

## Public Works

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

peelregion.ca

December 14, 2022

Alex Sepe  
Planner III  
Development Services  
City of Brampton  
2 Wellington Street West, L6Y 4R2  
[Alex.sepe@bramtpon.ca](mailto:Alex.sepe@bramtpon.ca)

**RE: Application for Official Plan Amendment & Zoning By-law Amendment  
City of Brampton  
80 Bramalea Road  
City File: OZS-2021-0043  
Regional File: OZ-21-043B**

Dear Mr. Sepe,

Further to our previous comments sent January 24th 2021, Region of Peel Development Staff have reviewed the second submission for the above noted Official Plan Amendment and Zoning Bylaw Amendment application to facilitate the construction of a 7-storey residential condominium development and are please to offer regional clearance based on the following:

### Waste Design

- Residential units are eligible for Front-End waste collection provided that requirements in Sections 2.0 and 4.0 of the Waste Collection Design Standards Manual (WCDSM) are met.
- Prior to Site Plan approval, a Waste Management Plan is required. This plan must demonstrate:
  - Collection vehicle access route requirements can be met
  - Collection point has overhead clearance min. 7.5m from the concrete pad and can hold all waste bins of the larger stream
  - Waste storage room is large enough for all required bins
- For more information, please consult the Region of Peel Waste Management Plan for Official Plan Amendment / Rezoning Application available at: <https://www.peelregion.ca/planning/business/pdf/waste-management-plan.pdf> and the Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

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Dr., Suite A, Brampton, ON L6T 4B9  
800 www.peelregion.ca

**Servicing Connections:**

- There is an existing 300 mm diameter watermain and an 200mm diameter sanitary sewer on Avondale Blvd. and 300 mm diameter watermain on Bramalea Road.
- We have received the FSR dated July 2022, prepared by Schaeffers Consulting Engineers and the appropriate fees. The FSR is satisfactory and demonstrates sufficient capacity, however, the Region requires minor revisions to the FSR for approval and review prior to Site Plan approval.
  - Please be advised that the servicing drawing provided in the FSR is incorrect. The proposed 250mm connection to the 200m sanitary sewer in Avondale Blvd. will not be permitted due to a discrepancy in the referenced diameters.
  - There is an existing 500mm sanitary sewer downstream on Avondale Blvd. or within Autumn Blvd.
- For the location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)

The region looks forward to working with the applicant and the City of Brampton to address any matters of regional interest for the subsequent site plan application. If you have any questions or concerns, please contact me ([abiral.homagain@peelregion.ca](mailto:abiral.homagain@peelregion.ca) 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain  
Planning and Development Services

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## Public Works

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January 24, 2022

Alex Sepe  
Planner I  
Development Services  
City of Brampton  
2 Wellington Street West, L6Y 4R2  
[Alex.sepe@brampton.ca](mailto:Alex.sepe@brampton.ca)

**RE: Application for Official Plan Amendment & Zoning By-law Amendment  
City of Brampton  
80 Bramalea Road  
City File: OZS-2021-0043  
Regional File: OZ-21-043B**

Dear Mr. Sepe,

Region of Peel Development Staff have reviewed the above noted Official Plan Amendment and Zoning Bylaw Amendment application consisting of Site Plan (dated July,2021), FSR (dated August 2021) Site Servicing Plans (dated August,2021) etc. to facilitate the construction of a 7-storey residential condominium development and offer the following:

### **Regional Requirements for Official Plan Amendment Approval**

#### **Planning and Development Services**

- Peel Region By-law 1-2000 states that local Official Plan amendments are exempt from Regional Approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. We are pleased to advise that this proposed amendment is exempt from approval under the Planning Act by the Region of Peel.

#### **Waste Design**

- There is no landfill site within the vicinity of the subject property.
- Residential units are eligible for Front-End waste collection provided that requirements in Sections 2.0 and 4.0 of the Waste Collection Design Standards Manual are met.
- A Waste Management Plan is required Prior to Official Plan Amendment and Rezoning approval. This plan must demonstrate:
  - Collection vehicle access route requirements can be met
  - Collection point has overhead clearance and can hold all waste bins of the larger stream
  - Waste storage room is large enough for all required bins
- For more information, please consult the Region of Peel Waste Management Plan for Official Plan Amendment / Rezoning Application available at:

<https://www.peelregion.ca/planning/business/pdf/waste-management-plan.pdf>  
and the Waste Collection Design Standards Manual available at:  
<https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

### **Servicing Connections:**

- There is an existing 300 mm diameter watermain and an 200mm diameter sanitary sewer on Avondale Road and 300 mm diameter watermain on Bramalea Road.
- Prior to Official Plan and Zoning Bylaw Amendment Approval a satisfactory FSR is required.
- We have received the FSR dated August 2021 and prepared by Schaeffers Consulting Engineers. Based on the proposed population, the region does not have any objections to the proposed water/wastewater demands and deem the report satisfactory. These comments are subject to change should the population change.
- A Report Fee of \$515 is required as per the current Fees Bylaw to Servicing Connections Please be advised that servicing connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT). Please contact us at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca) for the process to submit an Electronic Fund Transfer for your servicing application fees.
- This development proposal we recommend a water system looped to municipal water, to provide a redundant water supply, as per standard drawing 1-8-2.
- Site Servicing comments will be provided under a separate cover.

### **Notes**

**The following comments below are to assist in the preparation of the future development application:**

#### **Servicing Connections**

- Prior to Site Plan approval, the applicant shall provide copies of all registered easement documents and updated Parcel Abstracts (PINS). Failure to submit the required information or failure to identify existing and proposed encroachments will result in delays in the review of this application.
- All works associated with the servicing and development of the 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 the site.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with the Region of Peel Standards and Specifications.
- Prior to Site Plan approval, Site Servicing Drawings are required for Reviewed by Servicing Connections.
- All Servicing and Grading Drawings shall reflect the Region's and Local Municipality's road widening Requirements.
- Please indicate if Developer will be pursuing LEED certification.
- Prior to Site Plan approval a satisfactory Servicing Submission is required.
- Final Site Servicing approvals are required prior to the local municipality issuing Building Permit.
- Prior to Site Servicing approvals, confirmation of approval by the city of Brampton for fire protection is required.

#### **Public Health**

- Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density,

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service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.

- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- We have no objections to the proposed Official Plan and Zoning By-law amendments. The Sustainability Assessment has reached 39 points, which meets a passing score on the assessment and a bronze threshold. There are opportunities to increase the score and health promoting ability through the detailed design at the future site plan stage. We therefore offer the following recommendations:
- Pedestrian amenities such as benches and pedestrian lighting along pathways, as in alignment with the Peel Active Park Guidelines should also be considered and verified through the future site plan.
- To support an age-friendly development, the open spaces should be planned for multi-generational use.
- To improve pedestrian connectivity and active transportation on site, please consider pedestrian connections from the building to the streetscape.
- Upon receipt of a detailed site plan, through the future site plan application, we may have additional comments.

#### General Servicing Comments

- To service the site, additional easements (municipal or private) or upgrades to the existing municipal services may be required. All works associated with the servicing and development of this site will be at the applicant's expense.
- The subject land is to be serviced according to the Ontario Building Code (OBC) and current Region of Peel standards.
- Please notify us if the servicing drawings are revised to reflect the Local Municipality's Requirements for the Ontario Building Code. We may have additional comments and requirements.
- Please be advised that due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT). Please contact us at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca) for the process to submit an Electronic Fund Transfer for your servicing application fees.
- For questions related to site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)
- For the location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at [PWServiceRequests@peelregion.ca](mailto:PWServiceRequests@peelregion.ca)
- Storm Sewer Design Criteria  
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sewer-design.pdf>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found at the following link:  
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- Please refer to the Region's Storm Water Management Report Criteria found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>

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- Please review the Region's engineering submission requirements found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/subdivision-process-july-2009-final.pdf>
- Please review the Region's Water Design Criteria for more information found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>
- Please review the Region's Sanitary Sewer Design Criteria for more information found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- For Underground Locate Requests please go to the following link: <https://www.peelregion.ca/pw/locaterequest/>
- Please refer to Water Service Connection Fees and Latest User Fee Bylaw found at the following link: <http://www.peelregion.ca/pw/water/rates/connect-rates.htm>
- Please refer to the Region's Functional Servicing Report Criteria found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please refer to our Standard Drawings to determine which standards are applicable to your project found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/drawings/>

Yours truly,



Abiral Homagain  
Junior Planner, Planning and Development Services

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Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

## Sepe, Alex

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**From:** Anthony Syhlonyk <Anthony.Syhlonyk@trca.ca>  
**Sent:** 2022/08/05 10:05 AM  
**To:** Sepe, Alex  
**Subject:** [EXTERNAL]RE: OZS-2021-0043 Revision 1: DUE AUG 2/2022

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

Hi Alex,

We note the applicant has still indicated that they will further address SWM at Site Plan. We have no further comments with respect to OZS-2021-0043.

Thank you,

**Anthony Syhlonyk, MPlan**  
Planner  
Development Planning and Permits | Development and Engineering Services

T: 1-437-880-1938  
E: [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca)  
A: 101 Exchange Avenue, Vaughan ON L4K 5R6

Toronto and Region Conservation Authority (TRCA) | [trca.ca](http://trca.ca)



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

*All digital submissions and documents can be submitted to the following e-mail addresses:  
Enquiries/ applications within Peel Region municipalities – [peelplan@trca.ca](mailto:peelplan@trca.ca)  
Enquiries/ applications within York Region municipalities – [yorkplan@trca.ca](mailto:yorkplan@trca.ca)*

>;

October 6, 2021

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

Dear Mr. Sepe:

**Re: Notice of Application and Request for Comments  
Application to Amend the Official Plan and Zoning By-law  
Crown-Jewel Corporation c/o HBNG Holborn Group  
80 Bramalea Road  
West side of Bramalea Rd, north of Steeles Ave E  
File: OZS 2021-0043  
City of Brampton – Ward 7**

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

The applicant proposes the development of a 7-storey building with 54 residential units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 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 /<br>Temporary Classrooms |
|-------------------|--------------------|-----------|----------|--|
| Elementary School | St. John Fisher    | 492       | 403      | 10                                       |
| Secondary School  | St. Thomas Aquinas | 1639      | 1500     | 18                                       |

**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)

October 28, 2021

Planning Department  
City of Brampton  
Ontario

Attention Alex Sepe

APPLICATION NO OZS-2021-0043  
APPLICATION TYPE Application for an Official Plan Amendment and Zoning By-law Amendment  
ADDRESS 80 Bramalea

GENERAL LOCATION Located on the southwest corner of the Bramalea Road and Avondale Boulevard intersection in

DESCRIPTION A 7-storey residential condominium building comprised of 54 units, amenity space, and one level of underground parking.

Rogers Reference Number M214724

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](mailto:gtaw.newarea@rci.rogers.com).

Yours truly

*Monica LaPointe*

Monica LaPointe  
Coordinator  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications, Wireline Access Network  
3573 Wolfedale Rd, Mississauga Ontario

October 12, 2021

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

Re: Application for Zoning by-Law Amendment – 80 Bramalea Road COB File: OZS-2021-0043

Dear Alex:

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

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

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

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

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

October 15<sup>th</sup>, 2021

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

Dear Mr. Sepe:

**RE: Application for an Official Plan and Zoning By-law Amendment  
 OZS-2021-0043 & PRE-2021-0075  
 Crown-Jewel Corporation c/o HBNG Holborn Group  
 80 Bramalea Road, Block J, Plan 613  
 Southwest corner of Bramalea Road and Avondale Boulevard  
 City of Brampton (Ward 7)**

The Peel District School Board has reviewed the above-noted application (54 apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

| <b>Kindergarten to Grade 5</b> | <b>Grade 6 to Grade 8</b> | <b>Grade 9 to Grade 12</b> |
|--------------------------------|---------------------------|----------------------------|
| 10                             | 4                         | 4                          |

The students are presently within the following attendance areas:

| <b>Public School</b>                                   | <b>School Enrolment</b> | <b>School Capacity</b> | <b>Number of Portables</b> |
|--|-------------------------|------------------------|----------------------------|
| Birchbank P.S.<br><i>(Kindergarten to Grade 5)</i>     | 372                     | 413                    | 0                          |
| Balmoral Drive Sr. P.S.<br><i>(Grade 6 to Grade 8)</i> | 600                     | 693                    | 0                          |
| Castlebrooke S.S.<br><i>(Grade 9 to Grade 12)</i>      | 1,826                   | 1,533                  | 6                          |

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.”

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](mailto: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)

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>

**Sent:** 2021/10/29 3:19 PM

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

**Subject:** [EXTERNAL]RE: [OZS-2021-0043] Notice of Application and Request for Comments: DUE OCT 20/2021

**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](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Alice Coleman**

Municipal Planning Analyst

Long Range Distribution Planning

—  
**ENBRIDGE**

TEL: 416-495-5386 | [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com)

500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

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