will do whatever you advise us to back you in any way we can.

The following Petition Documentation is listed below:

PETITION – OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding City of Brampton Files: #OZS-2021-0018 (Rotary Glen), #OZS2020-0036 (Mocon), 1815 Queen St. W. (Branthaven Queen West Inc.) and Other Proposed Developments in the Area of Lionhead Executive Estates, The Historic Hamlet of Springbrook and Surrounding Area, Brampton, Ontario – 30 Pages

Yours truly,

Amrik Ahluwalia and John Brennen



PETITION

Lionhead Executive Estates

PUBLIC CONSULTATION MATTERS!

City of Brampton Files:

OZS-2021-0018 (Rotary Glen)

File # OZS-2020-0036 (Mocon)

1815 Queen St. W. (Branthaven Queen West Inc.)

OBJECTION

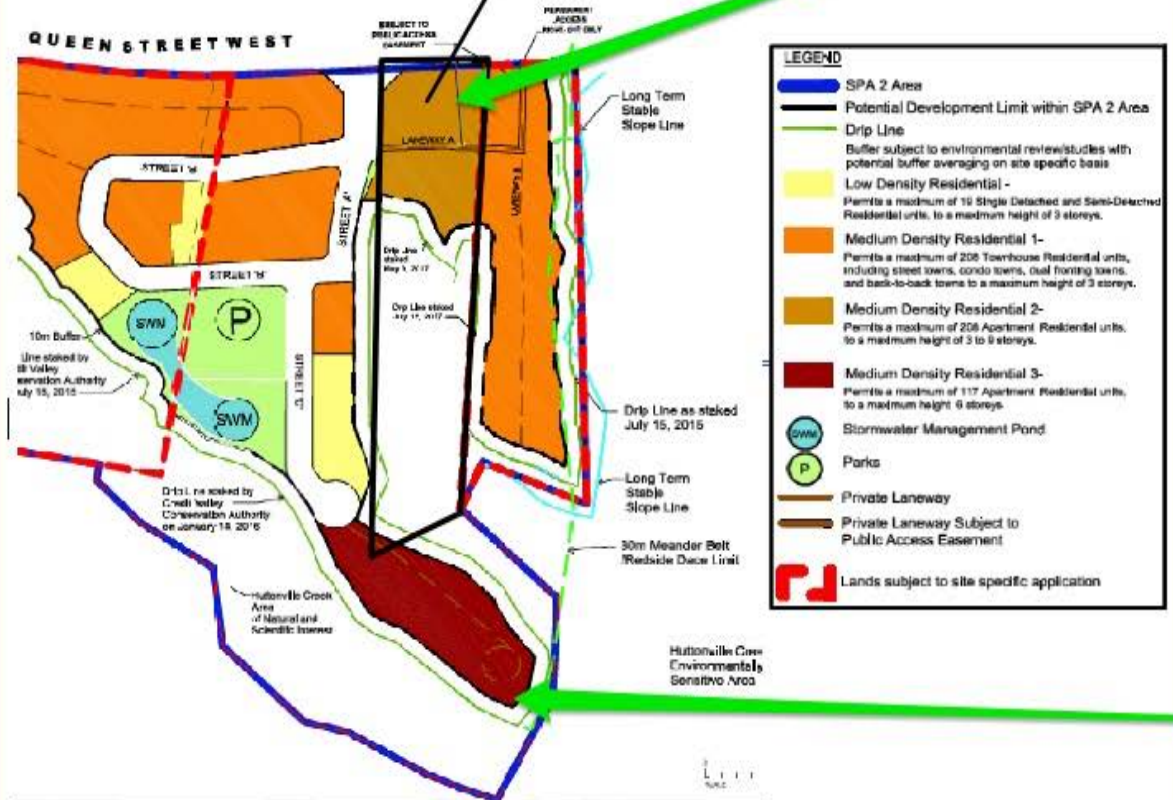
- We stand united in objection to the proposed zoning bylaw amendments that will allow the development of high-density housing in Credit Valley Secondary Plan/Queen Street West - Springbrook Tertiary Plan.
- **Specifically, we strongly oppose:**
 - Any plan of development that proposes high rise apartments on these lands
 - Any development that will adversely impact the Area of Natural and Scientific Interest (ANSI) and the river valley surrounding the land.
 - Any development that may damage the reputation, image and subsequently, property values of the area.
 - Any plan that is not respectful of our cultural and natural heritage features.

CO-OPERATION

- We recognize that the subject land is suitable and zoned for mixed residential development.
- We wish to work with the City Planning Department and Council in a positive and constructive dialogue that will deliver Development Assets that will benefit rather than hinder the prosperity and reputation of this area.

APPENDIX 5

SUBJECT LANDS



Rotary Glen High-Rise



Mocon High-Rise



EXTRACT FROM THE DOCUMENT KNOWN AS THE QUEEN ST W - CREDITVALLEY TERTIARY PLAN

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!

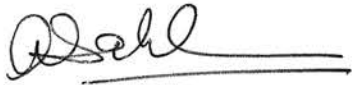

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 1 of 41

Name and Signature

Address, Phone and Email

1.	AMRIK AHLUWALIA 	
2.	INDERBIR AHLUWALIA 	
3.	ALAN SIMPSON 	
4.	JEAN SIMPSON 	
5.	ALAN SIMPSON RACHEL 	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding Rotary Glen, Mocon and Other Proposed Developments in the Area

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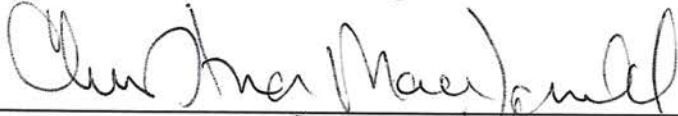
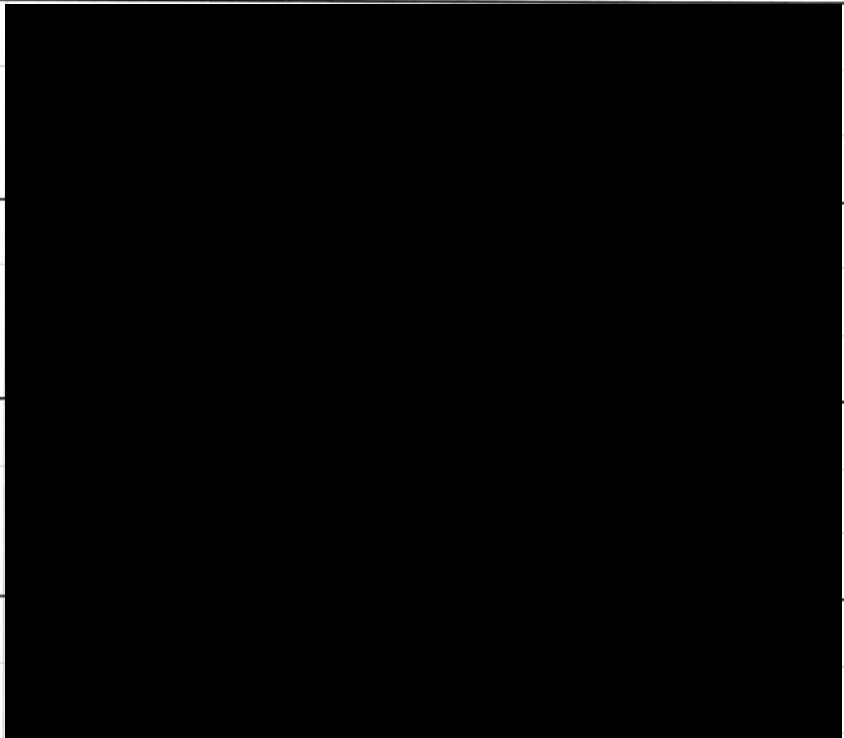

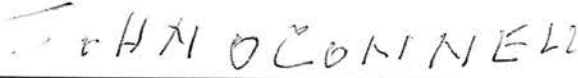

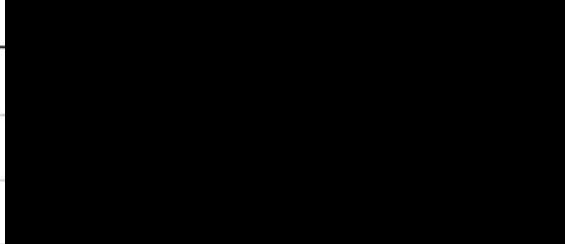
The Historic Hamlet of Springbrook and Surrounding Area

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Name and Signature

Address, Phone and Email

6.	Christina Macdonald 	
7.	Tom Macdonald 	
8.	John Mcconnell 	
9.	Susanna Lagtapan 	
10.	Xavier Lagtapan xavier Lagtapan	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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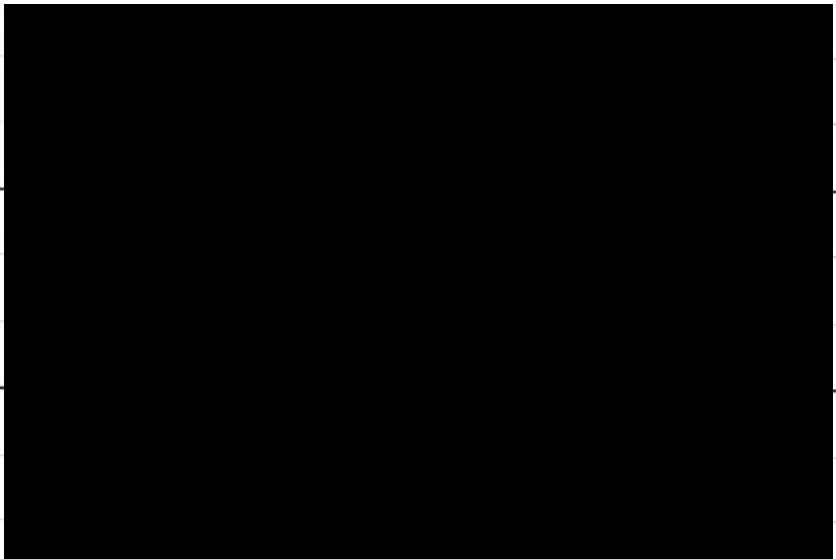
The Historic Hamlet of Springbrook and Surrounding Area

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Name and Signature

Address, Phone and Email

11.	Doris Rajk Doris Rajk	
12.	Frank Rajk Frank Rajk	
13.	Marta Ursic Marta Ursic	
14.	AVTAR SINGH GREWAL [Signature]	
15.	KULDEEP R. GREWAL [Signature]	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!



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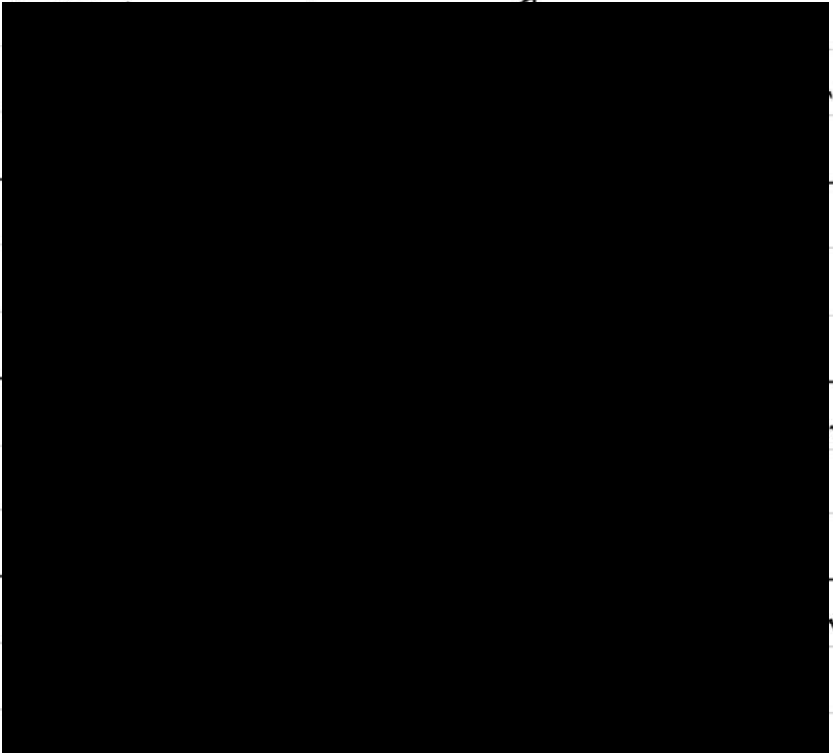




Name and Signature

Address, Phone and Email

16.	BERNICE RUSSELL Bernice Russell	
17.	DOUGLAS RUSSELL [Signature]	
18.	SHAMINDER GILL Shaminder Gill	
19.	AJMER GILL Ajmer Gill	
20.	JAS BANWAIT [Signature]	

Name and Signature

Address, Phone and Email

21.	SHAMSHER S. DHILLON 	
22.	BALVIR DHILLON 	
23.	AMOL DHILLON 	
24.	Manjit Dhillon 	
25.	ARVINDER SANDHU 	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding Rotary Glen, Mocon and Other Proposed Developments in the Area

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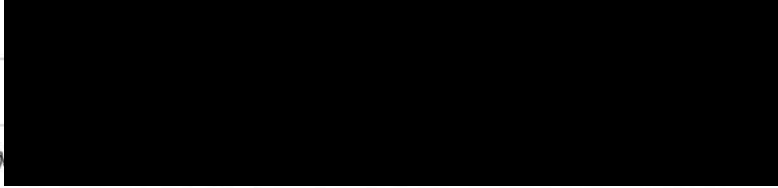

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Name and Signature

Address, Phone and Email

26.	ARJUN SANDHU <i>A. Sandhu</i>	
27.	Nimrata Sandhu <i>Nimrata Sandhu</i>	
28.	Ramajit Sandhu <i>R Sandhu</i>	
29.	Khalid Khan <i>KHALID KHAN</i> Samira Khan <i>SAMIENNA KHAN</i>	
30.		

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

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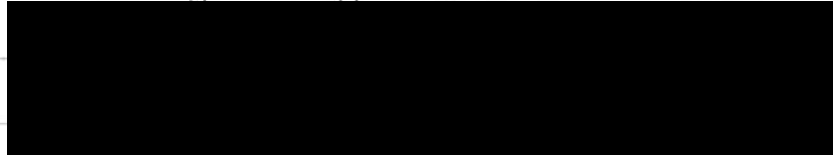
The Historic Hamlet of Springbrook and Surrounding Area

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Name and Signature

Address, Phone and Email

31.	AMARJIT S. TATHGUR 	
32.	AMANJOT TATHGUR 	
33.	HANSIKA K. TATHGUR 	
34.	TARUN S. TATHGUR 	
35.	ANDEEP GREWAL	

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Name and Signature

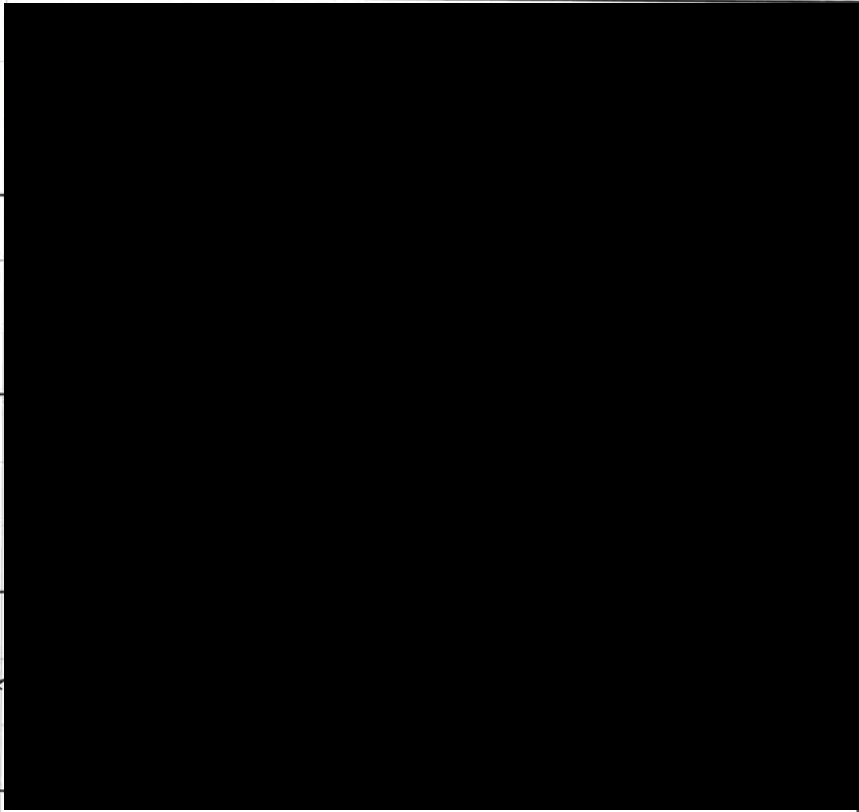
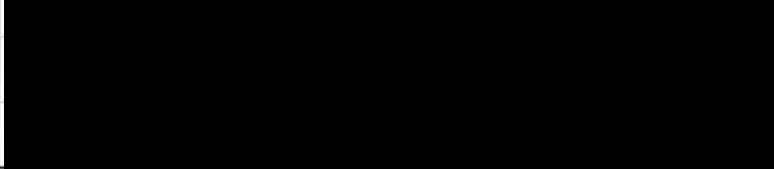
Address, Phone and Email

36.	Sandra Diab 	
37.	Ramzi Diab 	
38.	Rebecca Diab 	
39.	Priya Bhavsar 	
	Rajesh Devram 	
40.	RAJESH DEVRAM 	

The Historic Hamlet of Springbrook and Surrounding Area

Name and Signature

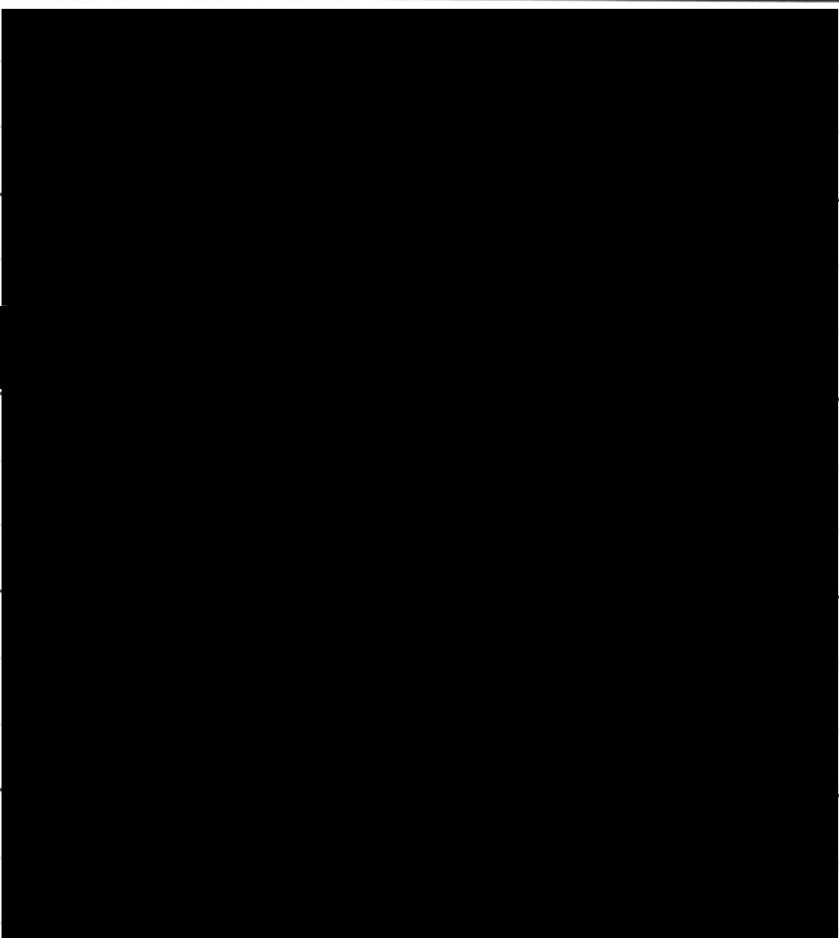
Address, Phone and Email

41.	VINOD JOSHI	
	Vinod Kumar Joshi	
42.	USHA JOSHI	
usha ji		
43.	Vipul Shah	
	VIP	
44.	Seema Shah	
	Seema	
45.	MAUREEN CLEMENT	
	Maureen Clement	

The Historic Hamlet of Springbrook and Surrounding Area

Name and Signature

Address, Phone and Email

46.	Sindy Park - Kuhl Sindy	
47.	DR. Rupi Mithe [Signature]	
48.	DR. Alfin Mitha [Signature]	
49.	Mr. Montalbano	
50.	Henry Montalbano	

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Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!


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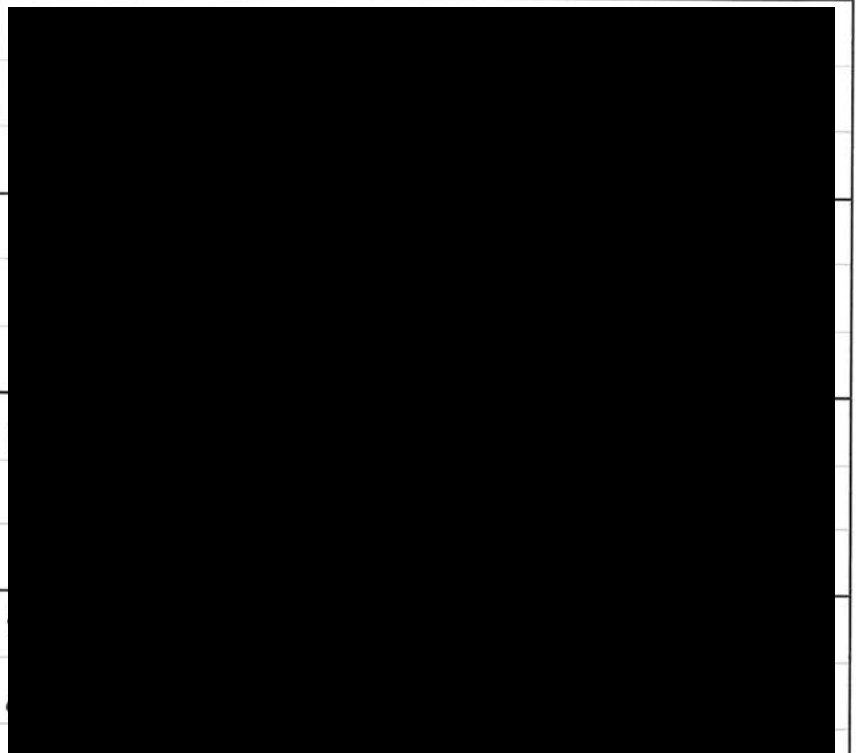


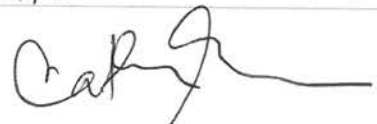

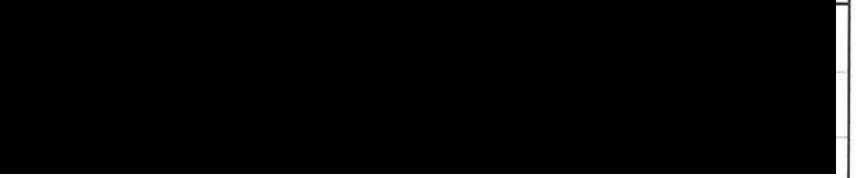
Name and Signature

Address, Phone and Email

51.	Danuta Bartoszek Huntone K	
52.	Ryszard Bartoszek Rus	
53.	Devyanee Mehta Deyanee M	
54.	Ahalya Mehta AMM	
55.	Sonu Arora A	

Name and Signature


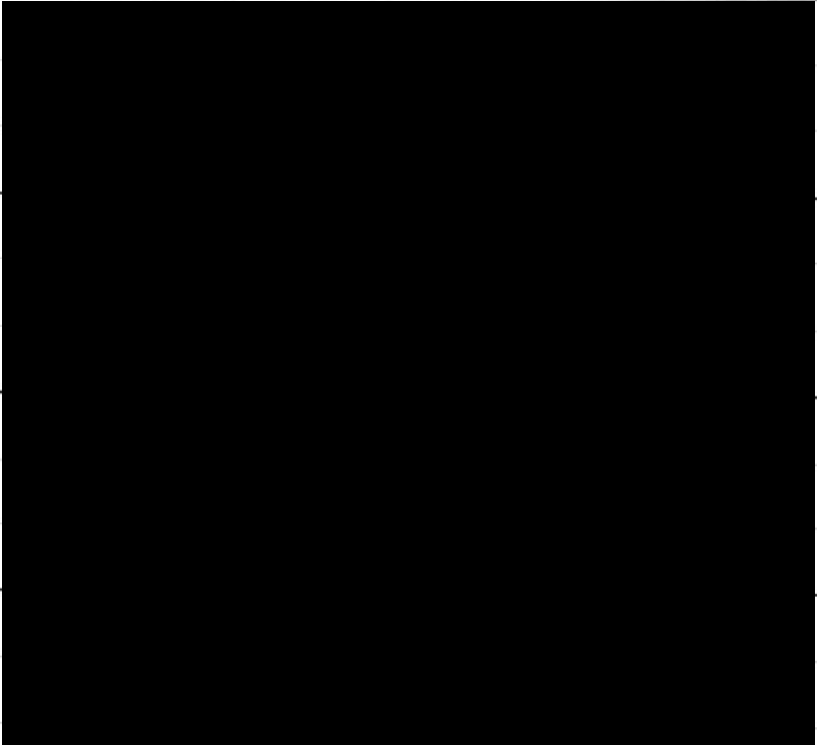




Address, Phone and Email

56.	ROBERT R. BEDARD 	
57.	LORRAINE V. BEDARD 	
58.	RAJ KANCHARLA 	
59.	CATHERINE SACARDA 	
60.	VINCENT SANTIAGO 	

The Historic Hamlet of Springbrook and Surrounding Area

Name and Signature

Address, Phone and Email

61.	Marinela De Roma 	
62.	Marc heinrich de Roma 	
63.	RAHUL NASTHA 	
64.	ESMITA NASTHA 	
65.	JORGE A. PARRISO 	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

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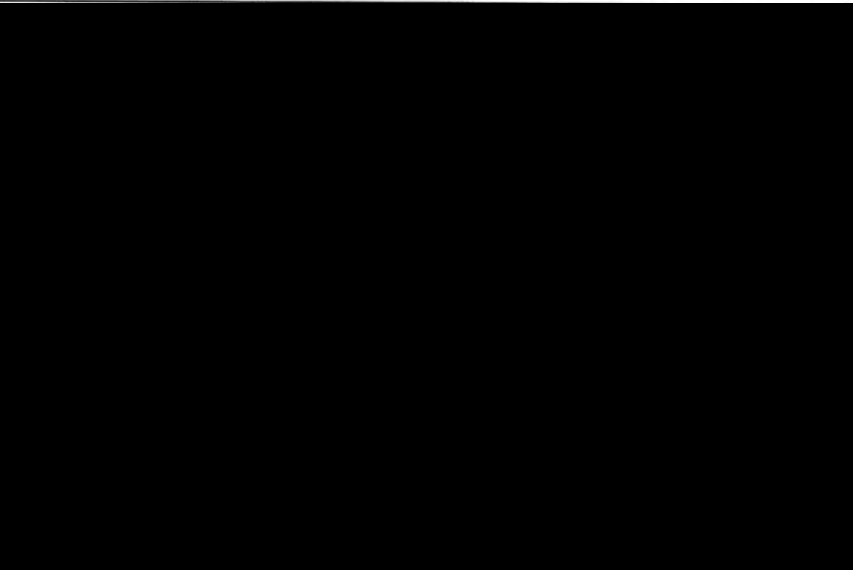



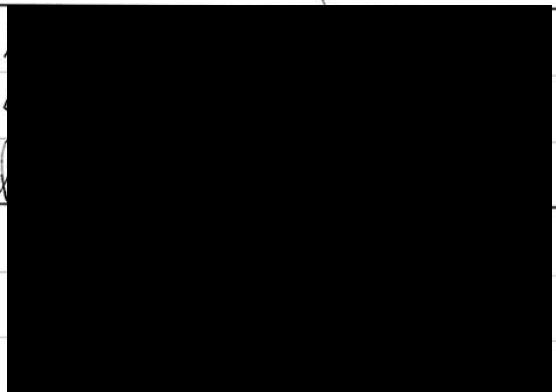

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Name and Signature

Address, Phone and Email

81.	PETER SKACHA 		
82.	MICHELE SKACHA 		
83.	DIANE BAXTER 		
84.	PETER BAXTER 		
85.	JASON KOLL 		

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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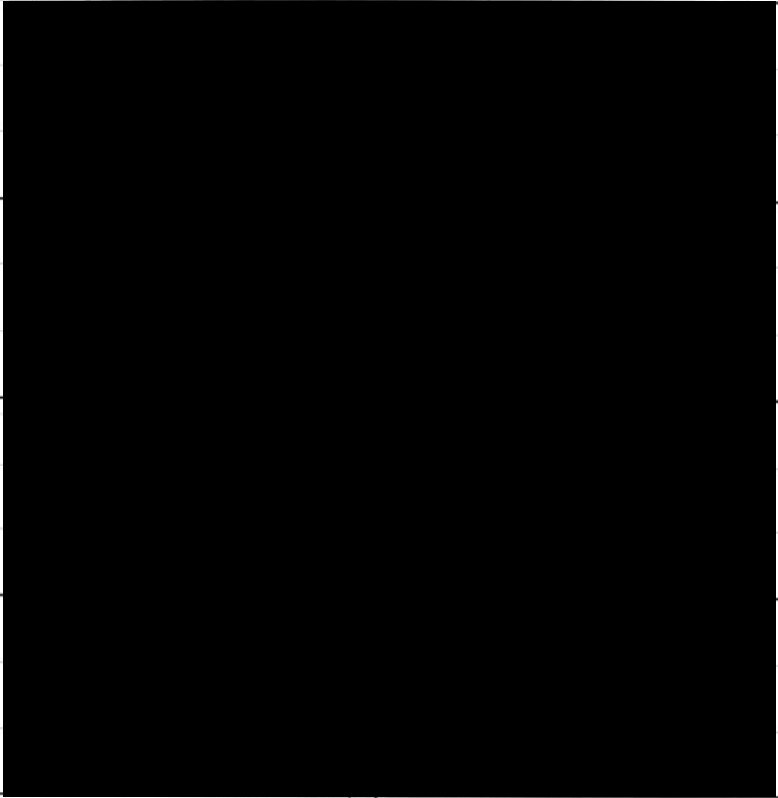




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Name and Signature

Address, Phone and Email

86.	SHAM SENGU 	
87.	NIRAJ SENGU 	
88.	NAKESH SENGU 	
89.	Kenny S. 	
90.	Suci K. 	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

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Name and Signature

Address, Phone and Email

66 SHERRI EALEY <i>Sherri Ealey</i>	[REDACTED]
Chuck Ealey <i>Chuck Ealey</i>	[REDACTED]
Stephanie Eskandar <i>Stephanie Eskandar</i>	[REDACTED]
Susan Franklin [REDACTED]	[REDACTED]
<i>[Signature]</i> NELSON STEFFENS <i>Nelson Steffens</i>	[REDACTED]

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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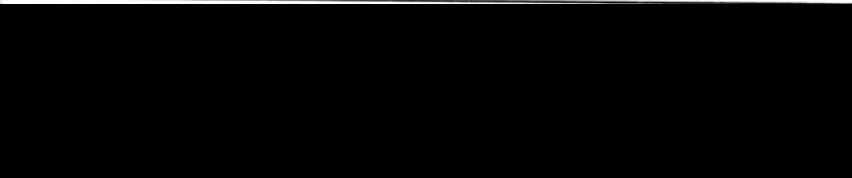

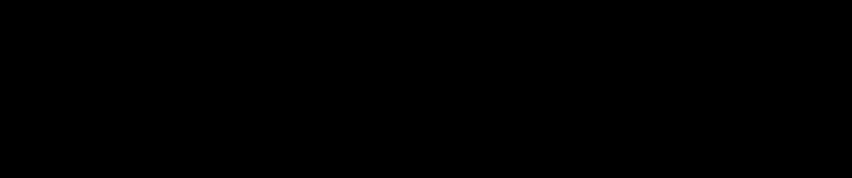

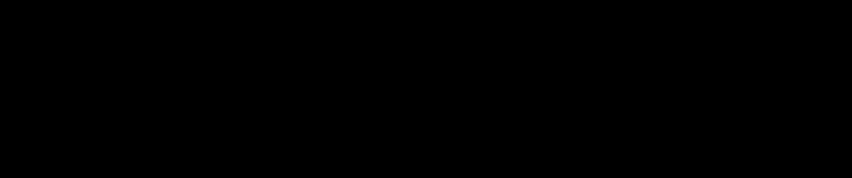

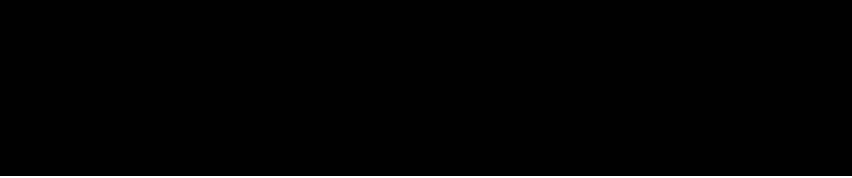
The Historic Hamlet of Springbrook and Surrounding Area

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Name and Signature

Address, Phone and Email

CC MARIELA BARAZI 	
Yasmeen Barazi 	
Bilal Barazi 	
GHASSAN BARAZI 	
Josie Harvey 	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

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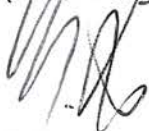
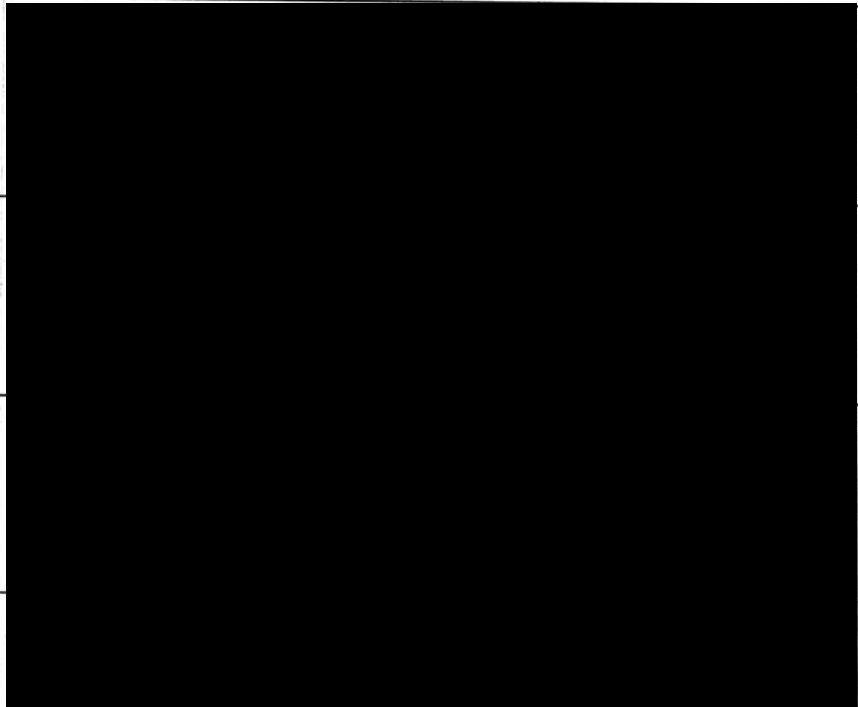
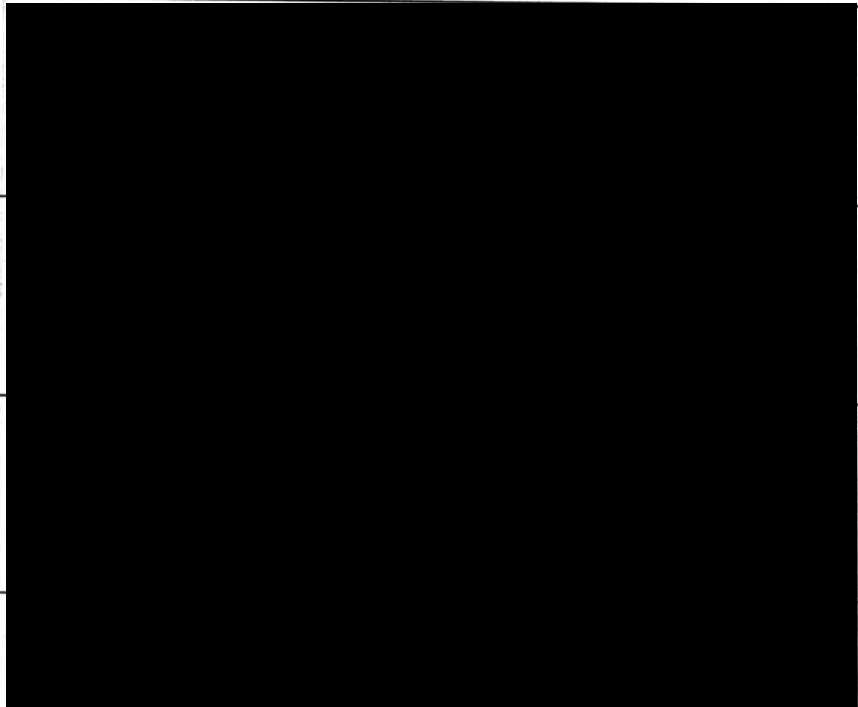

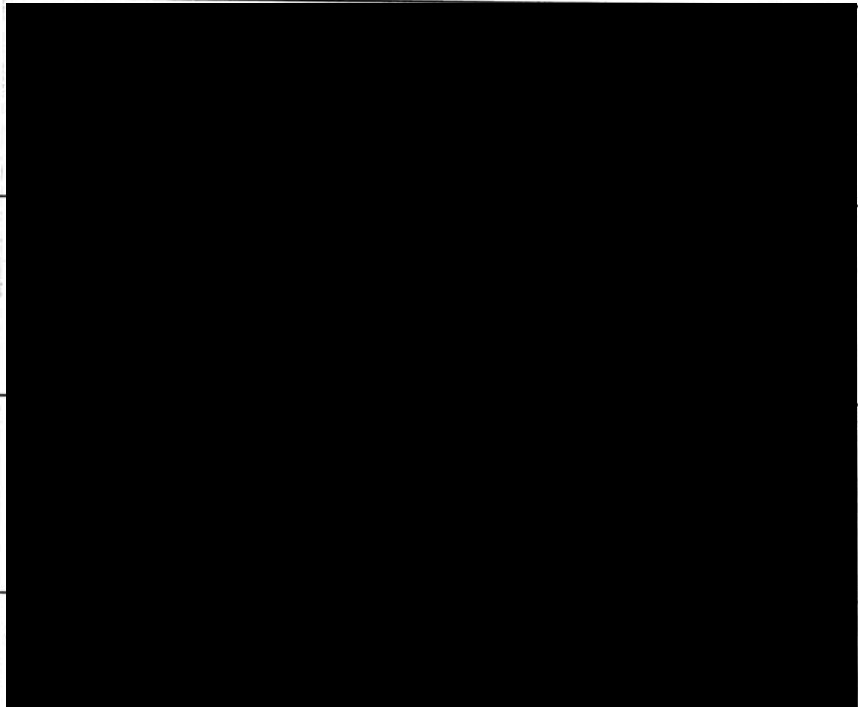
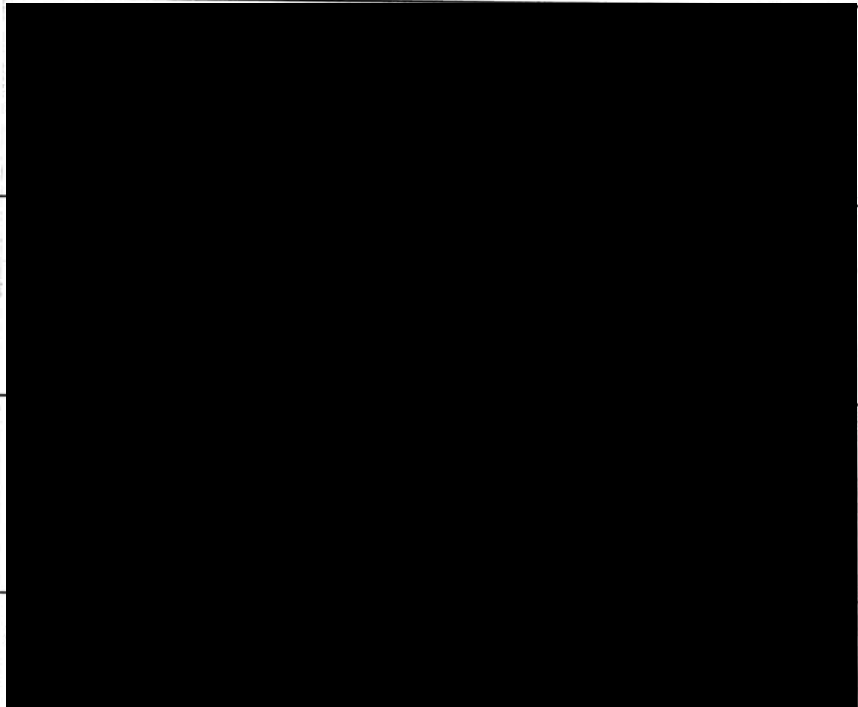

The Historic Hamlet of Springbrook and Surrounding Area

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Name and Signature

Address, Phone and Email

66 MANFRED SCHON 	
David Fitzhenry	
Michael Meye 	
GILBERTO OLIVEIRA Gilberto Oliveira ALDA OLIVEIRA	
ALDA OLIVEIRA Alda Oliveira	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

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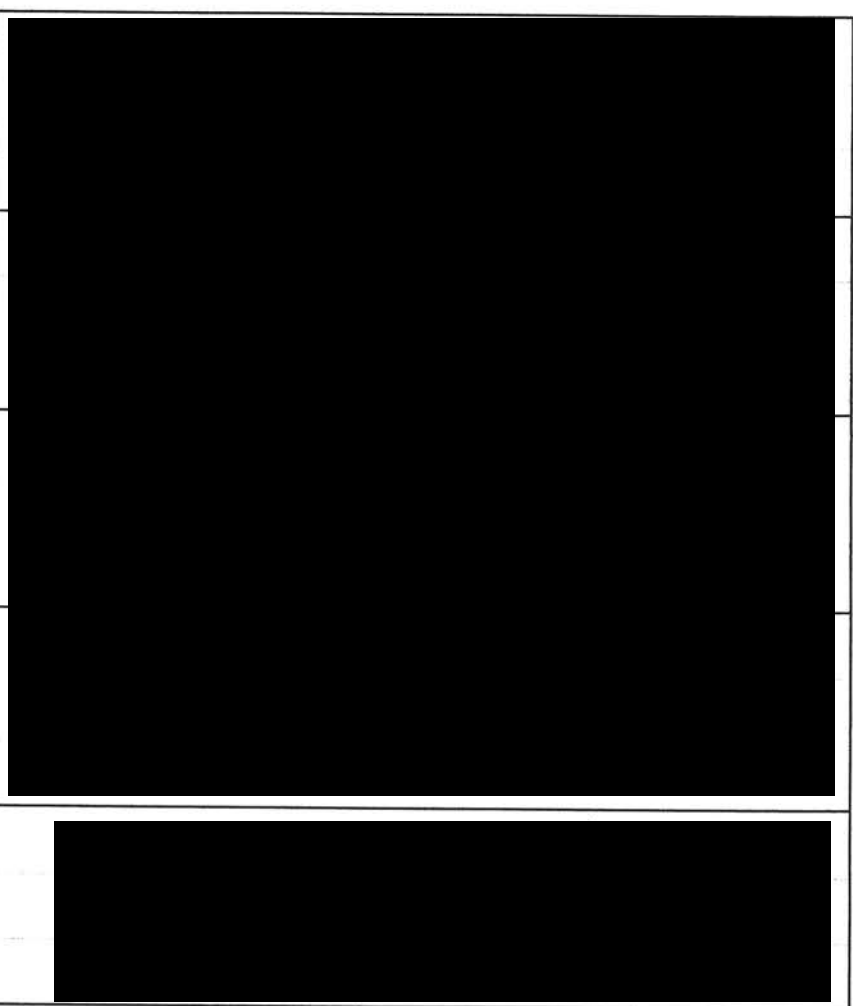
The Historic Hamlet of Springbrook and Surrounding Area

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Name and Signature

Address, Phone and Email

CC RAJINDER PURI <i>Rajinder Puri</i>	
Kusum Puri <i>Kusum Puri</i>	
JOHN GUTAUSKAS <i>John Gutas</i>	
Sharon Gutas <i>Sharon Gutas</i>	
Laura Gutas <i>Laura Gutas</i>	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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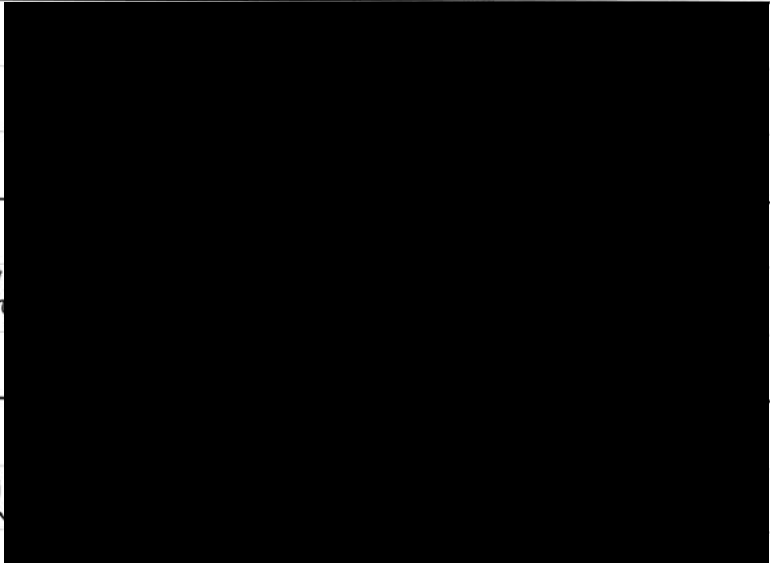

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The Historic Hamlet of Springbrook and Surrounding Area

Name and Signature

Address, Phone and Email

76.	Anna Cardoso 	
77.	Sarabjit Warach  d	
78.	Amarjit Warach ASwarach	
79.	Ray Warach	
80.	Sonia Aulakh Ravinder Aulakh	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!

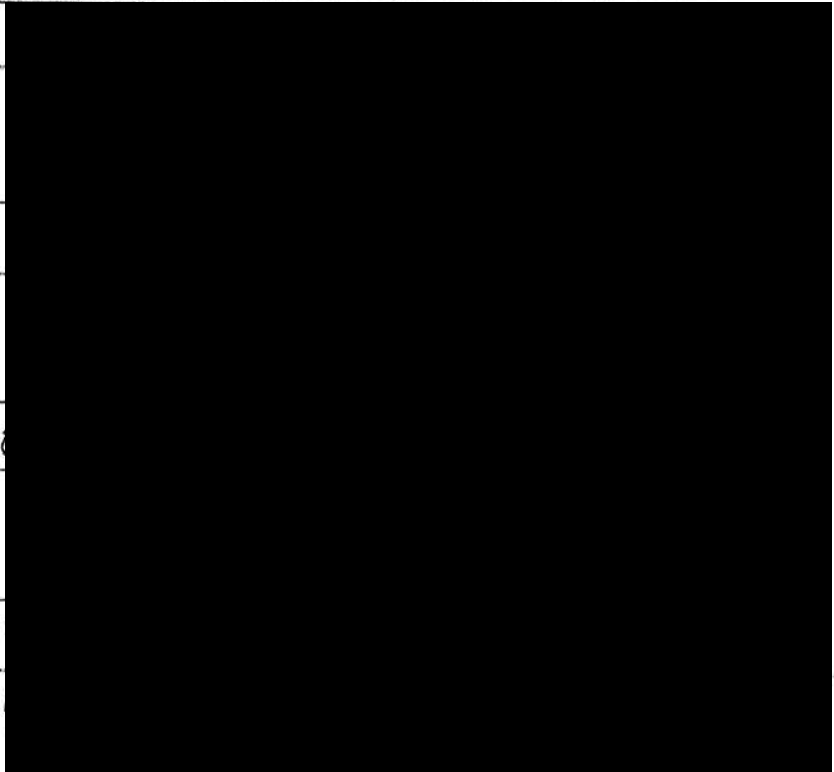

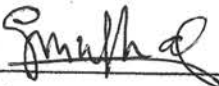

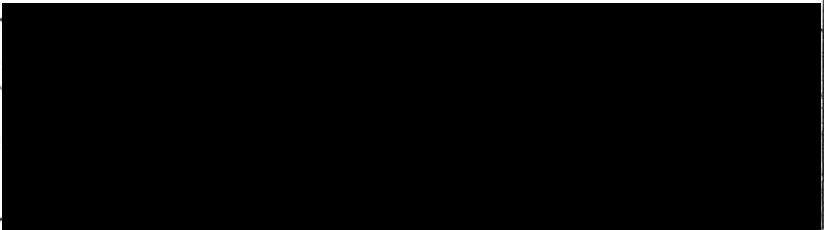
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 14 of 41

Name and Signature

Address, Phone and Email

Talwinder Mukhal	
	
Gurnam Mukhal	
	
Jasmene mukhal	
	
Yousef Akkad	
Feras BARAZI	
Hasnae Al-Baroudi	
Nour Akkad	

OBJECTIONS to - Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

Name and Signature	Address, Phone and Email
Erimo Diemele	
TENEBA DE ROZE	
Mark D. Wilko	
CHERYL A. ROY	
S Abid Ali	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!

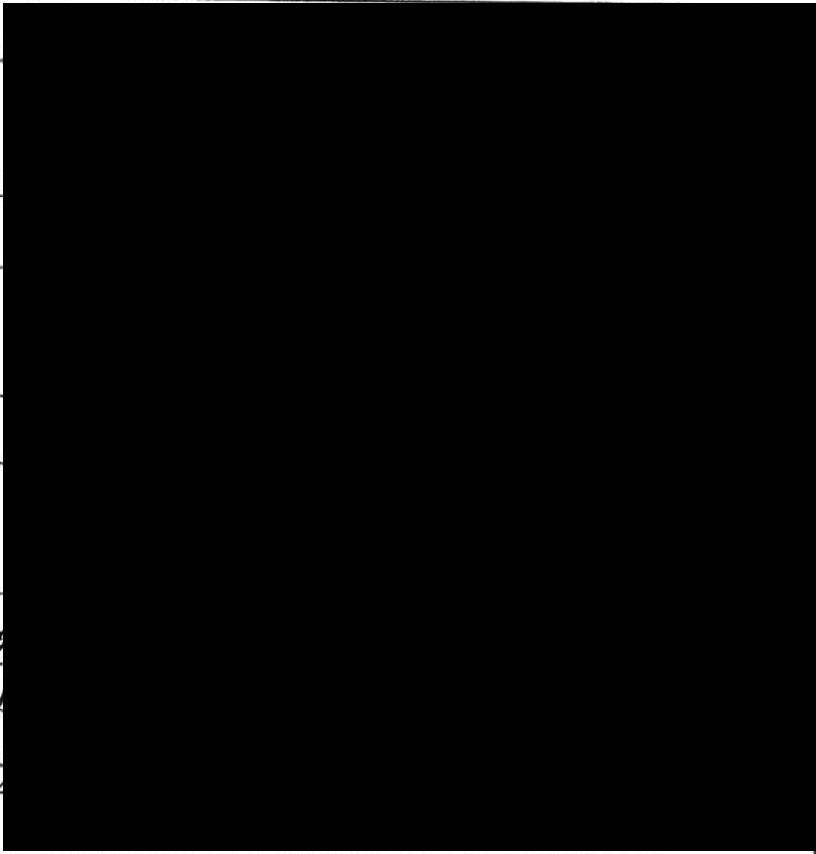


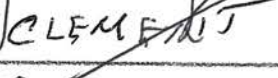

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 14 of 41

Name and Signature

Address, Phone and Email

KELLY GROVES Kelly Groves	
Jatindra Mahal JM	
Simran Mahal Simran Mahal	
Baldev Mahal Baldev Mahal	
FRANCIS ROY 	
Darriel Roy 	
MAKIEE CLEMENTS 	
	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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PUBLIC CONSULTATION MATTERS!

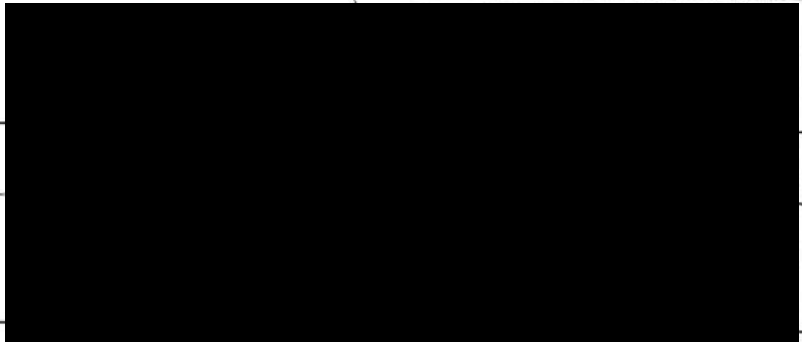
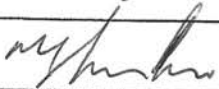

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

Name and Signature	Address, Phone and Email	
RATHY ANDRE		
MICHAEL SUE-CHU BRUCE SUE-CHU		
 		

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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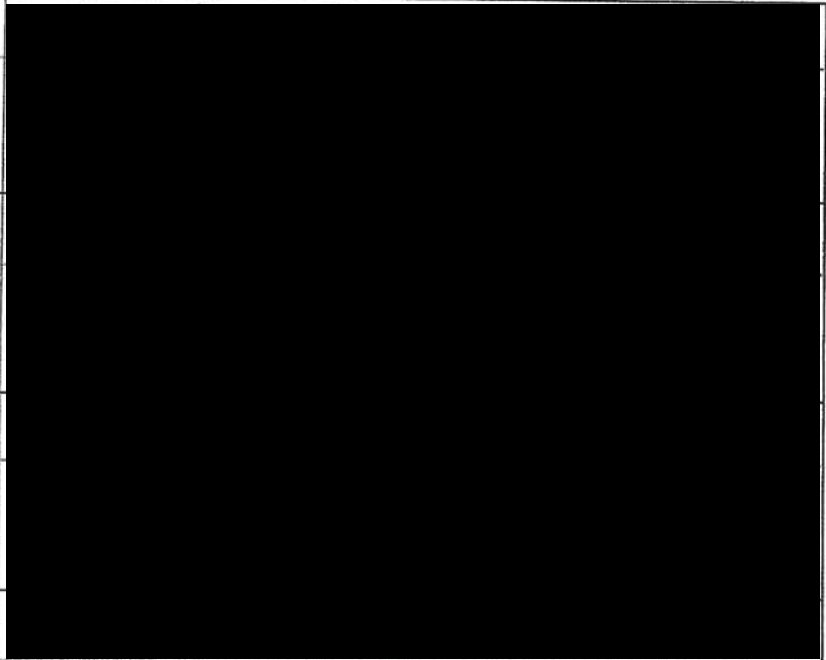
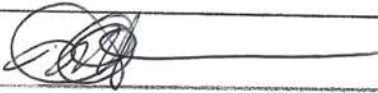


The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 14 of 41

Name and Signature

Address, Phone and Email

Mady Armstrong	
Jacyn Carlo-Armstrong f Carlo-armstrong	
Janet Bertollo	
J Bertollo	
Pietro Bertollo	
Pietro Bertollo	
	
 Josre Harvey	
	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!



The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

Connie M Tavares <i>Connie M Tavares</i>	
Mario Tavares	
JORRIE YAU	
SALINA To EUGENI YAU	
JASPAL PANNU 	
RUCHI PANNU <i>Ruchi Datta</i> MEHEK PANNU <i>MP</i>	
VIRGINIA CARLO	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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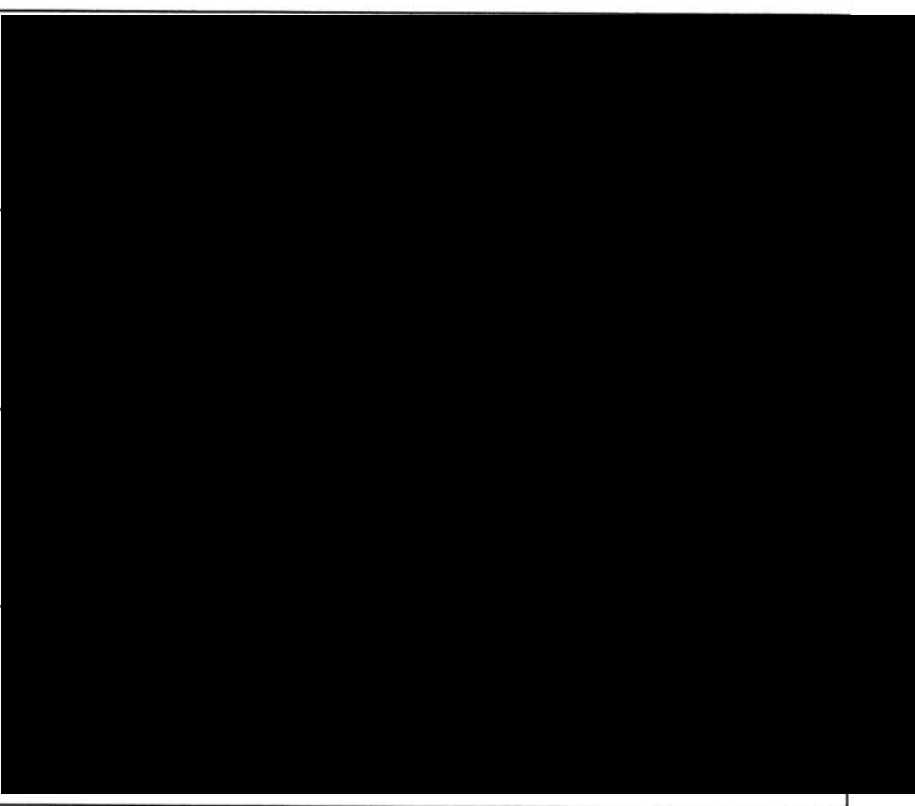


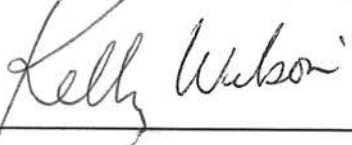


The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

cc JOHN BREIVIVEN 	
Darlene Brennen 	
Michelle Brennen 	
Kelly Wilson 	
Nelson Steffer 	
The Historic Hamlet of Springbrook and Surrounding Area	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

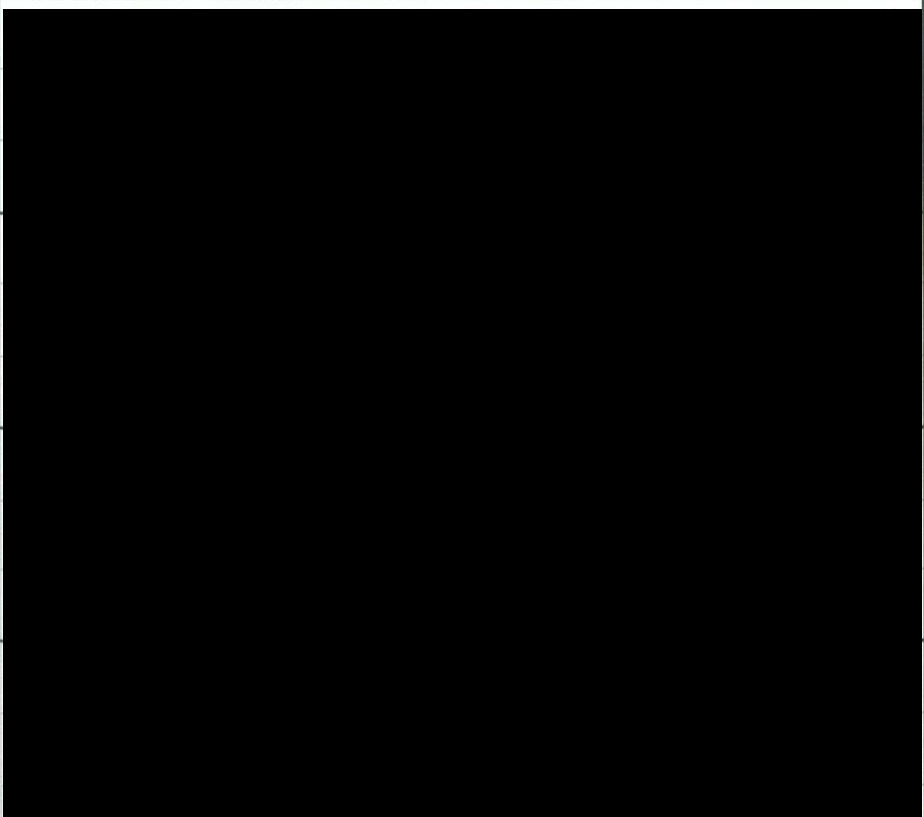
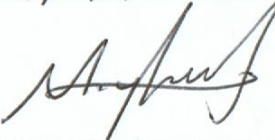


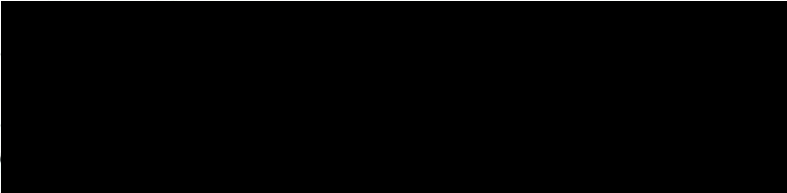

PUBLIC CONSULTATION MATTERS!

The Historic Hamlet of Springbrook and Surrounding Area

October 16, 2021

Name and Signature

Address, Phone and Email

Miftah YILDIZIM	
	
MANJIT PANU	
Manjit Panu	
HAIDER Sehi	
	
Shemir Muhic	
	
BELAL USDIW	
	

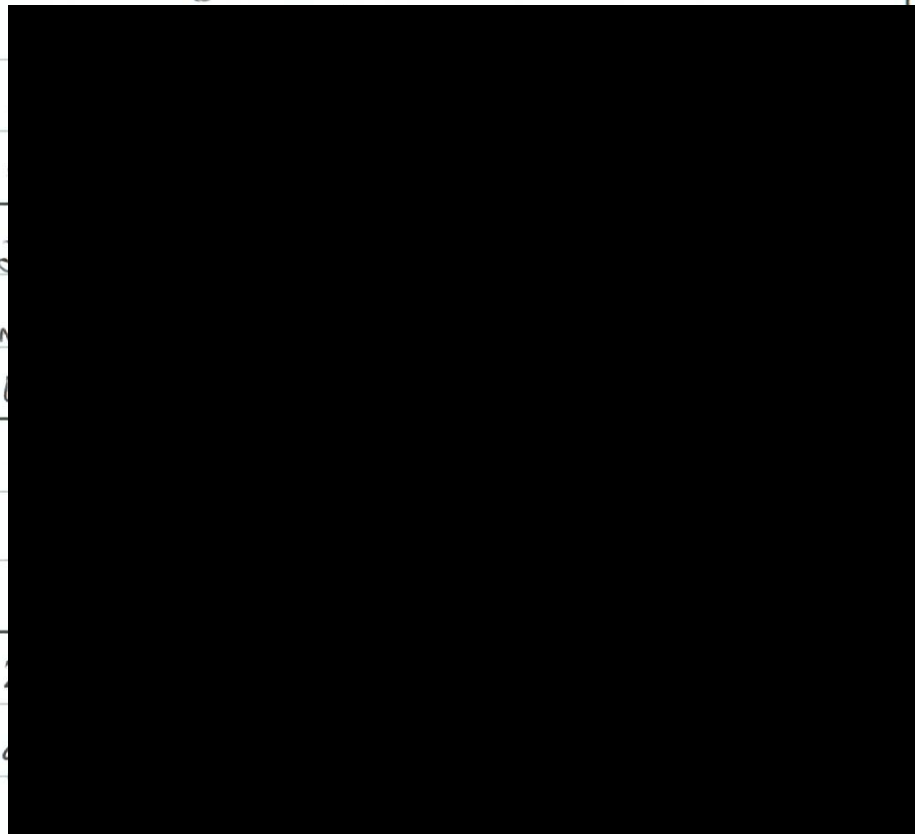
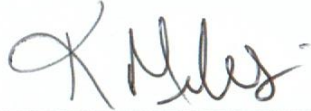


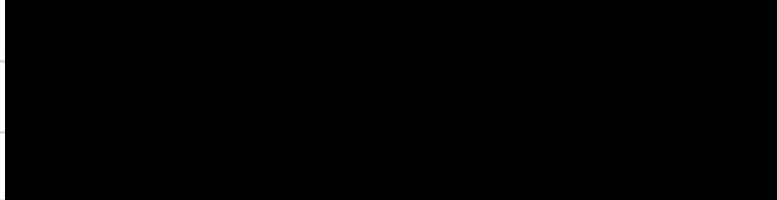

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area
PUBLIC CONSULTATION MATTERS!

The Historic Hamlet of Springbrook and Surrounding Area

October 16, 2021

Name and Signature

Address, Phone and Email

Karen Miles	
	
Joan Walker	
	
Vanessa + Chris Olwen	
	
PAT RESTIVO for P. Restivo	
Sachin Bhardwaj	
	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area



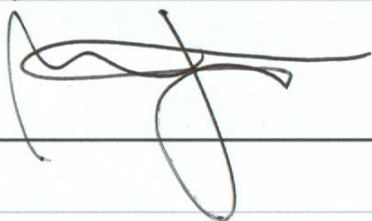
PUBLIC CONSULTATION MATTERS!

The Historic Hamlet of Springbrook and Surrounding Area

October 16, 2021

Name and Signature

Address, Phone and Email

Name and Signature	Address, Phone and Email
MICHAEL PRESOTTI	
	
ANTHONY BOON	
	
MILAN KROVTA	
	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!


The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

cc JOHN KUCHARSKA <i>John Kucharska</i>	

PETITION

Huttonville Estates



PUBLIC CONSULTATION MATTERS!

City of Brampton Files:

OZS-2021-0018 (Rotary Glen)

File # OZS-2020-0036 (Mocon)

1815 Queen St. W. (Branthaven Queen West Inc.)

OBJECTION

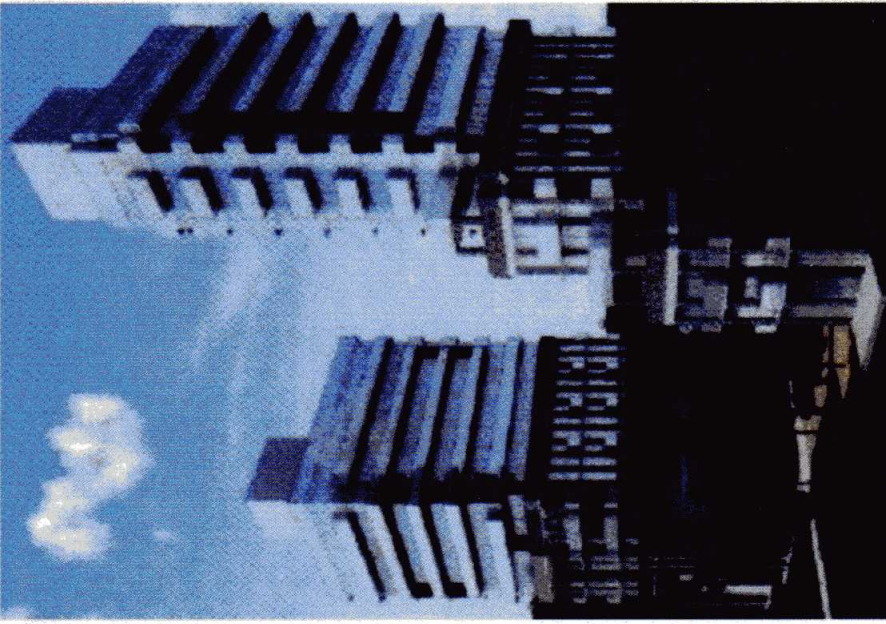
- We stand united in objection to the proposed zoning bylaw amendments that will allow the development of high-density housing in Credit Valley Secondary Plan/Queen Street West - Springbrook Tertiary Plan.
- **Specifically, we strongly oppose:**
 - Any plan of development that proposes high rise apartments on these lands
 - Any development that will adversely impact the Area of Natural and Scientific Interest (ANSI) and the river valley surrounding the land.
 - Any development that may damage the reputation, image and subsequently, property values of the area.
 - Any plan that is not respectful of our cultural and natural heritage features.

CO-OPERATION

- We recognize that the subject land is suitable and zoned for mixed residential development.
- We wish to work with the City Planning Department and Council in a positive and constructive dialogue that will deliver Development Assets that will benefit rather than hinder the prosperity and reputation of this area.

APPENDIX 5

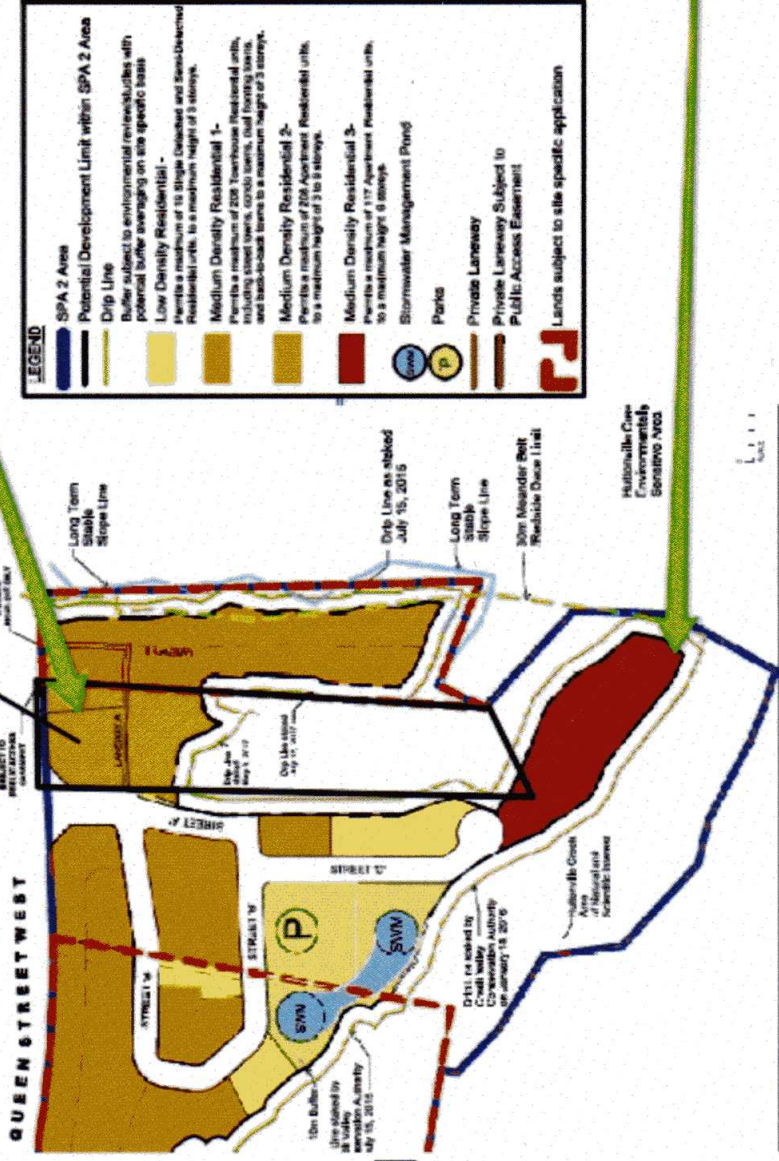
Rotary Glen High-Rise



Mocon High-Rise



SUBJECT LANDS



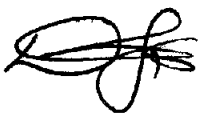


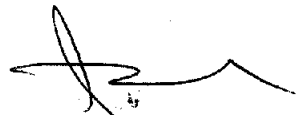
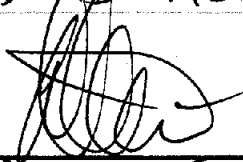

EXTRACT FROM THE DOCUMENT KNOWN AS THE QUEEN ST W - CREDITVALLEY TERTIARY PLAN

APPENDIX 5
BLOCK PLAN DESIGNATIONS
GAGNON WALKER DOMES LTD.
ROTARY CLUB BRAMPTON
GLEN COMMUNITY CENTRE
 CITY FILE: OZS-2021-0018

BRAMPTON
 Flower City
 PLANNING, BUILDING AND ECONOMIC DEVELOPMENT
 Author: ckovac
 Date: 2021/08/04




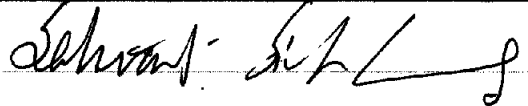
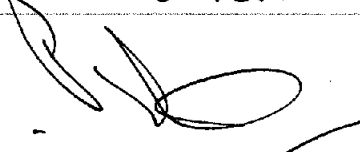
Name and Signature

Address, Phone and Email

1.	Dianne Jones 	
2.	Nakul Patra 	
3.	ANTHONY JONES 	
4.	DAVID MEW 	
5.	Rose Sejri 	

Name and Signature

Address, Phone and Email

6.	JEFFERSON JONES 	
7.	khushpal Sandhu 	
8.	Amrajit Gill Amrajit Gill	
9.	 Satwant Singh	
10.	Patrick O'Neill 	

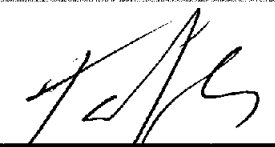


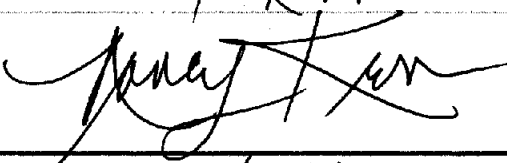


Name and Signature

Address, Phone and Email

11.	AZHAR. MARUK	
12. a	Penny Chin P. Chi	
b	Peter Chin	
c	Allan Chin All. Chi	
13.	Alicia Duval A. Duval	
14.	Robert Duval R. Duval	
15.	Alana Duval Alana Duval	

Name and Signature

Address, Phone and Email

16.	FABIAN KARNAUDIE 	
17.	LIZ KARNDUDIE 	
18.	NANCY KERR 	
19.	ALAN KERR 	
20.	Kevin Saroya 	



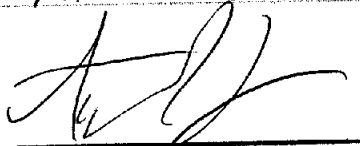
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

21.	Satinder K. Saroya S Saroya	
22.	NANCY COSWAY NANCYCOSWAY	
23.	STEVE COSWAY 	
24.	Elena Nestico E. Nestico	
25.	Andrew Ko 	





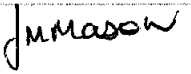
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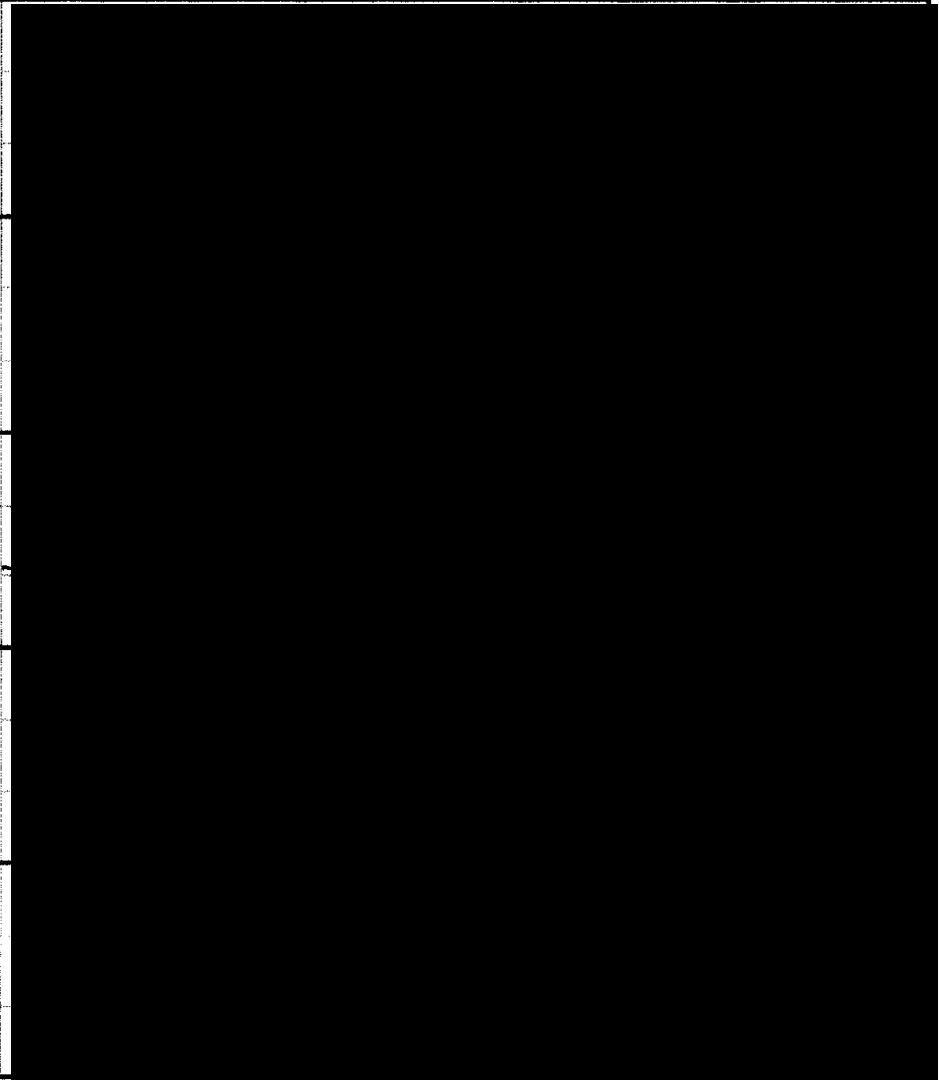
Address, Phone and Email

26.	<p>Mia Kim</p> <p>Mia Kim</p>	
27.	<p>Mr. Semianin</p> <p>walter</p>	
28.	<p>Terry Chapman</p> <p>TJ</p>	
29.	<p>Elliot N-Semianin</p> <p>ES</p>	
30.	<p>Nanci York - Bran</p> <p>Nanci York Bran</p>	

Name and Signature

Address, Phone and Email

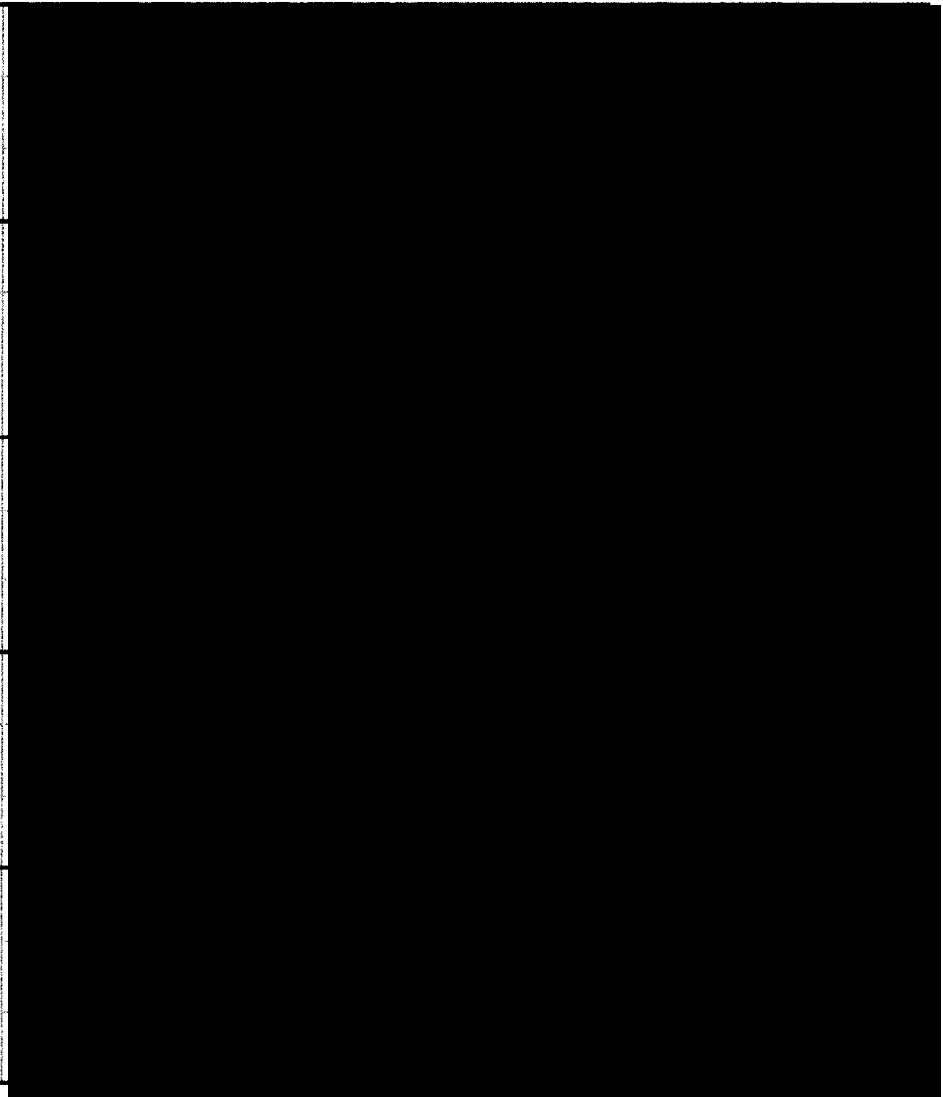
31.	NAVEET BOB RAR	
32.	NAVIN G VANDANA RATRA	
a.		
b.		
33.	Anthony Mason	
34.	JONATHAN MASON	
35.	JANET MASON	



Name and Signature

Address, Phone and Email

36.	CHARLIE CAMILLERI Chl chl
37.	Dr. MURKESH SAINI Dr. MURKESH SAINI
38.	DR. AARON SAINI [Signature]
39.	Sukhvir Kaur [Signature]
40.	ANGELO TSINOGLOU [Signature]



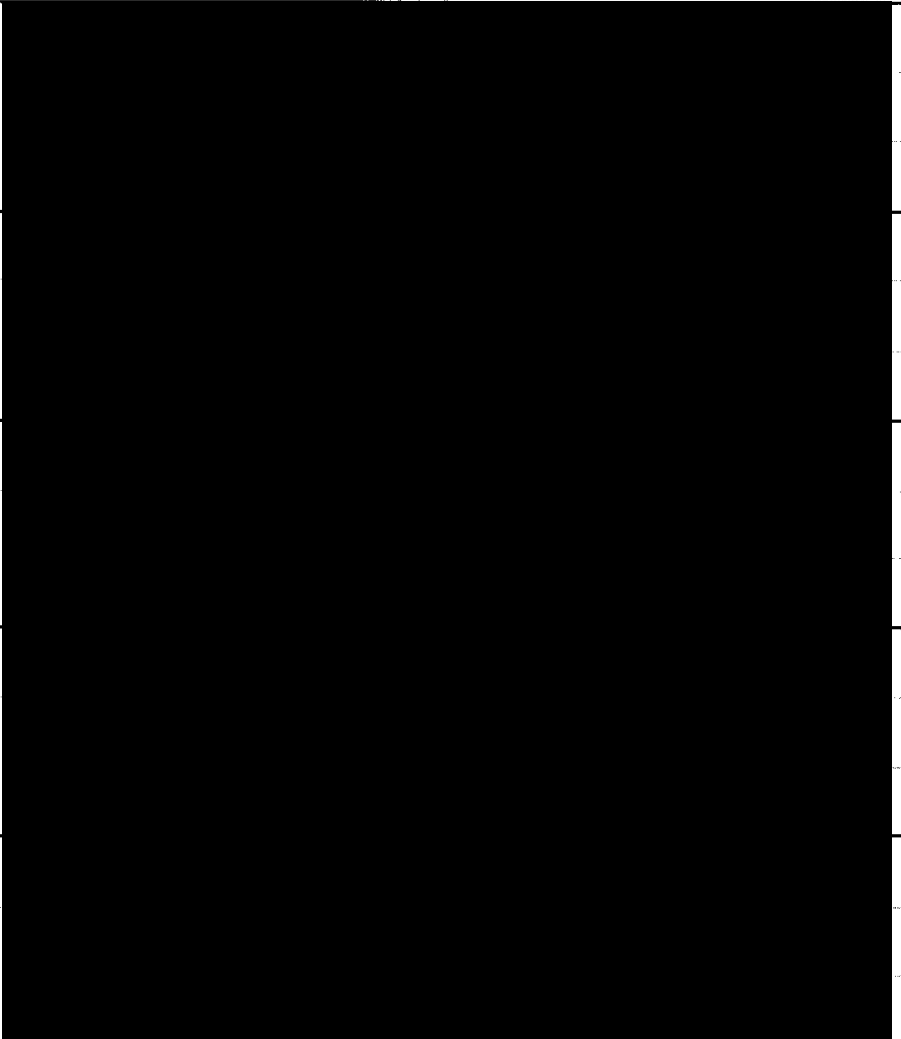
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

41. <i>Chang Duck Kim</i> <i>Shang Kim</i>	
42. REGINE TALA <i>Regine</i>	
43. <i>Mikyun / Co</i> <i>Lim / Co</i>	
44. Felix Kg <i>[Signature]</i>	
45. Harjit Singh	

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature


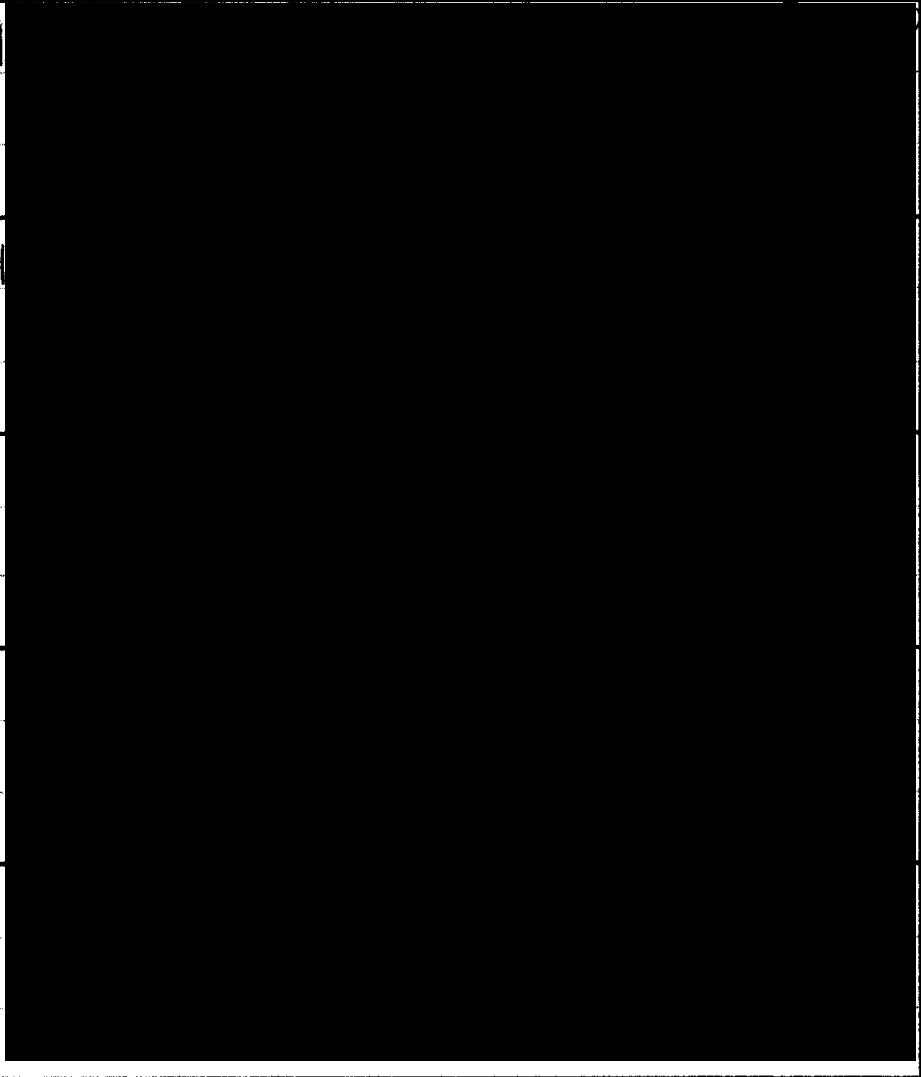

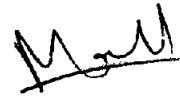
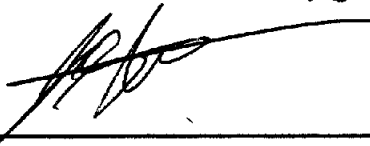
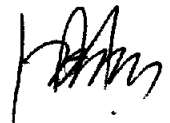
Address, Phone and Email

46.	HARDYAL SINGH BATH H BATH
47.	ZDENKA & JOHN ROBIC John Robic
48.	2 ZDENKA ROBIC PS John Robic
49.	JOHN CARDILLO
50.	VIRGINIA CENTENNIAL



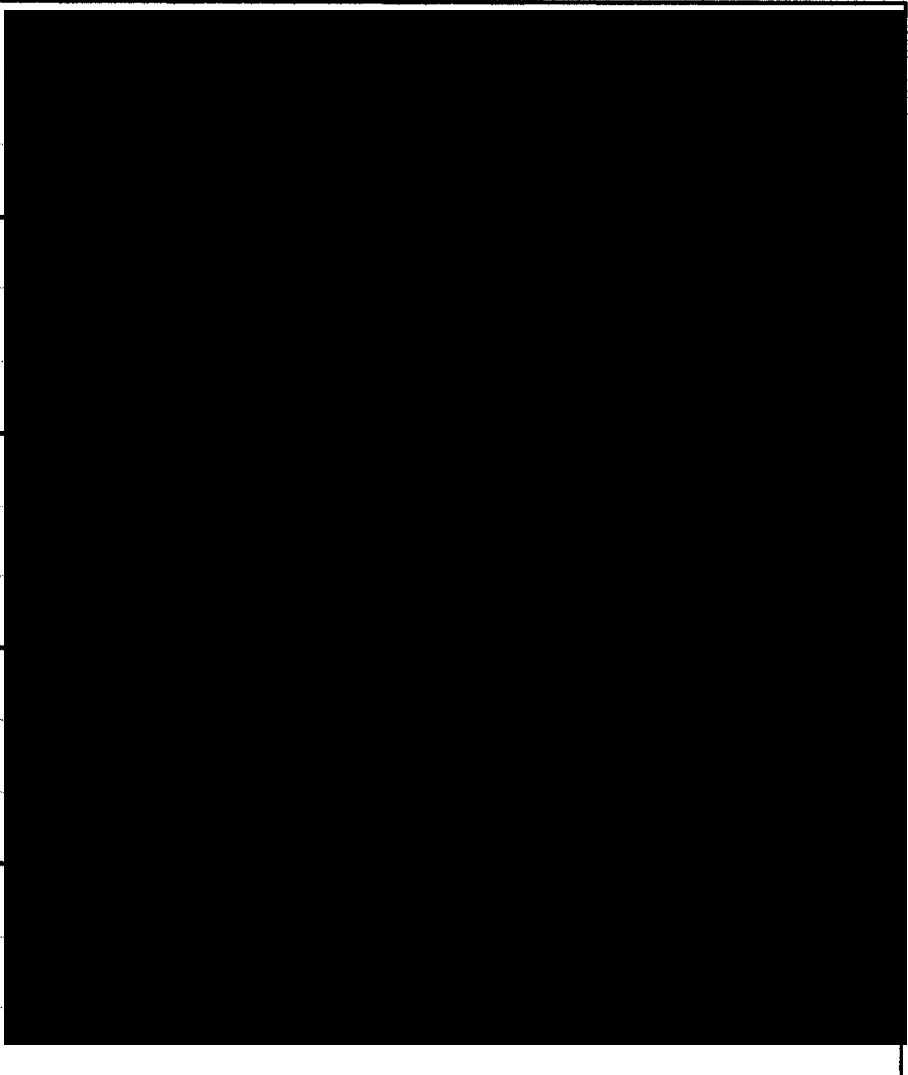
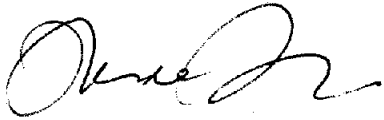

Name and Signature

Address, Phone and Email

51.	Amanda Kerr  A	
52.	Alexandra Kerr 	
53.	Mandeep Grewal 	
54.	J. Strachan 	
55.	Anna morozova 	

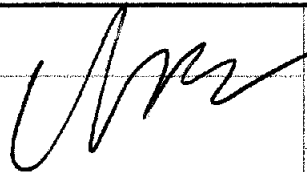
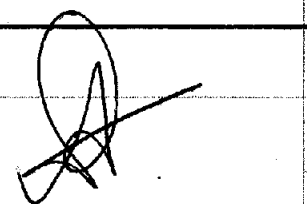
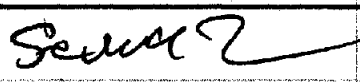

Name and Signature

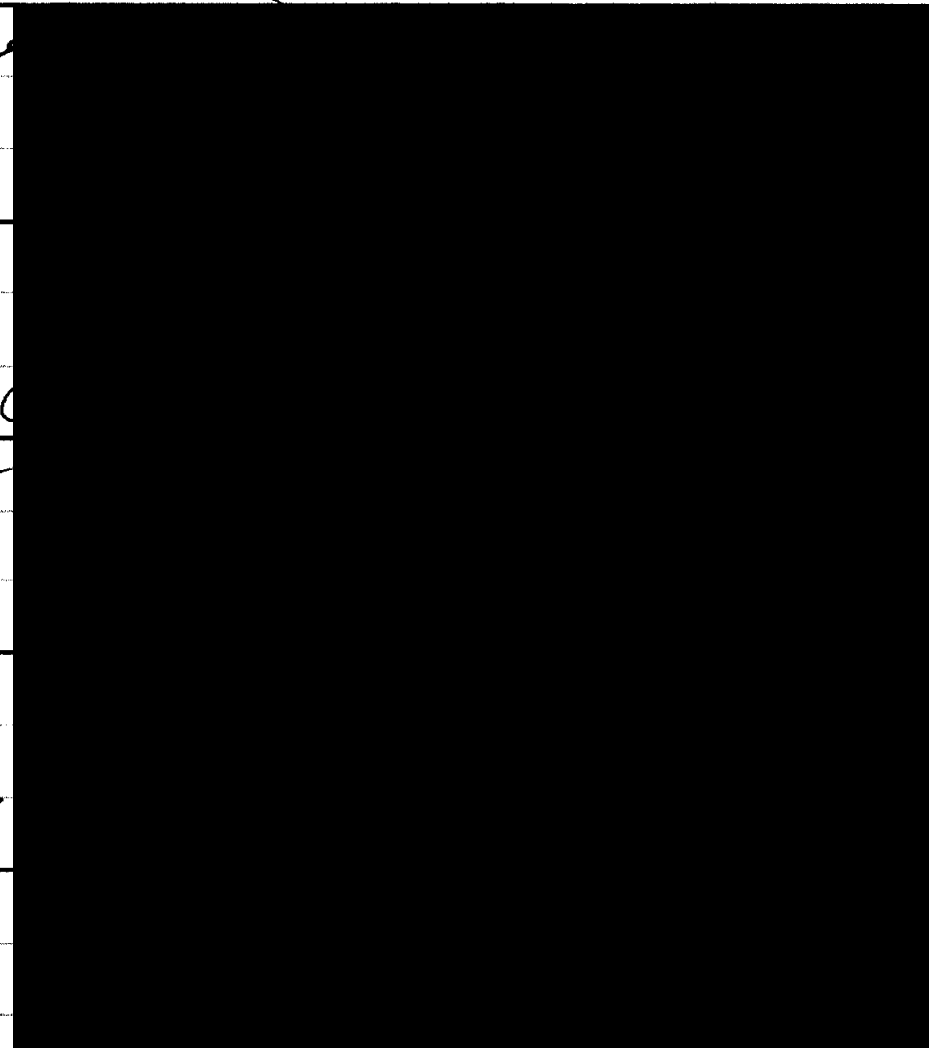
Address, Phone and Email

56.	Debra Fuller Alma Fuller	
57.	Lawrence Fuller P.P. Alma Fuller	
58.	CHAM C SO CSO	
59.	JOYCE SO 	
60.	ANA CHEN ALVAREZ TSINOGLU 	

Name and Signature

Address, Phone and Email

61.	CHARANIT Paul	
62.	Amanjot Paul	
63.	Sewa R. Paul	
64.	Gurmeet K. Paul	
65.	Archan Paul	Archan.P



TRANSMITTAL

Date: October 27, 2021

Subject: PETITION

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding City of Brampton Files: #OZS-2021-0018 (Rotary Glen), #OZS2020-0036 (Mocon), 1815 Queen St. W. (Branthaven Queen West Inc.) and Other Proposed Developments in the Area of Lionhead Executive Estates, The Historic Hamlet of Springbrook, Huttonville and Surrounding Area, Brampton, Ontario

To: **City of Brampton**
2 Wellington St. W
Brampton ON L6Y 4R2

Attention: Regional Councillor
Mr. Michael Palleschi

City Councillor
Mr. Doug Whillans

Dear Councillors Palleschi and Whillans,

The proposed developments for high-density housing on Queen Street have been and are being processed by The City Planners with virtually no meaningful consultation with the existing surrounding residents.

For the last 20 years, this corner of Brampton has been developed by The City with executive homes to provide housing for professionals in our city, our local business owners, doctors, lawyers, and other professionals. This land use is stated clearly in the Secondary Plan, updated as recently as February 2021.

These proposed developments are an insult to the existing residents. As such the subdivisions surrounding these proposed developments have been preparing petitions opposing these developments. **Please find attached the petition from River Road with 40 signatures.**

We look to you as our Ward 6 Councillors to rally support from your Councillor Colleagues to exercise oversight on these developments and fill in these areas of land with suitable high-quality, single-family housing types that does not include medium or high-density product.

Yours Sincerely,

Don Naylor and Dianne Hunnam-Jones

PETITION

River Road Neighbourhood

PUBLIC CONSULTATION MATTERS!

City of Brampton Files:

OZS-2021-0018 (Rotary Glen)

File # OZS-2020-0036 (Mocon)

1815 Queen St. W. (Branthaven Queen West Inc.)



OBJECTION

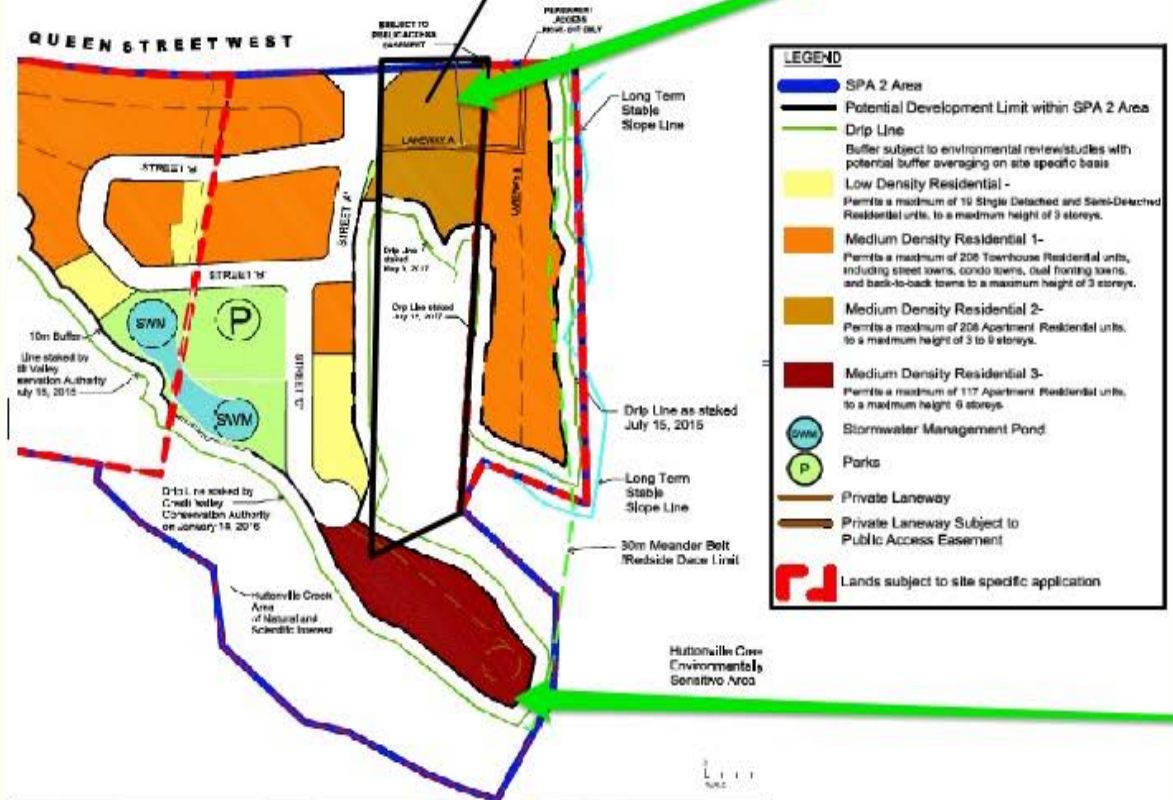
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APPENDIX 5

SUBJECT LANDS



Rotary Glen High-Rise



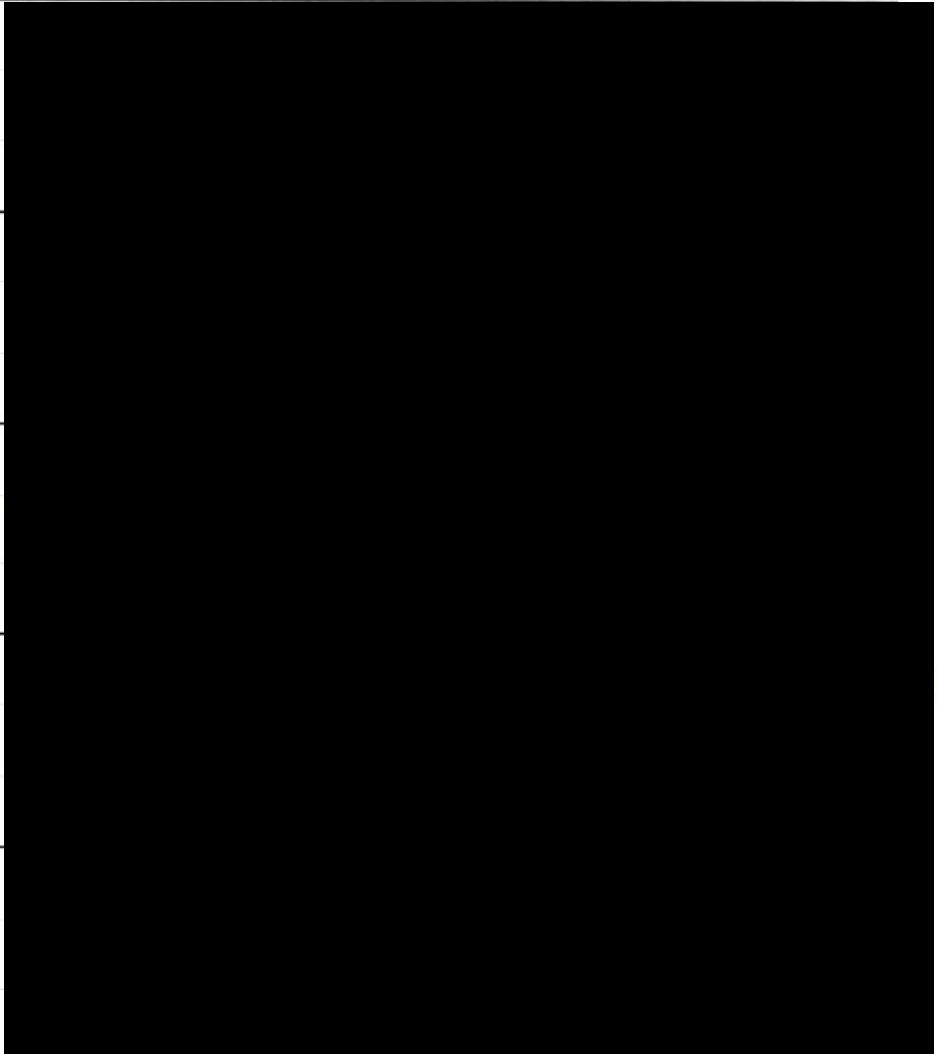
Mocon High-Rise



EXTRACT FROM THE DOCUMENT KNOWN AS THE QUEEN ST W - CREDITVALLEY TERTIARY PLAN

Name and Signature

Address, Phone and Email

1.	Eva Naylor Charmai Bevan	
2.	Don Naylor [Signature]	
3.	Barton Naylor [Signature]	
4.	Kerry Powers	
5.	JERRY SMITKA [Signature]	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

6.	CATHERINE SMITKA C. Smith
7.	WAYNE BOND W Bond
8.	Carol McCartney Carol McCartney
9.	Jack Rutherford JACK RUTHERFORD
10.	



The Historic Hamlet of Springbrook and Surrounding Area

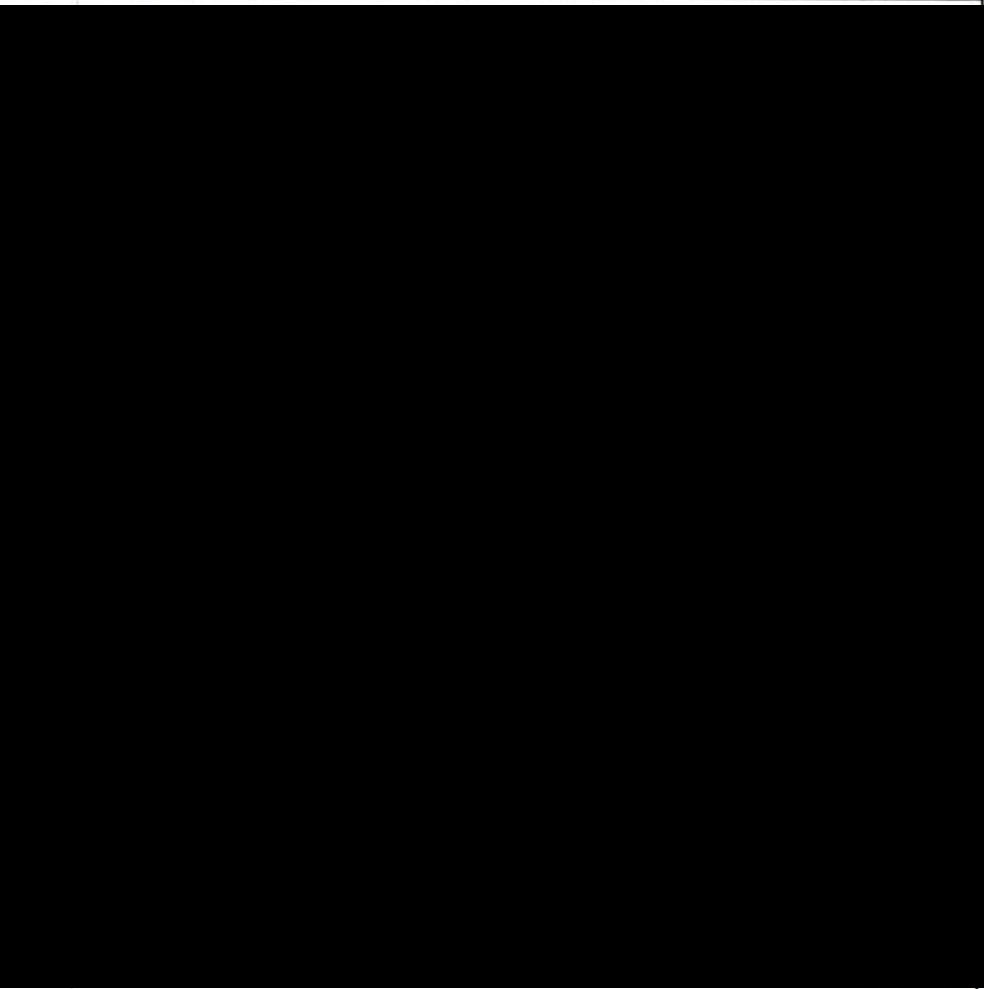
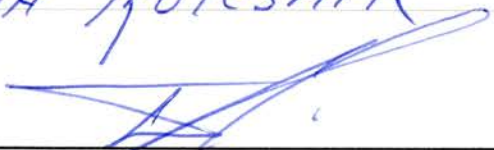
September 24, 2021

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* Day 2


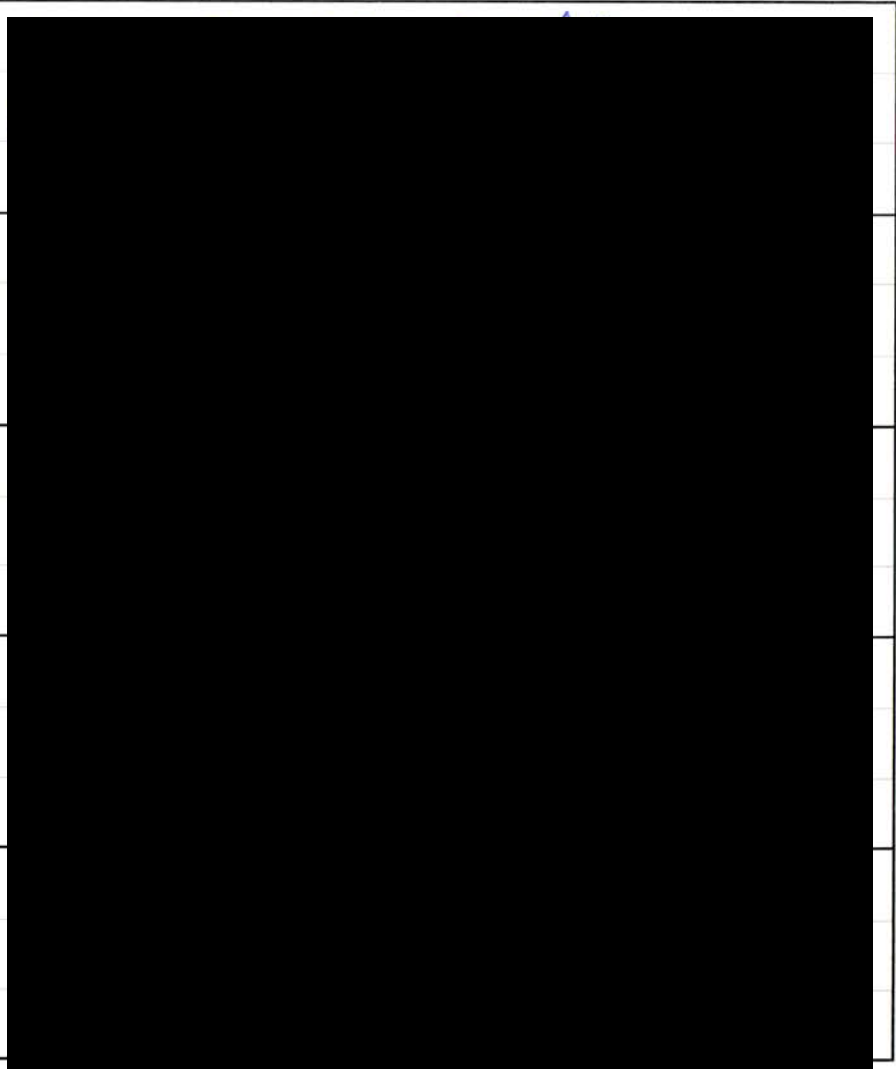


Name and Signature

Address, Phone and Email

11.	Andrzej Kanczuga akanczuga1@hotmail.com AKanczuga	
12.	Dominika Kanczuga DKanczuga	
13.	Dave West D. West	
14.	Arkie Carman Arkie Carman	
15.	DAH Kolesnik 	

Name and Signature

Address, Phone and Email

16. KIM MIEDEMA 	
17. MARI LUNDSON 	
18. TUSHAR MEHTA 	
19. Weiyang Lu 陆为英	
20. Han Xiao 韩	

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!


The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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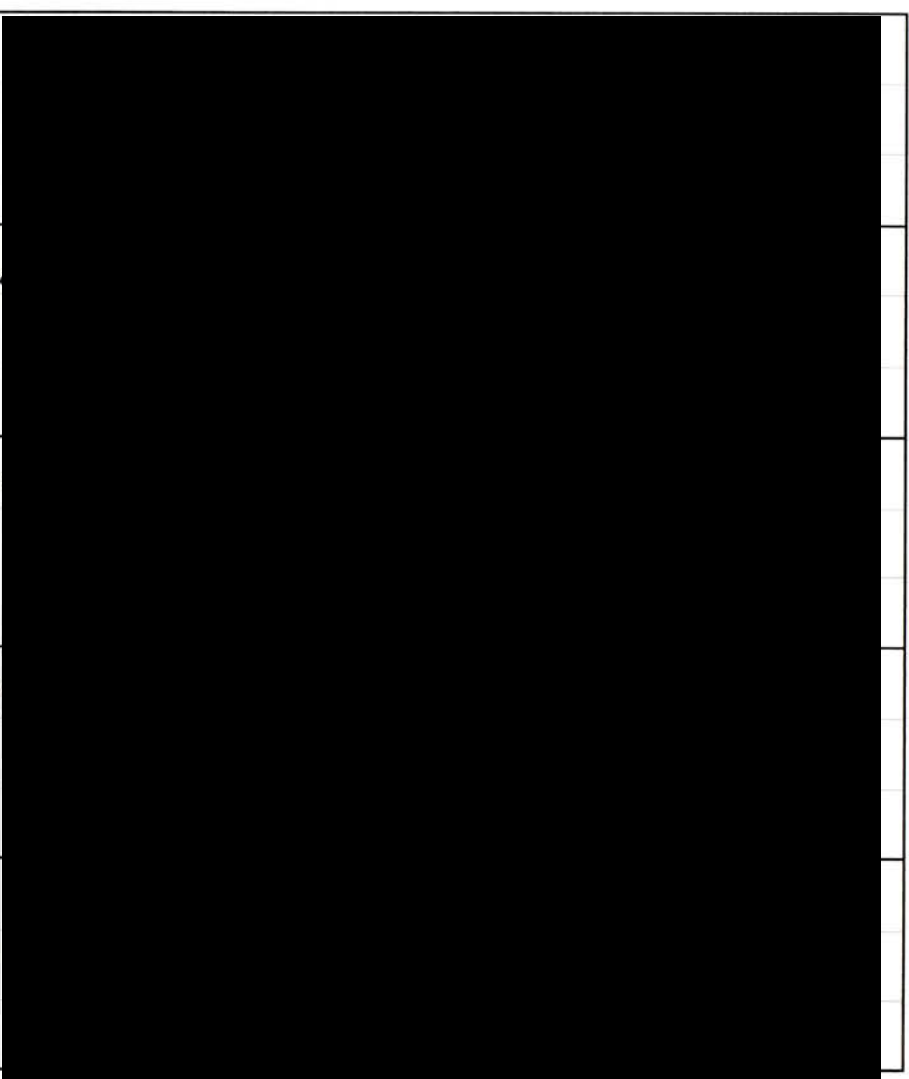
Name and Signature

Address, Phone and Email

21.	MARY KING <i>Mary King</i>	
22.		
23.		
24.	Vasilios (Bill) PAPOUTSIS	
25.	Daniel Horgan <i>Daniel Horgan</i>	



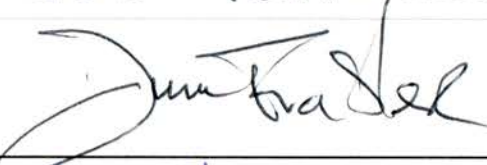

Name and Signature

Address, Phone and Email

26. <i>GAVIN CARROW</i>	
27. <i>ANISON CARROW</i>	
28. <i>NANCY WARD</i> <i>Joe. Ward.</i>	
29. <i>Chris : Stewart Emerson</i>	
30.	

Name and Signature

Address, Phone and Email

31.	GRAHAM & SANDRA THOMAS 
32.	Robert McCordistas 
33.	Jane FRASER 
34.	Jo Anne VanDewiele-Kimura of VAW-Kimura
35.	Michael & Jeanne Kimura 



OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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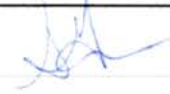

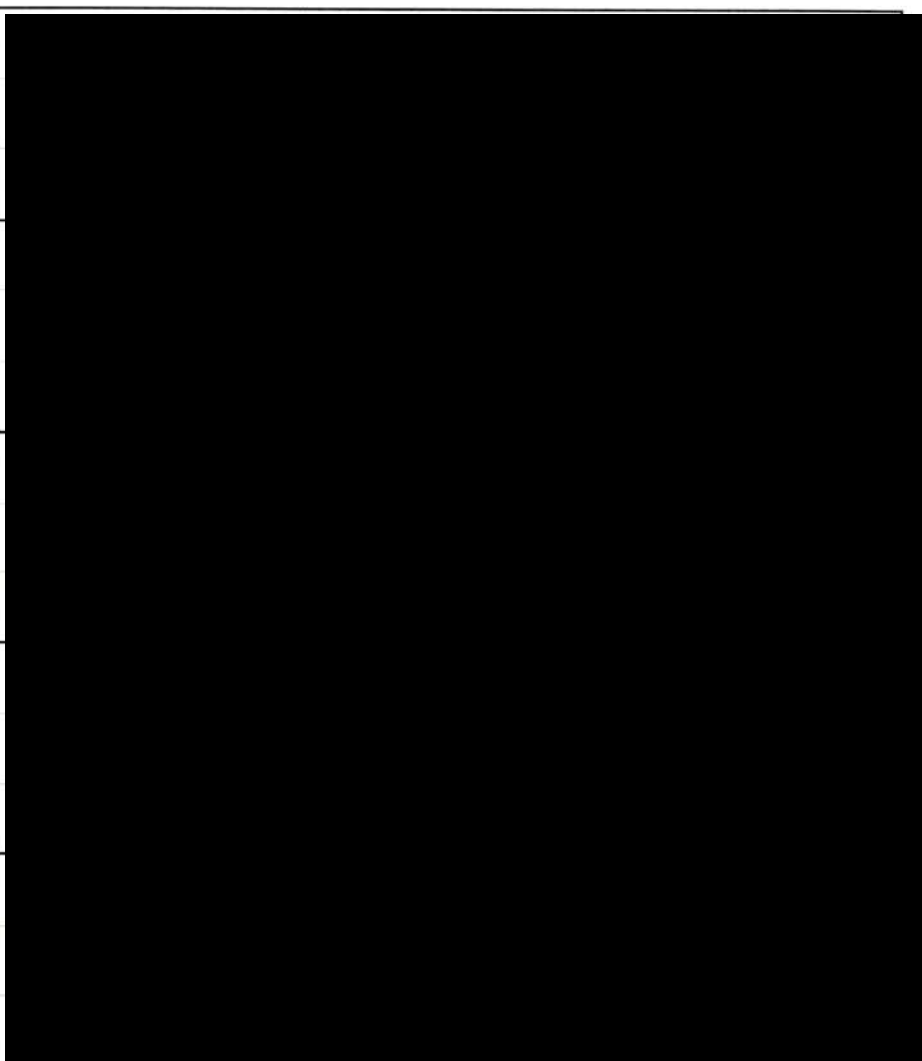
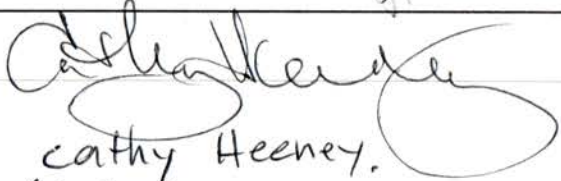
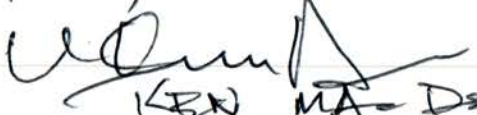

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

36.	 SUE GREEN DREW ADAMO 	
37.	 cathy Heeney. (John) N.H.	
38.	 KEN MA - 	
39.		
40.		

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
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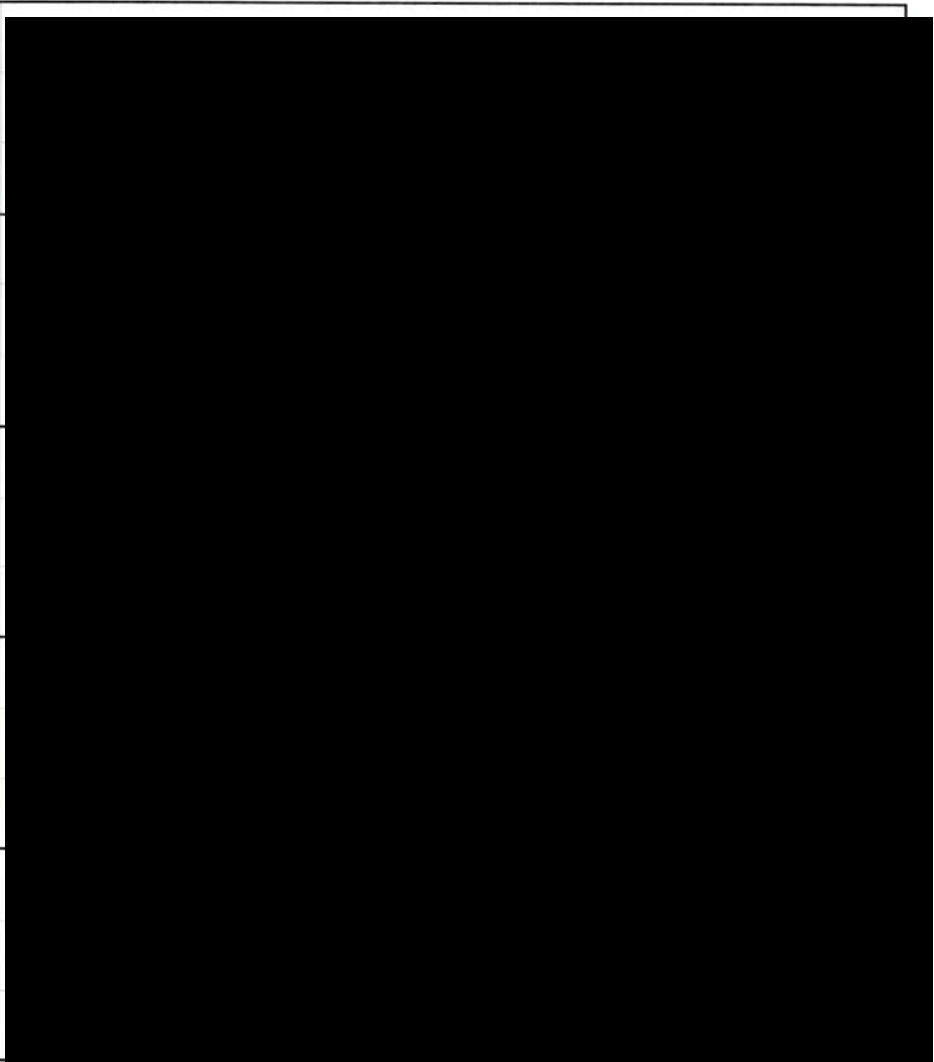

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

41.		
42.		
43.		
44.	Sudha Abraham 	
45.		

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding
Rotary Glen, Mocon and Other Proposed Developments in the Area

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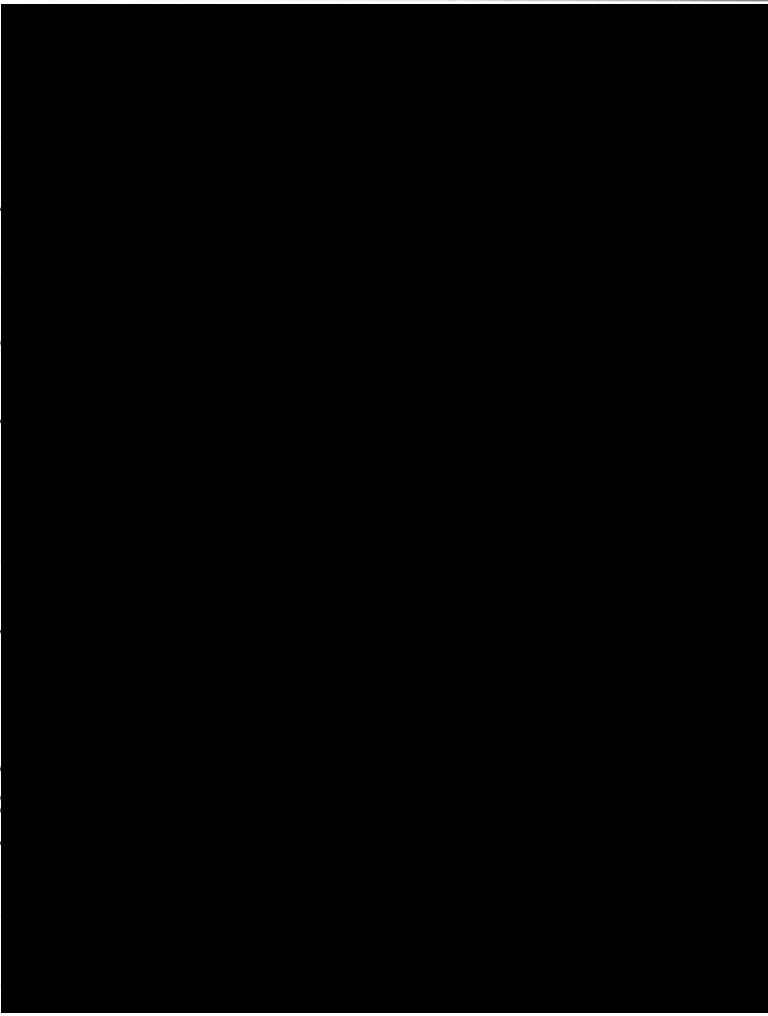

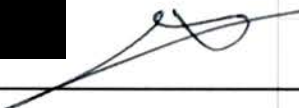
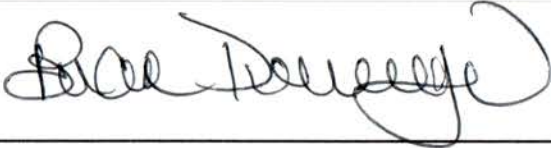

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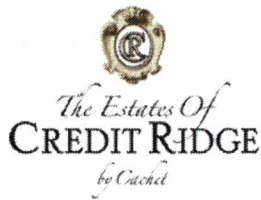
September 24, 2021

Page 10 of 41

Name and Signature

Address, Phone and Email

46.	BINU, Mathew Abraham  BINU. 	
47.	Oussama Azar  	
48.	MANJIT S. SAFRI Ment Gid 3/6	
49.	BRAND BEVENY  	
50.		



The Residents of the Estate of Credit Ridge Official Petition

Petition Form

*Attention: Brampton
City Clerk's Office.*

*2 Wellington St W,
Brampton, ON L6Y 4R2*

Brampton City Hall

The Residents of the Estates of Credit Ridge **Petition to:** Put File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project on HOLD due to the rising traffic levels that are dangerous for the public on Royal West Dr.

We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD:** File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and to **RE-EVALUATE** the Projects to create proper flow of the community based on the below concerns.

File# OZS-2020-0018

The Residents of the Estates of Credit Ridge have concerns about the proposed condo complex that which will be 14 stories high, house 330 units and have commercial units on the main floor.

The complaint: Our Current traffic levels from the Branthaven Queen W project has already brought an additional 1000 people using the plaza's of Walmart & Home Depot causing many individuals to cut traffic through our subdivision at dangerous levels. Royal West should not be a DR street per legal name and it should be changed. Our safety is at risk, as some days walking on Royal West we see Transportation trucks going 60km in between roundabouts because of the Walmart, Home Depot Delivery Services.

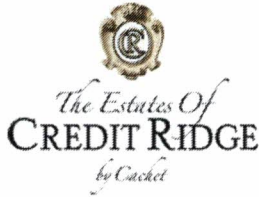
The development of a high-rise building beside 2 million dollar homes will not only decrease the privacy of those living in the area but disrupt the urban planning flow of the division. It also goes against the agreement we were told that only Single Residential Homes as this land is a dead-end. The Noise levels, increased traffic and construction will effect the lives of our current residents.

Lastly, we must keep our river stream safe and putting an additional 5000 people in a 14 story high-rise beside a river will contaminate the water table.

Our Proposal back to the city: Put this project on HOLD to address the current traffic issues of this division before any type of development happens. The current infrastructure cannot withstand the additional 5000 people it will need to develop the project. We would like gated community status. We would like two gates at each ends of Royal West, not restricting any from coming in, but to control the flow of traffic because of our safety, kids, pets and walking. We would like a intercom for deliveries and remotes for residents.

In addition we believe that a high-rise is not the best development choice for this area but propose the development of Single Family Detached Homes in the same style as the current estates to keep the flow of the neighbourhood, doesn't breach the privacy of those in the area while still increasing value.

The residents of the Estates of Credit Ridge Motion on how to resolve current traffic levels & HOLD all developments until this issue of high traffic is solved & re-evaluating the projects coming in to establish proper flow of the community.



The Residents of the Estate of Credit Ridge Official Petition

FILE# OZS-2020-0036

The Residents of the Estates of Credit Ridge have concerns about the development of – single family detached dwellings, 39 street townhouses, a 12-storey apartment building, one condo townhouse block, one park, one partial stormwater management point and Natural heritage system blocks.

The Complaint: Again, traffic levels are a huge priority as the current infrastructure cannot handle this influx of individuals coming through. Right now, we have people using Royal West from both directions; William Parkway & Queen street for short cuts from 7am-9:30am and 4:30-7:30pm everyday. And there is no current restrictions from transportation trucks using the area.

Water contamination of the creek/river is a very serious matter, by increasing these developments to an additional 5000 people It will contaminate the water table

Our Proposal back to the city: Put this project on HOLD to address the current traffic issues of this division before any type of development happens. Potentially install a both ends of Royal West Dr a Gate with remote and intercom for deliveries. We are not restricting anyone from using it but an intercom will decrease that influx.

The residents of the Estates of Credit Ridge Motion on how to resolve current traffic levels & HOLD all developments until this issue of high traffic is solved & re-evaluating the projects coming in to establish proper flow of the community.

Branthaven Queen West Inc projects

The residents of the Estates of Credit Ridge have concerns to the current fluctuation that has impacted our community by the development of the Branthaven Queen West Project with an estimate of 1000 People using royal west drive Overnight.

The Future and current projects in the area will be bringing about 5000 people on Royal west drive everyday to travel to Walmart & home depot and the infrastructure was not built to sustain that level. This level of traffic in the area will be Dangerous of the residents and public on Royal West Drive.

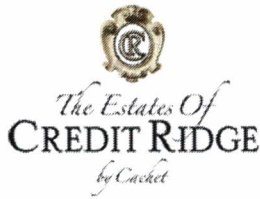
Lastly, we must keep our river stream safe and by putting 5000 people beside a river, it will contaminate the water table.

The residents of the Estates of Credit Ridge Motion on how to resolve current traffic levels & HOLD all developments until this issue of high traffic is solved & re-evaluating the projects coming in to establish proper flow of the community.

Thank You,

The Residents of the Estate of Credit Ridge

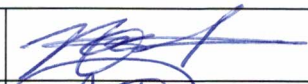

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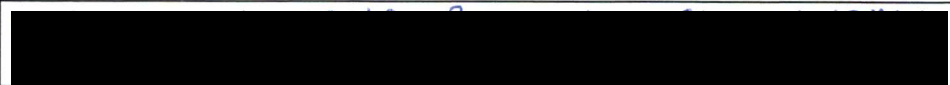
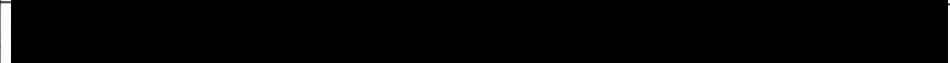
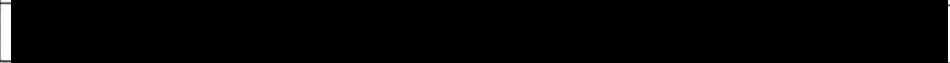
The Residents of the Estate of Credit Ridge Official Petition

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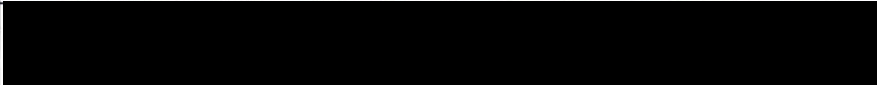
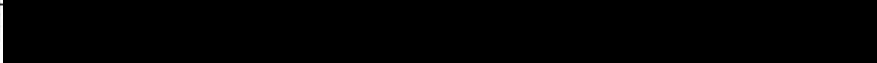
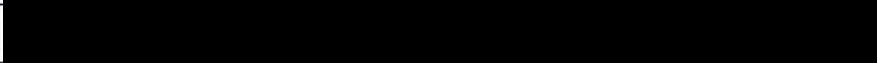
We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD:** File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and to **RE-EVALUATE** the Projects to create proper flow of the community based on the outlined concerns.

Name of Organizer 1	Natalie Demiana Okal	Signature of Organizer 1	
Name of Organizer 2	Oliver Shukoori	Name of Organizer 2	
Purpose of the Petition:	City of Brampton Development Planning to put on HOLD: File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and the additional concerns laid out below and to RE-EVALUATE the Projects to create proper flow of the community based on the outlined concerns.		
Wards Affected	Wards 4, 5 & 6 + Hunttonville.		

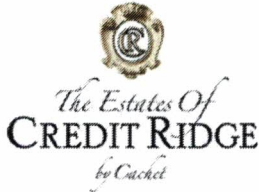
Organizer 1 Information:

Full Name:	Natalie Demiana Okal
Address:	
Phone:	
Email:	

Organizer 2 Information

Full Name:	Oliver Shukoori
Address:	
Phone:	
Email:	

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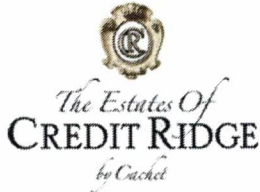
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- Each petitioner must Print and Sign his or her own name, original signatures only. (No Pencil)
- Each petitioner must provide his or her full address – due to the development concerns.

Supporter Name	Mailing Address	Signature (please sign in Ink)
1. Oliver Shukoori		
2. Natalie Okal		
3. NADIRA MAHARAJ		
4. Manohar Bhanja		
5. Stephen + Vicky Chin		
6. EUGENE CARVALLO		
7. Bhawana Malik		
8. Daidya Kinfal		

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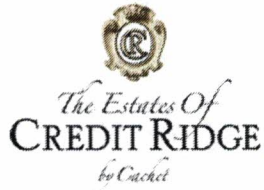
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- Each petitioner must provide his or her full address – due to the development concerns.

Supporter Name	Mailing Address	Signature (please sign in Ink)
9. Sukhwant Kaur	[REDACTED ADDRESS]	P. K. Ramdhanu
10. Zakiya Mittal		[Signature]
11. Mayle Dorrington		[Signature]
12. Sahib Sidhu G. Singh		G. Singh
13. Sam Kaur		[Signature]
14. Sumit Kaur		[Signature]
15. Laura Petryk		[Signature]
16. [Signature]		[Signature]

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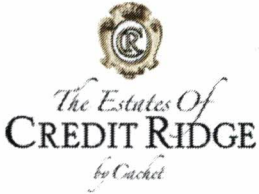
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Supporter Name	Mailing Address	Signature (please sign in Ink)
17. BERHANE GHEBLU		
18. MUHAMMAD JAWAID		
19. Mohes Aman Zy		
20. Pawany K.K. Grewal		
21. Karan Kardiah		
22. Kuldip & Jaswinder Parmar		
23. Manny Dhillon		
24. Lakshmi Ganasekara		

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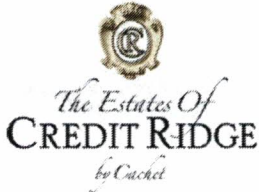
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Supporter Name	Mailing Address	Signature (please sign in Ink)
25. SANA ALI		
26. RESERVED Rabab Okal		
27. Fatima Zaidi		
28. Michael Parente		
29. Syruat Kang		
30. DAVE FLEMING		
31. SUKHBIR BIR		
32. TARIQ KANTROD		

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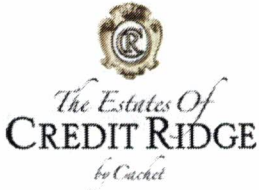
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Supporter Name	Mailing Address	Signature (please sign in Ink)
33. Bals-Shan		
34. Ali Khazal		
35. AMAR CHADWA		
36. SHIV SHARMA		
37. Pu/kit Bhavsar		
38. ABDUL AMAN		
39. HAIDER WARRAICH		
40. Rahminder Kaur		









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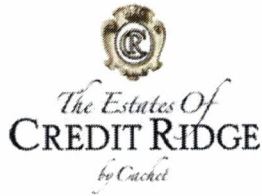
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Supporter Name	Mailing Address	Signature (please sign in Ink)
41. Sachin Kumar		
42. Luy Lui		
43. Bakod Kumar Shae		
44. Rakesh Ghis		
45. Zafreen Kassar & Ehab Shahata		
46. Famar Al-chalabi		
47. ALICE		
48. MANISH JAIN		

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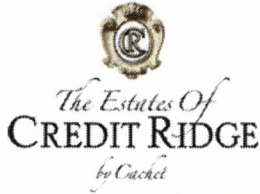
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Supporter Name	Mailing Address	Signature (please sign in Ink)
49. Sawab Ahmed		
50. A. Javidan		
51. GURSHARAN S. PEAR		
52. KATHIRGIA M Shanmyganat		DR.
53. Sumeet Sood		
54. ARASA RANI MARY		
55. KATY JANTA		
56. KAMAL GILL		

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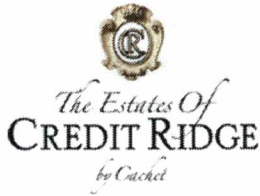
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Supporter Name	Mailing Address	Signature (please sign in Ink)
57. NAVEEN + ANITA VASISHT		
58. Reeta Sandal		
59. Dalbir Bhangra		
60. Sidharth paul		
61. Naiya Bhavsar		
62. AN Pomeroy		
63. PASCAL Monger		
64. SANJEEV MALN		

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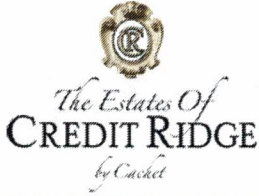
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Supporter Name	Mailing Address	Signature (please sign in Ink)
65. Zain Khan	[REDACTED]	
66. Shazie Kalia		
67. Umesh Kalia		
68. Avtar Jassal		
69. Julka		
70. Sanyal Kumar		
71. SHAMSHIR IABAL		
72. Ali Farooq		

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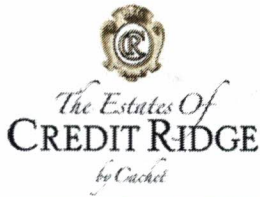
The Residents of the Estate of Credit Ridge Official Petition

We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD**: File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and to **RE-EVALUATE** the Projects to create proper flow of the community based on the outlined concerns.

- Each petitioner must Print and Sign his or her own name, original signatures only. (No Pencil)
- Each petitioner must provide his or her full address – due to the development concerns.

Supporter Name	Mailing Address	Signature (please sign in Ink)
73. KEN NATHAN		
74. TERRY HARRIS		
75. Zaib Rohile		
76. KHWANNY MADNA		
77. HARJOT GREWAL		
78. Edries Shah.		
79. Ahmad Shah.		
80. Salomon Jack Azini		

IMPORTANT: By signing this petition, the residents acknowledge that this petition may become public as part of Council or committee agenda.



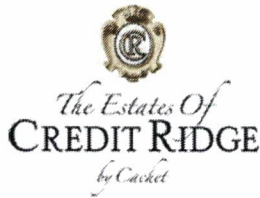
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- Each petitioner must Print and Sign his or her own name, original signatures only. (No Pencil)
- Each petitioner must provide his or her full address – due to the development concerns.

Supporter Name	Mailing Address	Signature (please sign in Ink)
81. ^{85.} PUNAVESWARAN KIMALRAJ		
82. ^{86.} Mohammad Yousuf Zay		
83. ^{87.} Kulpreet Singh		
84. ^{88.} Khuram Ali		
85. ^{89.} VANSAN NARAYANAN		
86. ^{90.} Zaid Aureshi		
87. ^{91.} Manmohan Singh		Manmohan Singh
88. ^{92.} SUKHWINDER MANN		

IMPORTANT: By signing this petition, the residents acknowledge that this petition may become public as part of Council or committee agenda.



The Residents of the Estate of Credit Ridge Official Petition

We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD**: File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and to **RE-EVALUATE** the Projects to create proper flow of the community based on the outlined concerns.

- Each petitioner must Print and Sign his or her own name, original signatures only. (No Pencil)
- Each petitioner must provide his or her full address – due to the development concerns.

Supporter Name	Mailing Address	Signature (please sign in Ink)
89. 83. AMIT SHARMA		
90. 74. DAN MOOI		
91. 75. MITCH / RADH DANCAN		
92. 76. NARINDER		
93. 77. Rahul Saggu		
94. 78. Kalaichelvan Panchalingam		
95. 79. Thaya Bava Jeyavelan		
96. 80. Adnan S -		

IMPORTANT: By signing this petition, the residents acknowledge that this petition may become public as part of Council or committee agenda.

RESULTS OF THE CIRCULATION

July 21th, 2021

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

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

Dear Kelly:

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

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

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

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for

the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

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

Yours Truly,

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

Henderson, Kelly

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

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon,

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

Best regards and have a great weekend!

Kenny Lamizana

Agente de Planification, Secteur de l'immobilisation, de l'entretien et de la planification
Planning Officer, Building, Maintenance and Planning Department
Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



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

Envoyé : 30 juin 2021 15:46

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

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

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

Good Afternoon,

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

An application for **1857 Queen Street East** with an assigned file number of **OZS-2021-0018** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Kelly Henderson by July 21, 2021**
If you have any concerns please contact the assigned planner, Kelly at Kelly.Henderson@brampton.ca

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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July 5, 2021

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

Dear Ms. Henderson:

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

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

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

- 13 Junior Kindergarten to Grade 8 Students; and
- 4 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Jacinta Marto	308	504	0
Secondary School	St. Roch	1520	1404	0

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

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

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

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

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

Yours sincerely,

K. Koops

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

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

Henderson, Kelly

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

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly,

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

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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

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.

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

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

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

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

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

EXTERNAL: PLEASE PROCEED WITH CAUTION.

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

Good Afternoon,

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

An application for **1857 Queen Street East** with an assigned file number of **OZS-2021-0018** was submitted to City of Brampton for review and the applicant submitted materials are made public on **BramPlan Online** for review.

Please review and provide your comments to the assigned planner, **Kelly Henderson by July 21, 2021**
If you have any concerns please contact the assigned planner, Kelly at Kelly.Henderson@brampton.ca

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!


Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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July 7th, 2021

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

Dear Ms. Henderson:

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

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

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
26	3

The students are presently within the following attendance areas:

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

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

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

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

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

Yours truly,

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

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

July 5, 2021

Kelly Henderson
Planning Department
City of Brampton
Ontario

Attention Kelly Henderson

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

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

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

Rogers Reference Number M213022

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

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

(2) Prior to registration of the plan of Condominium, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation.

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

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

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

Yours truly

Monica LaPointe

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

Henderson, Kelly

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

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

Hello Kelly and Marc,

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

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

General Comments:

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

Engineering Comments:

Grading and Drainage

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

SWM Design

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

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

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

Ecology Comments:

NHS Buffer and Restoration

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

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

Drainage Features

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

Wildlife Mitigation

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

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

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

Advisory

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

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

Kind regards,

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

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

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

trisha.hughes@cvc.ca | cvc.ca



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October 27, 2021

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

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

Dear Ms. Henderson,

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

Planning Information to Support A Future Site Plan Application

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

Public Health Recommendations

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

Prior to Official Plan Amendment and Rezoning Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to official plan amendment and rezoning approval:

Development Services Planning Requirements

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

Site Servicing Requirements

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

Regional Traffic Requirements

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

Waste Management Requirements

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

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Prior to Site Plan Approval:

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

Development Services Planning Requirements

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

Regional Traffic Requirements

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

Site Servicing Requirements

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

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

Waste Management Requirements

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

Additional Notes and Links

Development Services Planning Notes

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

Site Servicing Notes

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

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

Regional Traffic Notes

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

Waste Management Notes

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

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

Yours truly,

A handwritten signature in black ink, appearing to read 'AM', is positioned below the closing 'Yours truly,'.

Alex Martino
Planner, Development Services
Region of Peel

Public Works

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SUSTAINABILITY SCORE SNAPSHOT

APPLICATION DETAILS:

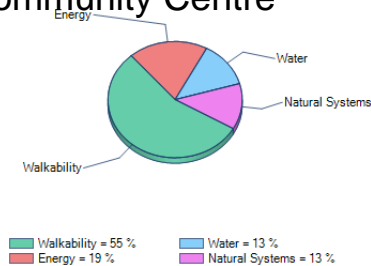
Project Name: Rotary Club of Brampton Glen Community Centre

City File Number: OZS-2021-0018

Plan Type: Site Plan

SUSTAINABILITY SCORE: **53**

THRESHOLD ACHIEVED: **SILVER**



Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

- [Minimum] When healthy tableland trees are proposed for removal, enhanced compensation is provided based on basal area.

Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

- [Minimum] All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity), organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight, and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m² at proper planting depth of unobstructed growing medium per tree.

Site Accessibility - Universal Design

- [Minimum] 20% of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent).
- [Aspirational] 30% of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent).

Site Accessibility - Number of Universally Accessible Points of Entry to Buildings and Sites

- [Minimum] 100% of Emergency Exits are Universally Accessible.

Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

- [Aspirational] 75% of sidewalks will have shade provided by trees within 10 years of development. If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees).

Parking - Off-Street Parking

- [Minimum] All new off-street parking has been located beside or behind a building.
- [Aspirational] Less than 20% of the total developmental area has been dedicated to new off-street surface parking facilities.
- [Aspirational] Structure parking has been consolidated for 85% or more of the surface parking.

Parking - Surface Parking

- [Minimum] A strategy has been developed to minimize surface parking for permanent employees and residents.

Pedestrian Connections - Traffic Calming

- [Minimum] 75% of new residential-only streets are designed with traffic calming strategies.

Pedestrian Connections - Proximity to School

- [Minimum] 50% of dwelling units are within 800 m walking distance of public/private elementary, Montessori, and middle schools.
- [Minimum] 50% of dwellings units are within 1600 m of public/private high schools.

Site Permeability - Connectivity

- [Aspirational] Amenities and street furniture (benches, additional bike parking, landscaping) have been provided along connections on the site and between the site and adjacent destinations.

Transit Supportive - Distance to Public Transit - Site Plans

- [Minimum] The site is within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or the site is within 400 m walking distance to 1 or more bus stops with frequent service.
- [Aspirational] The site is within 400 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops; or, the site within 200 m walking distance to 1 or more bus stops with frequent service

Walkability - Promote Walkable Streets

- [Aspirational] 100% of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards.
- [Aspirational] Pedestrian amenities have been provided to further encourage walkable streets.

Natural Heritage - Connection to Natural Heritage

- [Aspirational] 50% of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads).

Stormwater - Stormwater Management Quality and Quantity

- [Minimum] The most intense rainwater event that the site can retain runoff from (in mm) is 5mm.

Stormwater - Rainwater Re-Use

- [Minimum] Residential (multi-family only), commercial, and institutional buildings have been designed for rainwater re-use readiness.
- [Aspirational] Rainwater is collected on site and used for low-grade functions.

Stormwater - Stormwater Architecture/Features

- [Minimum] Stormwater amenities which provide functional and aesthetic benefits to the site have been included in the development plan.

Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional

- [Aspirational] There is expected energy savings of more than 55% for the proposed building relative to MNECB compliance.
- [Aspirational] All commercial, institutional and multi-residential buildings over three storeys are commissioned.
- [Aspirational] Building electricity sub-meters will be required for all office tenants and residential suites.

Energy Conservation - Energy Management

- [Minimum] An energy management strategy has been developed for the development.

Lighting - Parking Garage Lighting

- [Minimum] Occupancy sensors have been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux.

Lighting - Reduce Light Pollution

- [Minimum] Exterior light fixtures greater than 1000 lumens have been shielded to prevent night shy lighting, and there is no uplighting.
- [Aspirational] Lighting controls have been implemented to reduce light spillage from buildings by 50% from 11 pm to 5 am.

Lighting - Energy Conserving Lighting

- [Minimum] LEDs and/or photocells have been used on all lighting fixtures exposed to the exterior.

Bird Friendly Design

- [Minimum] Bird Friendly Design strategies have been applied to 85% of the exterior glazing located within the first 12 m of the building above-grade.
- [Minimum] Visual markers on the glass have spacings equal to or less than 10 cm x 10 cm.

Materials and Solid Waste Management - Solid Waste

- [Minimum] For Multi-Unit, Commercial, Retail and Institutional buildings, storage and collection areas for recycling and organic waste are within or attached to the building. Alternatively, deep collection recycling and organic waste storage facilities are provided
- [Aspirational] A three-chute system is provided on each floor for all multi-unit developments.

Materials and Solid Waste Management - Material Re-used and Recycled Content

- [Minimum] 5% of reused content in building materials and/or landscaping materials has been used.
- [Minimum] 10% of reused content in building materials and/or landscaping materials has been used.

Materials and Solid Waste Management - Recycled/Reclaimed Materials

- [Minimum] 25% of recycled/reclaimed materials will be used for new infrastructure, including roadways, parking lots, sidewalks, unit paving, etc.

Heat Island - Reduce Heat Island Effect From the Built Form - Non Roof

- [Minimum] 50% of the site's hardscape uses municipally approved heat island reduction techniques.

Heat Island - Reduce Heat Island Effect From the Built Form - Roof

- [Minimum] 25% of the roof has been designed with a "cool" roof surface.