

RECOMMENDATION REPORT  
DATED JUNE 20<sup>TH</sup>, 2022

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**Date:** 2022-06-01

**File:** OZS-2020-0036 and 21T-20011B

**Subject:** **RECOMMENDATION REPORT**

Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision.

*(To facilitate a Plan of Subdivision consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks)*

**Korsiak Urban Planning – Jim and Luisa Mocon**

1879 Queen Street West

South side of Queen Street West and east of Mississauga Road

Ward: 4

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David VanderBerg, Manager, Development Services, 905-874-2325, [David.Vanderberg@Brampton.ca](mailto:David.Vanderberg@Brampton.ca)

**Report Number:** Planning, Bld & Ec Dev-2022-500

**Recommendations:**

1. **That** the report titled: **Recommendation Report**, Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, **Korsiak Urban Planning – Jim and Luisa Mocon**, 1879 Queen Street Ward 4 (File #: OZS-2020-0036), dated June 1<sup>st</sup>, 2022 to the Planning and Development Committee Meeting of June 20<sup>th</sup>, 2022, be received; and,
2. **THAT** the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon. (File: OZS-2020-0036) 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 1<sup>st</sup>, 2022;

3. **THAT** the amendments to the Official Plan generally in accordance with the attached Appendix 13 to this report be adopted;
4. **THAT** the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 this report be adopted;
5. **THAT** the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 13 to this report be approved;
6. **THAT** no further notice or public meeting be required for the attached Official plan Amendment and Zoning By-law Amendment as per section 22 (6.1) and Section 34 (10.4) of the *Planning Act, R.S.O. c. P. 13*, as amended.

**Overview:**

- **This report recommends approval of an application to amend the Official Plan, Zoning By-law and a proposed Draft Plan of Subdivision.**
- **The proposal includes a residential development consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks.**
- **The lands are designated ‘Residential’ and ‘Open Space’ on Schedule A of the Official Plan, ‘Valleylands and Watercourse Corridors’ and ‘Areas of Natural and Scientific Interest – Life Science’ on Schedule D – Natural Heritage Features and Areas. An Amendment to the Official Plan is required.**
- **The subject property is designated ‘Special Policy Area, ‘Low Density Residential 1’ and ‘Primary Valleyland’ within the Credit Valley Secondary Plan (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 proposed to be revised to recognize an increase in height and density for the apartment block.**
- **The property is zoned ‘Agriculture’ (A) and ‘Recreation Commercial Section 560’ (RC-560) 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 this application was held on June 7<sup>th</sup> 2021. Member of the public provided written comments on the application prior to the public meeting. Details of the Statutory Public Meeting are included in Appendix 10 of this report.**

- **The Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment are generally consistent with the application presented as the Public Meeting held June 7<sup>th</sup>, 2021.**
- **The proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth plan for the Greater Golden Horseshoe as well as the Region and City's Official Plans.**
- **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 and a proposed Draft Plan of Subdivision to facilitate the development of nine single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks.

The subject application was submitted on behalf of Jim and Luisa Mocon on March 29<sup>th</sup>, 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 April 6<sup>th</sup>, 2021 was provided to the applicant, with the Public meeting taking place on June 7<sup>th</sup>, 2021.

Prior to this application being submitted and in accordance with the policies of 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, Larencore and the Brampton Rotary Club 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, owners of the lands subject to this application, became an additional participating owner. On October 16<sup>th</sup>, 2019, all participating landowners submitted a Tertiary Plan that they all agreed

on. Council accepted and endorsed the tertiary plan at their meeting of October 19th, 2019.

It should be noted that an amendment to the Tertiary Plan has been submitted as part of this application to demonstrate how all the properties can be developed with the increased density within the apartment block proposed through the application subject to this application.

### **Current Situation:**

#### Proposal:

The proposal to amend the Official Plan, Zoning By-law and Draft Plan of Subdivision application has been filed with the City to develop the approximately 6.9 ha (17.1 ac.) site. The details of the proposal are as follows (refer to Appendix 1):

- Nine single detached units;
- 39 street townhouses;
- One Townhouse Condominium Block with seventeen units;
- An apartment block, being 12 storeys with 200 units;
- A park and a stormwater management block;
- Three public streets (shown s Street 'A', 'B' and 'C'). Street 'A' is proposed to connect to Queen Street West; and,
- Natural Heritage Systems with buffers.

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

The lands have the following characteristics:

- is municipally known as 1879 Queen Street West
- has a total site area of approximately 6.9 hectares (17.1 acres)
- has a frontage of approximately 96.6 metres (316.9 feet) along Queen Street West

The surrounding land uses are described as follows:

- North: Beyond Queen Street West are single detached dwellings and a stormwater management pond.
- South: Natural Heritage features and Lionhead Golf Course.
- East: The Rotary Club lands planned for an apartment building and beyond is Branthaven's townhouse development.
- West: Cesta's development planned for a range of residential and townhouse dwellings before Mississauga Road.

### Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 13 and the Zoning By-law Amendment attached hereto as Appendix 14.

### Planning Analysis Summary

This application proposes a compatible residential development at an appropriate residential density for the subject area, and helps with the achievement of a complete community with access to public transit.

With respect to urban and community design, the proposed development implements an upscale executive residential design through elements such as vehicular and pedestrian access, the appropriate design and siting of the proposed dwellings, and open space features.

The proposed applications are consistent with the Provincial Policy Statement and are 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, being Zum and the proposed BRT route. The development includes a mix of built forms, network of pedestrian-friendly streets and an interconnected open space. It is designed to be sustainable, to support public transit (Section 2(q)). The development is well designed, encourages a sense of place and provides for high quality public spaces (Section 2(r)). The mix of proposed built forms provides for a wide range of housing

opportunities (Section 2(j)). 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 greenhouse into a higher density, mixed 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 include a range of dwelling types ranging from singles, townhomes and apartment units. The application is consistent with the policy statements in this section.

Section 1.5 of the PPS includes policies promoting healthy, active communities by planning streets and public spaces to be safe, to facilitate active transportation and provide for a full range of open spaces. The proposed development includes a series of connected road ways to adjacent developments, as well as a new park for the community, which connects to the adjacent development.

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 applications conforms to the Growth Plan by supporting complete communities by providing a mix of housing 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 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 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 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 property is identified on 'Schedule A1 – Upscale Executive Housing Special Policy Areas', as 'Upscale Executive Housing Special' Areas. 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 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 mixed residential development that will provide a new park, and is connected to active transportation and transit routes, therefore supporting a complete community.

The proposal is compatible with the proposed adjacent subdivision, as both of these subdivisions will be interconnected not only by streets, but the entire area was planned through a Tertiary Plan process, which included Community Design Guidelines that are to be adhered to. Furthermore, the development included an Urban Design Brief to ensure that the proposal complemented the existing and future development. The Urban Design Brief further informs the development by ensuring high quality design that ensures compatibility with the existing homes in the area. In order to further address compatibility with the existing residents the applicant has proposed that the apartment block be located at the back of the subdivision in order to reduce any impact on the existing residents, as well as ensure sight lines to the valleylands.



The proposal is consistent with the Official Plan as it meets the general intent of the plan regarding the type of development, 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, and as part of this application these lands will be dedicated to the City.

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 location 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 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. This application proposes to amend the Secondary Plan to create a "Medium Density Residential" designation, as well as a "High Density Residential" designation on portions of the lands. The proposal is for a combined density of 127.5 units per hectare (exclusive of roads, parkland, SWM pond and NHS). Specifically though, the medium density portion of the development is proposed to be 48.5 units per hectare, and the high density portion (apartment) is proposed to be a density of 273.9 units per hectare.

The Special Policy Area 2 designation includes the Rotary Club of Brampton Banquet Hall (1857 Queen Street), a commercial Green house (this application – 1879 Queen Street) and west of this site known as 1879 Queen (Cesta) and 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 and it has been determined, though the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features are not adversely impacted, provided the recommendations from the study are reflected in development and policies. It shall be noted that the proposed zoning by-law amendment does reflect a natural heritage system zone with a buffer to ensure the protection of the natural heritage features.

The Special Policy Area required that a Tertiary Plan be created for the entire block. This was created and presented to Council and endorsed. The subject proposal does

propose revisions to the Tertiary Plan to allow a 12-storey apartment building with 200 units, as opposed to what was previously endorsed with 6-storeys with 117 units.

It should be noted that the density permitted within the Low Density 1 designation is not consistent with the Medium Density Residential use 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 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 mix of housing types 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 is satisfied with the proposed Official Plan Amendment.

#### City of Brampton Zoning By-law 270-2004

The subject property is zoned 'Agricultural' (A) and 'Recreation Commercial exception 560' (RC-560) in the City of Brampton Zoning By-law 270-2004, as amended. The proposal seeks to rezone the subject lands to a new site specific Residential Single Detached F-9.0 (R1F-9.0-2970) zone, site-specific Residential Townhouse C (R3C-3639) zone, site-specific Residential Townhouse E-6.0 (R3E-5.5-2972), site specific Residential Apartment (R4A-3640) zone, Open Space (OS) zone and Floodplain (F) zone to permit the proposed development.

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

#### Community Engagement

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 an application of 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 June 7, 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 is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal also develops otherwise underutilized lands with a use consistent with the surrounding context. 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 context 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 Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment.

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 13, the Zoning By-law Amendment attached hereto as Appendix 14.

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

Authored by:

Reviewed by:

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Kelly Henderson, MCIP, RPP  
Development Planner, Development  
Services

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Allan Parsons, MCIP, RPP.  
Director, Development Services

Approved by:

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

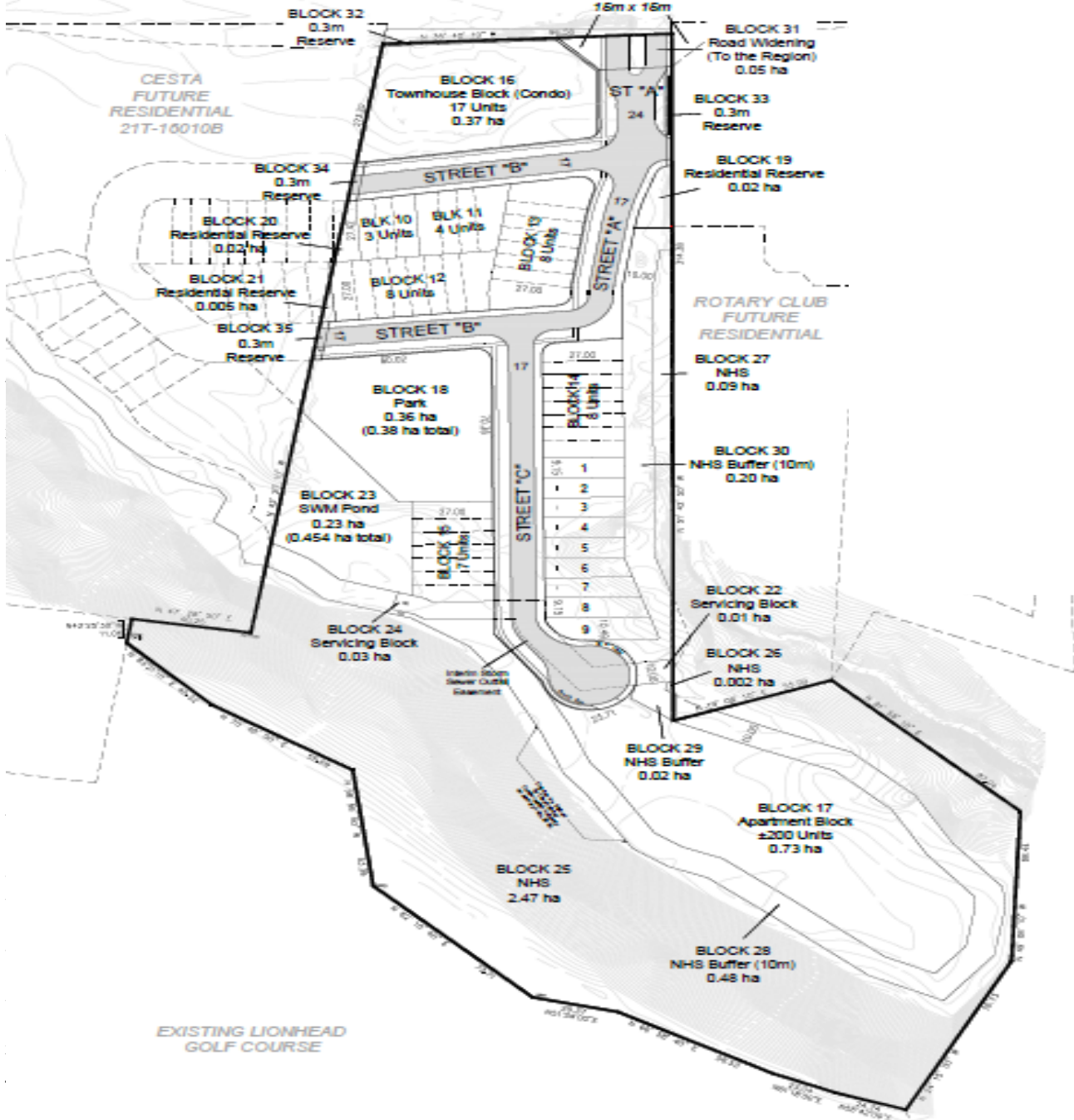
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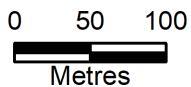
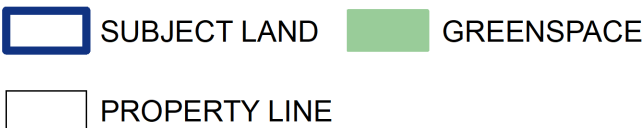
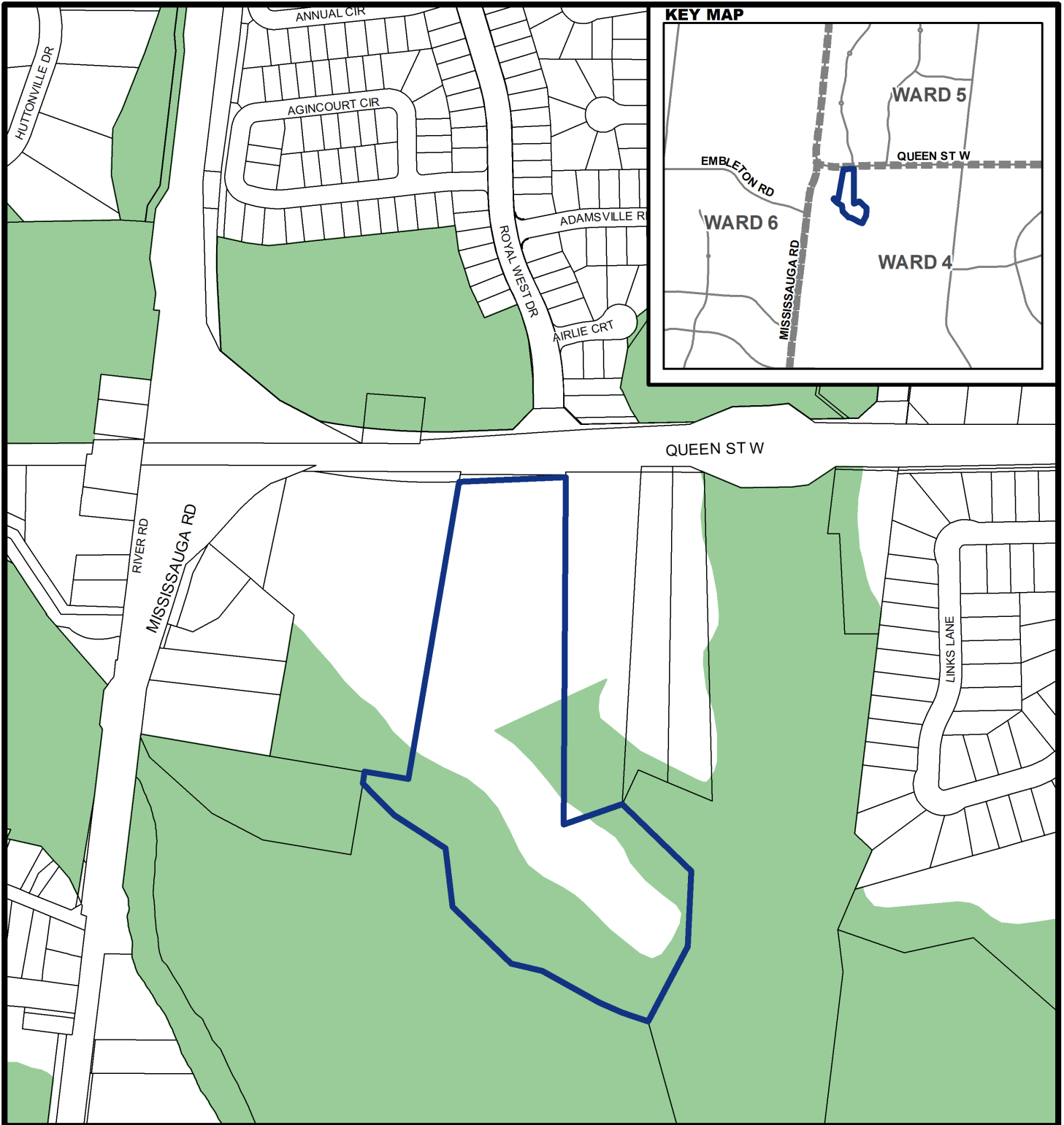
Appendix 1: Draft Plan of Subdivision  
Appendix 2: Location Map  
Appendix 3: Official Plan Designations  
Appendix 4: Secondary Plan Designations  
Appendix 5: Zoning Designations  
Appendix 6: Aerial & Existing Land Use  
Appendix 7: Heritage Resources  
Appendix 8: Tertiary Plan  
Appendix 9: Detailed Planning Analysis  
Appendix 10: Results of the Public Meeting  
Appendix 11: Results of the Application Circulation  
Appendix 12: Conditions of Draft Approval  
Appendix 13: Draft Official Plan Amendment  
Appendix 14: Draft Zoning By-law Amendment  
Appendix 15: Sustainability Snapshot

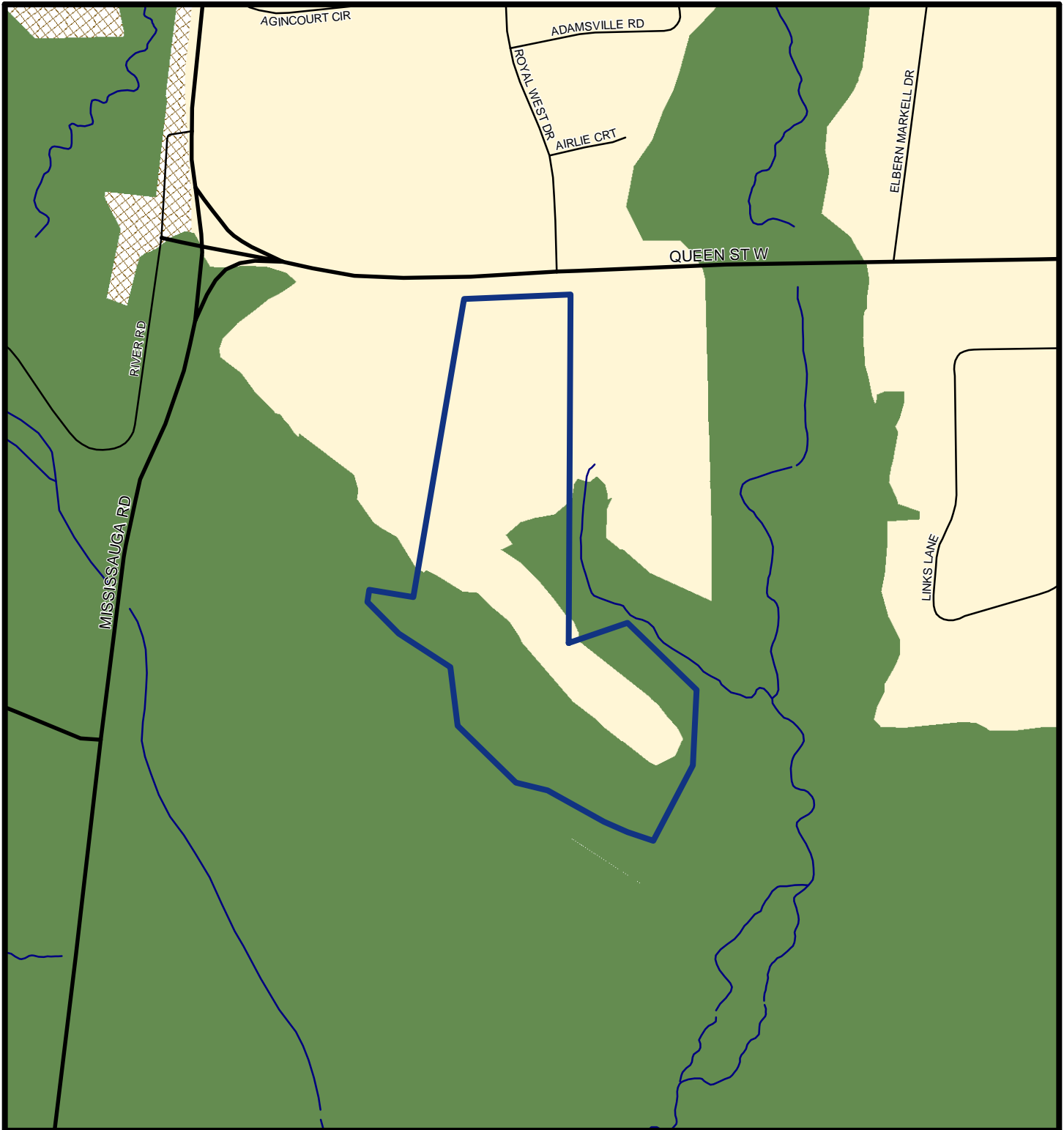


ROYAL WEST DRIVE





QUEEN STREET WEST

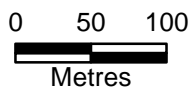






EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

-  SUBJECT LAND
-  RESIDENTIAL
-  OPENSOURCE
-  VILLAGE RESIDENTIAL



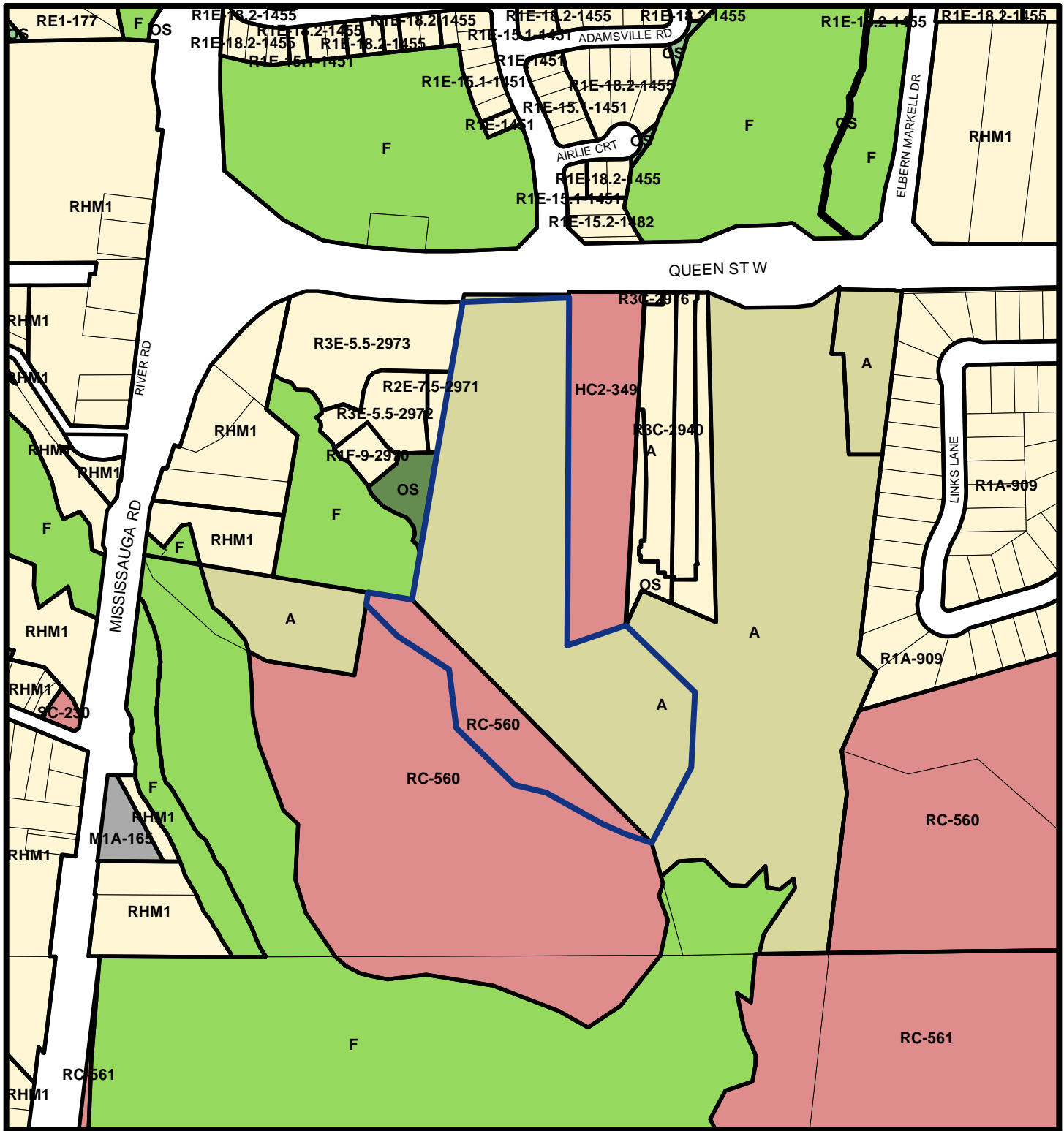
**SUBJECT LANDS**



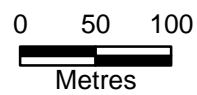
EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

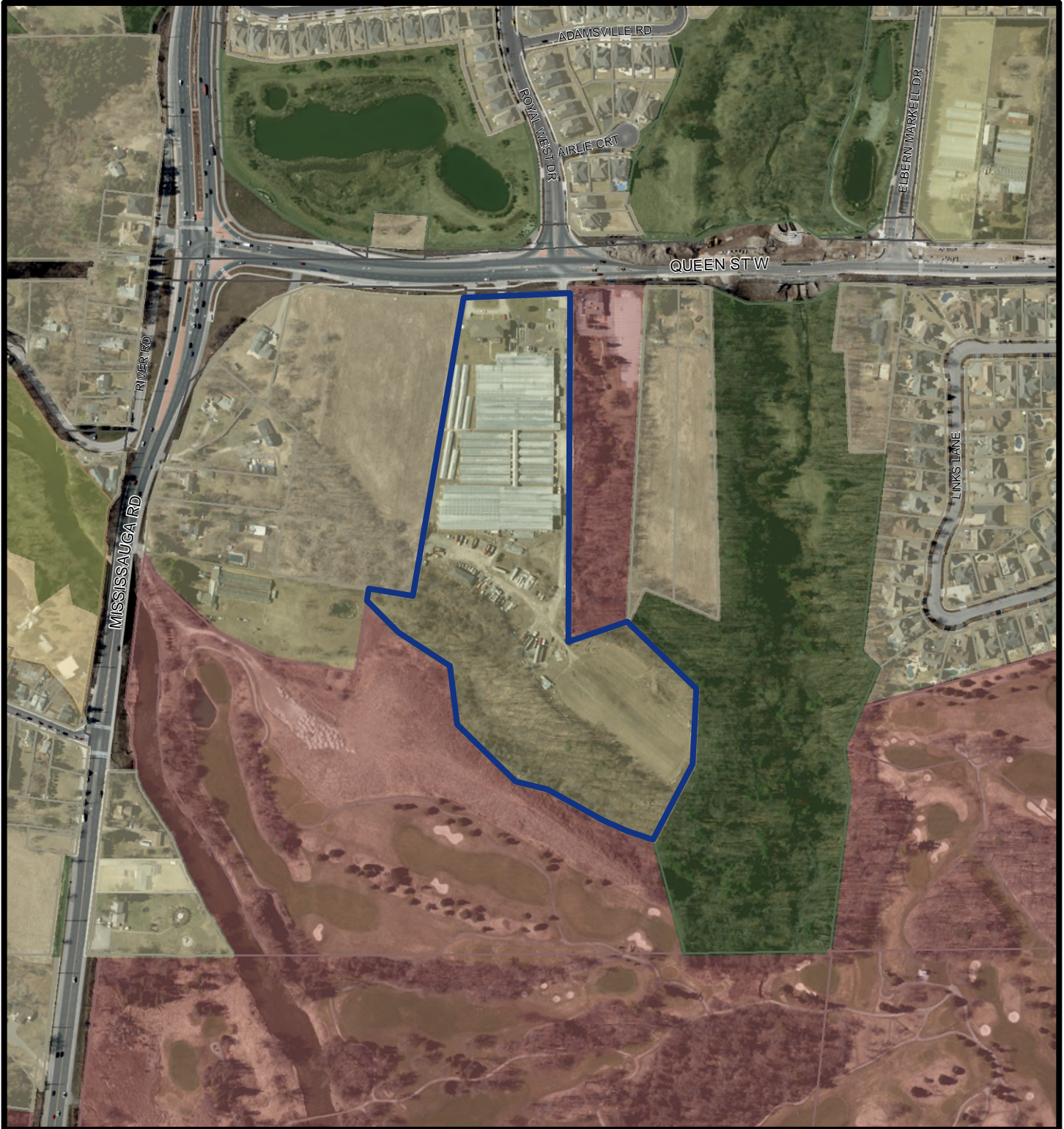
RESIDENTIAL	COMMERCIAL	OPEN SPACE
EXECUTIVE RESIDENTIAL	CONVENIENCE COMMERCIAL	CITY WIDE PARK
LOW DENSITY RESIDENTIAL 1	COMMERCIAL	COMMUNITY PARK
LOW DENSITY RESIDENTIAL 2	DISTRICT RETAIL	NEIGHBOURHOOD PARK
MEDIUM DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	OPEN SPACE
VILLAGE RESIDENTIAL		PRIMARY VALLEYLAND
INSTITUTIONAL	OTHER	SECONDARY VALLEY LAND
PUBLIC JUNIOR ELEMENTARY SCHOOL	HERITAGE RESOURCE	SPRINGBROOK SETTLEMENT AREA
PUBLIC SECONDARY SCHOOL	ONTARIO HYDRO POWER CORRIDOR	WOODLOT
SEPARATE ELEMENTARY SCHOOL	RAILWAY	FLOOD / HAZARD LANDS
JUNIOR PUBLIC SCHOOL		SIGNIFICANT WOODLOTS
PLACE OF WORSHIP		STORM WATER MANAGEMENT POND
PUBLIC SENIOR ELEMENTARY SCHOOL		TERRESTRIAL FEATURES
SEPARATE SECONDARY SCHOOL		VALLEYLAND





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

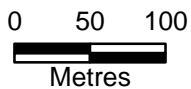


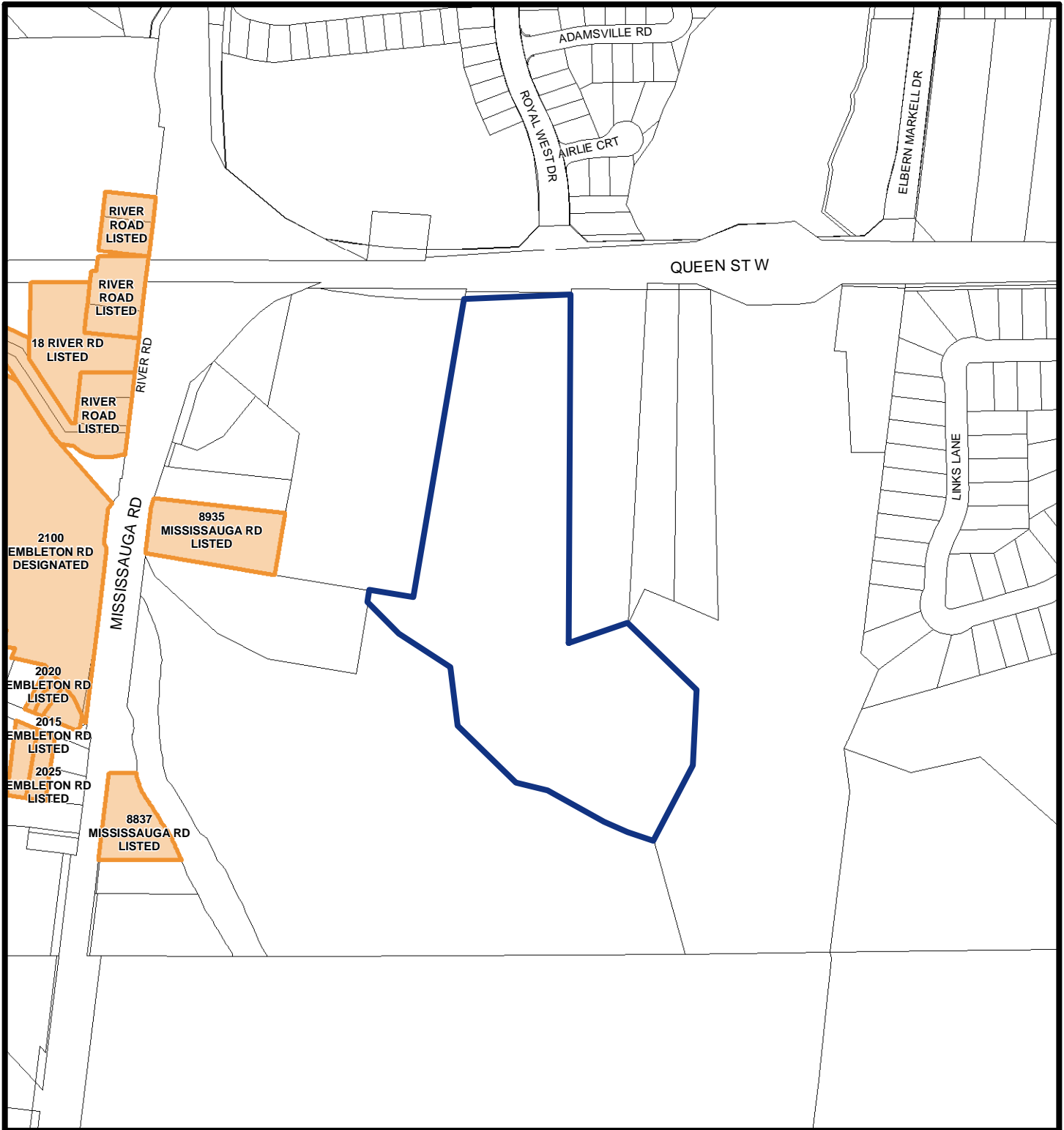


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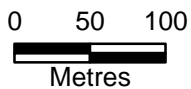
**Legend**

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



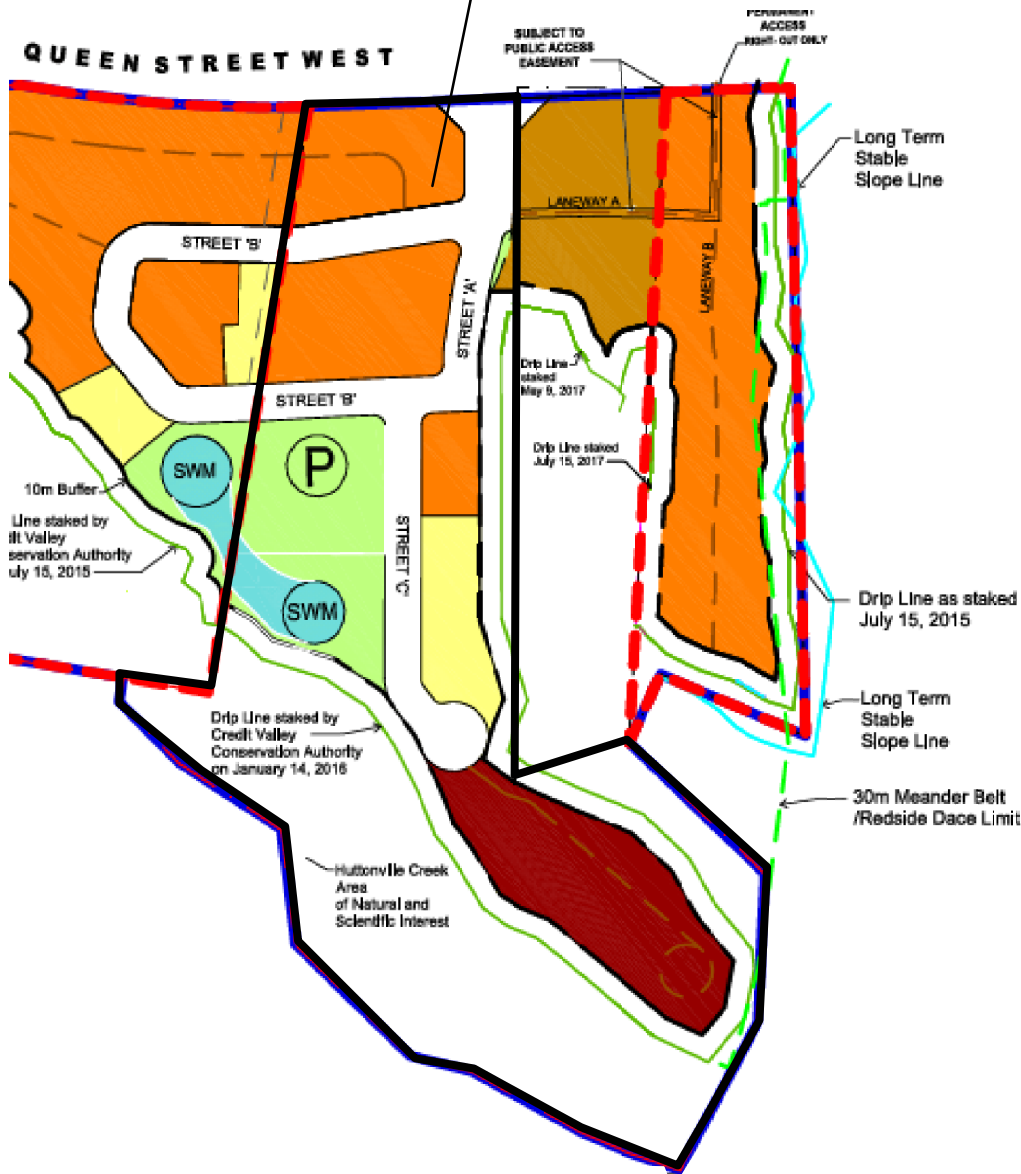


- SUBJECT LAND
- HERITAGE PROPERTIES OUTSIDE 50M
- CITY LIMIT
- HERITAGE PROPERTIES WITHIN 50M



\*The Heritage Resource boundaries are generalized and not definitive. Please contact a Heritage Coordinator for more information.

SUBJECT LANDS



LEGEND

- SPA 2 Area
- Potential Development Limit within SPA 2 Area
- Drip Line
- Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
- Low Density Residential -  
Permits a maximum of 18 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
- Medium Density Residential 1-  
Permits a maximum of 208 Townhouse Residential units, including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
- Medium Density Residential 2-  
Permits a maximum of 208 Apartment Residential units, to a maximum height of 3 to 8 storeys.
- Medium Density Residential 3-  
Permits a maximum of 117 Apartment Residential units, to a maximum height 6 storeys.
- Stormwater Management Pond
- Parks
- Private Laneway
- Private Laneway Subject to Public Access Easement
- Lands subject to site specific application

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

**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 1879 Queen Street complies or conforms with the general intent of these plans, as well as the 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;
- p) The appropriate location of growth and development; and,
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.
- r) The promotion of a built form that:
  - i. Is well-designed
  - ii. Encourages a sense of place, and
  - iii. Provides for public spaces that are high quality, safe, accessible, attractive and vibrant;

Section 51(24) of the Act provides criteria to be considered for the division of land. The following criteria are specifically relevant to the proposed Draft Plan of Subdivision:

- a) The effect of development of the proposed subdivision on matters of Provincial interest;
- b) Whether the proposal is premature or in the public interest;
- c) Whether the Draft Plan of Subdivision conforms to the Official Plan and adjacent Plan of Subdivision, if any;
- d) The suitability of the land for the purposes for which it is to be subdivided;

- e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) The dimensions and shapes of the proposed lots;
- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided; or the buildings or structures proposed to be erected on it and the restrictions, if any on adjoining land(s)'
- h) The conservation of natural resources and flood control;
- i) The adequacy of utilities and municipal services;
- j) The adequacy of school sites;
- k) The area of land, if any, within the proposed Draft Plan of Subdivision that, exclusive to highways, is to be conveyed or dedicated for public purposes;
- l) The extent of which the Plan's design optimizes the available supply, means of supplying, efficient use and conservation energy;
- m) The interrelationship between the design of the proposed Draft Plan of Subdivision and Site Plan control matters relating to any development on the land.

The proposal is consistent with the above noted matters by adding housing stock and providing intensification. 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.

Furthermore, the application meets Section 51(24) and the criteria required for the division of land as the proposal has regard for matters of Provincial Interest, conforms to the adjacent draft plans and has appropriate lotting among other items.

### **Provincial Policy Statement (PPS):**

The Provincial Policy Statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. 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:
  - a. Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - 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 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 2-year time horizon
  - 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
  - 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 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of use and densities that allow for efficient use of land, infrastructure and public service facilities.
- 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.
- Section 2.1.1 Natural features and areas shall be protected for the long term.
- Section 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been



evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

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 for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing, and prioritizing intensification. The subject property is identified as the 'Built Up Area' within this Plan. The proposed development demonstrates conformity to the following section 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 waste water 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
  - e) Development will be generally directed away from hazardous lands.
- 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
- 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 an intensification of already partially serviced lands that will introduce a number of new uses to the site at a significantly higher density. The proposed development will feature a mix of townhouses, single detached houses and an apartment building. A vibrant public realm will be ensured through the provision of adequate landscape areas, as well as a proposed new park. Adequate building setbacks are proposed along the street frontage of Queen Street in order 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 these uses 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, and offers a range of residential dwelling units. 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 will be 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 5.3.1.4 – Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- Section 5.3.1.5 – To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.
- Section 5.3.1.6 – To promote crime prevention and improvement in the quality of life
- Section 5.3.1.7 – To recognize the integrity and physical characteristics of existing communities in Peel.
- 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 5.8.1.1 – To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents and Peel.
- Section 5.9.2.5 – Optimizing the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form.

The objective of the Regional Official Plan is to achieve sustainable development by establishing healthy, complete, compact communities that offer a wide range and mix of housing as well as supporting multimodal transportation. In addition, policies direct new growth to built-up areas of the community, and more specifically to high growth areas.

Although the subject property is located outside of Brampton's urban growth centre, 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 also proposes a mix of dwelling units and sizes, 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 various housing options to meet the needs of different households. Furthermore, the proposal demonstrates conformity 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 3.2.1.1 – Development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and with Mobility Hubs and Major Transit Station Area. These areas shall:
  - (i) Accommodate a significant portion of population and employment growth;

- (ii) Provide a diverse and compatible mix of land uses, including residential and employment uses;
  - (iii) Provide high quality public open spaces;
  - (iv) Support transit, walking and cycling for everyday activities;
  - (v) Develop in a compact form that will efficiently use land and resources
  - (vi) Optimize the use of existing and new infrastructure and services
  - (vii) Contribute to minimizing potential impacts on air quality and promoting energy efficient; and,
  - (viii) Achieve an appropriate transition of built form to adjacent areas.
- Section 3.2.2.1 – By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26,500 residential between 2006 and 2031 to the built-up area.
  - Section 3.2.8 – Priority will be given to compact development which creates a pedestrian-friendly environment where uses that meet basic needs of the residents will be located within walking distance or easy reach of transit facilities. Safety and security are important considerations in neighbourhood design as are accessibility and interesting built form. The existing natural heritage system, and built and social fabrics will be preserved and enhanced to reinforce the sense of identity and to contribute to the stability and continuity of the community.
  - Section 3.2.8.3 – Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Area or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 storeys in height.
  - 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 Hub; Major Transit Station Area 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. This amendment is required to demonstrate the following:
    - (i) The development is consistent with the general intent and vision of the applicable Secondary Plan;
    - (ii) The development contributes to the City's desired housing mix;
    - (iii) There is a need for the development to meet the population and employment forecasts as set out in Section 2 of this Plan;
    - (iv) The development forms part of an existing or planned Complete Community with convenient access to uses which serve the day to-day

needs of residents such as commercial, recreational and institutional uses;

- (v) There is sufficient existing or planned infrastructure to accommodate the development;
- (vi) The development has vehicular access to an Arterial, Minor Arterial or Collector Road;
- (vii) The development is in close proximity to existing or planned higher order transit and maintains or improves pedestrian, bicycle and vehicular access
- (viii) The form of development is compatible and integrates with adjacent land use and planned land use, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking;
- (ix) The development meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and sustainable management measures are applied, if necessary, in order to ensure the identification, protection, restoration and enhancement of the natural heritage system;
- (x) The development site affords opportunities for enjoyment of natural open space by the site's adjacency to significant environmental or topographic features subject to the policies of the Natural Heritage and Environmental Management section of this Plan and City's Development Design Guidelines;
- (xi) The development maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open/amenity space;
- (xii) Where possible, the development incorporates sustainable technologies and concepts of low impact development, including measures to mitigate the impacts of the development. This should include the submission of a storm water management plan acceptable to the City and Conservation Authority, which identifies the required storm drainage system and potential impacts on downstream watercourses.

- 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 4.2.1.3 – The City shall in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.
- 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 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 4.2.2.7 – The eight Upscale Executive Housing Special Policy Areas are of a sufficient size to readily accommodate the allocated number of upscale executive housing units, and in some cases, these areas are significantly larger than the allocated unit count would require. In the latter circumstances, the City recognizes and expects that the size and configuration of the final Secondary Plan level Upscale Executive Housing areas may be reduced through the detailed study process and that these studies will determine how much and which portion of each area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the achievable upscale executive housing yield for the particular area continues to match or exceed the specified allocation requirement.
- 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 4.6.6.5 – For development applications, including redevelopment and intensification, with the Built Boundary, the City will seek opportunities to



manage, restore, connect and where possible, enhance existing open space and natural areas, as feasible.

- Section 4.6.6.10 – The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.
- Section 4.6.6.28 – The City will consider the following planning principles in the design of all development to assist in the protection, enhancement and restoration of significant natural heritage, surface water and ground water features:
  - (i) Maintenance of the landforms and physical features of the site in their natural state to the greatest extent practicable, in accordance with the policies of this plan;
  - (ii) Protection, enhancement and restoration of streams, ponds, marshes, valleylands and woodland habitats for both fish and wildlife,
  - (iii) Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with natural geomorphic, hydrologic and fish habitat processes;
  - (iv) Protection of the quantity and quality of groundwater and surface water and their quality from contamination by domestic effluent and by activities associated with the development;
  - (v) The need for careful siting of dwellings and additional landscaping pursuant to the provisions of zoning by-law and development agreements
  - (vi) The City shall seek the gratuitous dedication of watercourse and valley corridors and an adequate buffer and/or setback to the City or the Conservation Authority to ensure that these lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological quality of the natural features; and,
  - (vii) That the general public have access to significant scenic vistas and physical landforms by means of public open space holdings, as appropriate.
- Section 4.6.6.30 – Natural heritage features and areas including associated setbacks and conservation buffers shall be zoned as a separate classification in the implementing Zoning By-Law as part of the specific development proposal.
- Section 4.6.7.4 – Through development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyances of these corridors and buffers will not be considered as

contributing towards the parkland dedication requirements under the Planning Act.

- Section 4.6.7.10 – Vista blocks and window streets shall be strategically located to provide strategic views onto the valley and watercourse corridors providing a focus for neighbourhoods and access to valley lands. These blocks shall be planned to promote continuity, enhance accessibility, and visibility of the open space system and to provide opportunities for passive recreation. Parkland credit will not be granted for vista blocks, however, the City will be judicious in their use, which will be reviewed on a plan by plan basis.
- 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.
- Section 4.6.11.1 – Development and site alteration is not permitted within Provincially Significant ANSIs unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration is generally not permitted within Regionally Significant ANSIs, unless it has been demonstrated that in the case of the Regional Life Science ANSIs, there will be no negative impacts on the natural features or ecological functions, and in the case of Regional Earth Science ANSIs, there will be no negative impacts on the scientific value of the feature.
- Section 4.6.13.7 – A minimum 10 metre buffer to define the limit of development will be required from all natural features.

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 approved Credit Valley Secondary Plan removed the subject lands from the Executive Housing Policy Area, and furthermore, in order to meet the Growth Plan requirements a range of housing is more appropriate for this area, especially given that the property abuts a proposed Bus Rapid Transit area.

The subject proposal provides a range of housing that is required within the City. This type of development is compact and 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 proposed development has been cohesively designed with the adjacent property owners and maintains the Tertiary Plan concept. The Tertiary Plan identified this property for a range of housing for example apartment, singles and townhomes and the proposed development generally conforms to this plan.

As mentioned the proposed development includes a range of housing that will aid the housing availability within Brampton. The density proposed for the subject development will consist of approximately 9 single detached dwellings and 56 townhouse dwellings at a density of 48.5 units per hectare. The high residential category will consist of 200 apartment units at a density of 273.9 units per hectare. This exceeds the maximum density permitted in section 4.2.1.2, but the increase is due to the increase in apartment units via the height proposed and therefore does not overdevelop the site, furthermore, the proposal generally meets the endorsed by Council Tertiary Plan, and the density is supported by the proximity to available public transportation and aids in achieving a complete community.

The subject applications meet the intent of Section 3.2.8.5, as the proposal contributes to the housing mix of the City of Brampton, adds to a complete community, is within proximity to future higher order transit, there is sufficient infrastructure available, the application respects the limits of development while providing enjoyment of natural heritage features, and appropriate height/massing is provided in order to ensure compatibility with adjacent land uses.

The proposal maintains and protects the natural heritage features, as the required 10 metres natural heritage buffer is provided and the natural heritage system blocks will be dedicated to the City through the Draft Plan of Subdivision 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.

### **Secondary Plan:**

The Credit Valley Secondary Plan (Area 45) was adopted by Council on September 30<sup>th</sup>, 2002, and approved with modifications by the Ontario Municipal Board on January 14<sup>th</sup>, 2004. The subject properties are designated 'Special Policy Area 2, 'Low Density Residential 1' and 'Primary Valleyland' 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 SP45(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 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 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 5.4.2.1 - Lands designated Valleyland on Schedule SP45(a) have been identified as having inherent environmental hazards including flood and erosion

susceptibility and contributing either in form and function as a Primary Valleyland, or in function as a Secondary Valleyland to the ecological integrity of the Credit River, Huttonville Creek, Springbrook Creek and 8b Subwatersheds.

- Section 5.4.2.2 - Lands designated Primary Valleyland on Schedule SP45(a) shall be protected from development and remain primarily in a natural state, or be utilized for complementary uses in accordance with Part I, Section 4.4 and other relevant policies of the Official Plan and generally in accordance with the recommendations of the approved Credit Valley Subwatershed Study (Totten Sims Hubicki Associates) and the 8B Subwatershed Study (Cosburn Patterson Mather Ltd., December 1998). These natural corridors include the Huttonville Ravine Environmentally Sensitive Area identified on Schedule D of the Official Plan. The extent of the Primary Valleyland and any permitted complementary uses shall be confirmed through the preparation of an Environmental Implementation Report.
- 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 to be coordinated with the adjacent property owners.

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. The proposed additional unit types including apartment units results in a combined density of 127.5 units per hectare (exclusive of roads, parkland, SWM pond and NHS). However, it is noted that the medium density portion of the development is proposed to be 48.5 units per hectare and the high density portion (apartment) is proposed to be a density of 273.9 units per hectare. Staff is satisfied that the proposed density is appropriate considering the existing and proposed public transit along Queen Street, and that it 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.

Given the above the proposed development is supported by a Secondary Plan Amendment, as attached to this report as Appendix 13.

### **Tertiary Plan:**

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

- 'Medium Density Residential 1', which permits a maximum of 208 residential townhouses;
- Medium Density Residential 3' which permits 117 apartment residential units, to a maximum height of 6 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 of the apartment block to 12 storeys and 200 units. 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 property is zoned 'Agricultural' (A) and 'Recreation Commercial section – 560 (RC-560) by By-law 270-2004, as amended. This zone permits A Zoning By-law Amendment is required to permit the proposed development.

The recommended By-law permits the proposed range of housing types, and includes development standards such as building setbacks from the street, etc. to ensure there is adequate space for public realm elements such as tree planting. It should be noted that the apartment building will be required to go through site plan control, which will further refine elements, such as building materials.

**Land Use:**

The proposed amendment to the Official Plan and Zoning By-law allows for a range of housing that is compatible 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 approved.

Landscape design and building materials, as well as other elements for the apartment block will be further discussed within 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 BA Group in support of the application originally in November 2020 and then a response to comments was issued in August 2021. 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 SKIRA & Associates Ltd. The City's and Region's Engineering staff have reviewed and approved the FSR. Should the application be approved, any detailed servicing and grading matters would be addressed through the site plan approval process and subdivision process.

**Environmental Site Assessment:**

A Phase One Environmental Site Assessment (ESA), 1879 Queen Street West, Brampton, Ontario prepared by Terraprobe Inc., dated December 9<sup>th</sup>, 2020 was submitted in support of the application. As a result of this study it was recognized that a Phase 2 ESA will be required, and this will be required as a condition of draft approval. If determined that, as a result of Phase Two ESA, the soil and groundwater on, in or



under the property do not meet the applicable site standards. Remediation and/or risk assessment will be required prior to filing a RSC for the property.

It should be noted that future minor variance applications will be required to address any “split-zoned” property to address the resulting compliance issues.

### **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.

### **Geotechnical Investigation:**

Terraprobe submitted a Geotechnical Investigation for the property, dated August 5<sup>th</sup>, 2020. 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. Prior to registration of the Plan, or any phase thereof, 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 for 1879 Queen Street West prepared by The Archaeologists Inc. on November 11, 2020. The reports contained a copy of the MHSTCI Acceptance letter for the Stage 1 & 2 Archaeological Assessment for 1879 Queen Street West, Part of Lot 5, Concession 4 West of Centre Road, (Geographic Township of Chinguacousy, County of Peel), City of Brampton, Regional Municipality of Peel. The report identifies that a Stage 1 & 2 study for the subject lands were conducted and was recommended that the lands are free of any further archaeological concerns. 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 29, which achieves the City's Bronze threshold. City staff will further verify the sustainability score during the site plan process. Attached in Appendix 15 is the Sustainability Snapshot.

**Public Spaces:**

There will be several interconnected publicly accessible spaces, including a neighbourhood park for the community and access to another adjoining park as part of the adjacent development. The buildings and streets surrounding public spaces will be designed to support their intended function.

**Integration with Surrounding Neighbourhoods:**

The development will be well integrated with the surrounding neighbourhood 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 neighbourhood will be provided.

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RESULTS OF PUBLIC MEETING  
AND CORRESPONDENCE  
RECEIVED

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## RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

### Planning and Development Committee Regular Meeting – June 7<sup>th</sup> 2021 City File Number – OZS-2020-0036

#### 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

#### Members Absent

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  
R. Conard, Director of Building, and Chief Building Official  
E. Corazzola, Manager, Zoning and Sign By-law  
B. Bjerke, Director, Policy Planning  
A. McNeil, Manager, Official Plan and Growth Management  
J. Humble, Manager, Policy Planning  
S. Ganesh, Manager, Development Services  
D. VanderBerg, Manager, Development Services  
C. Owusu-Gyimah, Manager, Development Services  
C. Caruso, Central Area Planner  
H. Katyal, Development Planner  
K. Henderson, Development Planner  
S. Dykstra, Development Planner  
N. Deibler, Development Planner  
X. Li, Development Planner  
C. LaRota, Policy Planner  
S. Eshesh, Policy Planner  
B. Shah, Policy Planner  
A.G. D'Andrea, Legal Counsel

#### **City Clerk's Office:**

P. Fat, City Clerk,  
C. Gravlev, Deputy Clerk  
S. Danton, Legislative Corrdinator  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

### **Members of the Public**

Alison Bucking, Korsiak Urban Planning  
Michael Cara, Overland LPP  
Anthony Mason, Huttonvile Residents Association  
Maureen Fautley, Brampton Resident

### 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 4 delegations, 9 residents provided correspondence and 3 petitions 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.

#### 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. Those studies indicate that there is adequate servicing, and transportation infrastructure within the area to support the development. The property is along a transit route (proposed BRT) and therefore increased density is encouraged by provincial policy documents.

An Urban Design Brief was accepted by Urban Design staff, which speaks to the architectural character, massing and façade treatment of the development. In terms of the high density apartment block, the Community Design Guidelines speak to the building being designed and sited to mitigate overlook and overshadowing onto nearby low-rise built form. This informed the location of the apartment building as the proposed location has the least impact on existing and future residents from a shadow perspective, and also provides views of the natural heritage system.

Lastly, with the increase in density and the variety of housing types this aids in the City meeting their housing targets and provides a range of housing for all residents within the City.

Furthermore, the proposed density and intensification are not anticipated to have any negative impacts on the 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 storeys, whereas the original proposal was for 6 storeys, as shown and endorsed in the original Tertiary Plan. The 12-storey apartment building is more desirable as this better utilizes the infrastructure within the area, including the public transit 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. Lastly, the apartment block will be required to go through a site plan application, 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 for the apartment building and through the architectural control process. The proposed applications will help the City achieve a complete community by adding a variety of housing options in close proximity to public transit. The proposed development is compatible with the adjacent proposed subdivision and will be integrated within the existing community through the quality of design. It should also be noted that compatibility does not require all building types to be the same, rather a variety of housing options can be achieved provided the appropriate siting, setbacks and transitions are in place.

### Traffic Impact

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

Response: BA Group concludes that new site traffic can be accommodated by the Royal West Drive corridor and that the proposed development has a negligible impact to the overall corridor traffic operations. It was determined through the Traffic Study that nominal impacts will occur along the corridor. Furthermore, 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.

### 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 raise concerns in regards 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 is being conveyed to the City as well as being zoned appropriately to preserve 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

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From: Bhupesh Khurana  
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





J. Mark Joblin

VIA E-mail ( [Kelly.Henderson@Brampton.ca](mailto:Kelly.Henderson@Brampton.ca) )

City of Brampton  
Planning & Development Services  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Henderson:

**RE: 1879 Queen Street West  
Application for Official Plan Amendment, Zoning By-law Amendment and  
Draft Plan of Subdivision  
Written Submissions of Aviatelle Construction Company Limited  
City File: OZS-2020-0036  
Public Meeting Date: June 7, 2021**

We are the solicitors for Aviatelle Construction Company Limited (“Aviatelle”), the owners of the property municipally known as 1807 Queen Street West (the “Aviatelle Lands”). My client’s property abuts part of the Subject Property to the north and east, as shown on the map attached as Attachment “1”. This letter provides comments from my client on the above noted applications filed on behalf of Jim and Luisa Mocon (the “Applicants”).

### **Increased Height and Density**

Aviatelle does not support the proposed deviation from the Council-endorsed Tertiary Plan to permit a 12-storey apartment building in place of the previously contemplated 6-storey building (on Block 17 of the proposed draft plan of subdivision). The significant increase in height may result in new impacts on the Aviatelle Lands including but not limited to shadowing and overlook. The proposed apartment is located at the boundary between the Subject Lands and the Aviatelle Lands. Although a large portion of the Aviatelle Lands consist of natural heritage elements, the parcel is an existing residential property. Many of the views of the valley referred to in the Planning Justification Report are in fact views to the Aviatelle Lands, and the rendering of the proposed apartment illustrate outdoor platforms overlooking the Aviatelle Lands. It appears likely that these impacts only arise through the increase in height.



## **Environmental Review**

Further environmental review should be required beyond Phase 1 in order to demonstrate a lack of potential impact, in particular to the Aviatelle Lands, given the historical use of the Subject Lands, including use of pesticides and fertilizers and storage of vehicles.

## **Stormwater Management Pond/Townhouse Block**

The proposed development includes a block of 7 townhouses (Block 15 on the proposed draft plan of subdivision) on lands which the Council-endorsed Tertiary Plan contemplates as being part of the Stormwater Management Pond lands. Given the stated concerns below in connection with stormwater management, it would be premature to approve this area for residential development. Doing so imposes unnecessary restraints on the design of the Stormwater Management Pond.

## **Stormwater Management**

It is our understanding that stormwater flows on the Subject Property currently leave the Subject Lands at various locations, but that the proposed development would result in stormwater entirely, or predominantly, outflowing from the Subject Property onto the neighbouring Rotary Club lands into the Huttonville Creek Tributary. This location is immediately upstream of the Aviatelle Lands, resulting in the flows then travelling onto the portion of the tributary on the Aviatelle Lands. This circumstance appears certain to be exacerbated by other development within the Tertiary Plan area outflowing to the same or similar location. Aviatelle is concerned with erosion, siltation and contamination impacts arising as a result of changes to the quantity, quality and velocity of outflow. Aviatelle is further concerned with erosion, siltation and contamination impacts resulting from the proposed emergency overland channel.

Aviatelle is not under any obligation to permit such changes to the quantity, quality or velocity of stormwater flow onto its property, or any outfall structures that might be proposed. It is requested that further study and plan revision be undertaken to demonstrate that the development of the Subject Property as proposed will have no impact on the Aviatelle Lands, including changes to quantity, quality and velocity of stormwater outflow, or impacts from erosion, siltation or contamination. The Application should not be approved in the absence of comprehensive engineering, geomorphology and fluvial morphology, an environmental impact study (in terms of contamination from existing and proposed uses), and a natural heritage features impact study including a comprehensive water balance assessment addressing impacts to natural heritage features on the Aviatelle Lands.



**LOOPSTRA NIXON** LLP  
BARRISTERS AND SOLICITORS

These comments are intended to be provided to City Council as written submissions for the purposes of entitlement of my client 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.

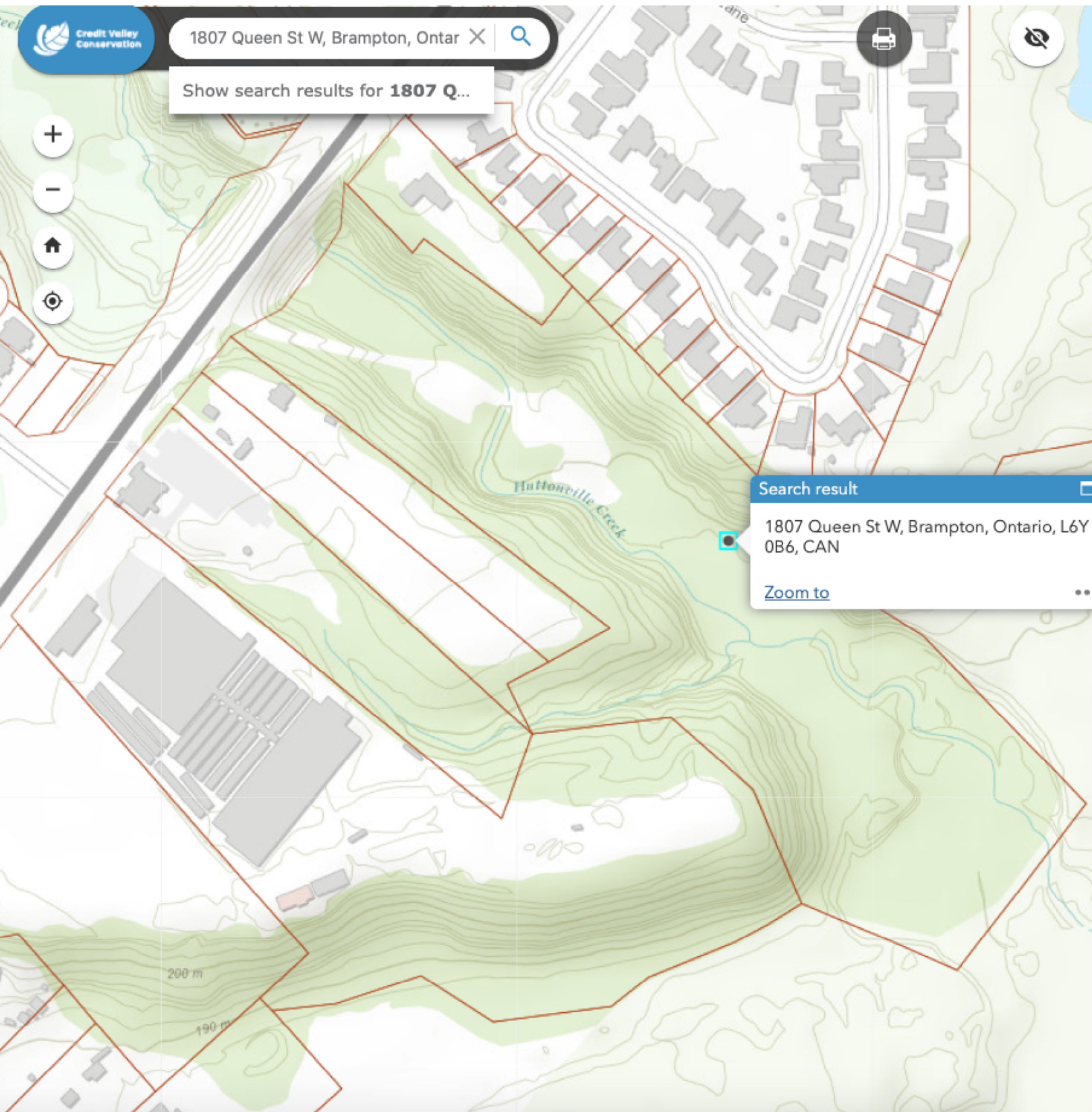
Yours very truly,  
**LOOPSTRA NIXON LLP**

Per: J. Mark Joblin

c.c. City Clerk ( [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) )  
Client

# Attachment "1"

## Location of the Aviatelle Lands





June 7, 2021

Peter Fay, City Clerk  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Re: Application made by Korsiak Urban Planning – Jim and Luisa Mocon (City File: OZS-2020-0036)  
Application for Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision  
1879 Queen Street West, Ward: 4

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Kaneff Group of Companies acknowledges receipt of the notice of public meeting for 1879 Queen Street West (City File: OZS-2020-0036). We are the registered owner of the lands to the south and east of the subject site known as Lionhead Golf Club & Conference Centre located at 8525 Mississauga Road. By way of this letter, Kaneff would like to confirm that we have no objection to the application submitted for the lands located at 1879 Queen Street West to permit a mix of residential land uses.

Queen Street West is a major arterial road and transit corridor in the City of Brampton intended to accommodate a mix of uses and densities that support a complete community. There are a number of active development applications currently under review with the City of Brampton that will contribute a mix of land uses, densities and heights along Queen Street West that will certainly complement the existing neighbourhoods in this particular area of the City. As a developer with land holdings in Springbrook and the surrounding area, Kaneff is keen to pursue development opportunities that will contribute new housing options within the existing community that will be supported by the exiting BRT service along Queen Street West. We encourage the City of Brampton to consider amendments to the existing policy framework that supports intensification and mixed-use development along Queen Street West and the surrounding area.

Kaneff would like to thank the City of Brampton for notifying us of the public meeting date for this application and would request that we continue to be notified of key milestones associated with this development proposal moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Freeman", written over a white background.

Kevin Freeman, MCIP, RPP  
Director of Planning & Development, on behalf of the Kaneff Leadership Team

## Henderson, Kelly

---

From: Natalie Okal >  
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  
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Hello City Clerks Office,

I would like to pre-register to speak at the meeting on Sept 7<sup>th</sup> 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 11<sup>th</sup>, 2021. We are in the middle of a pandemic and we are expected to express our concerns by September 7<sup>th</sup>, 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  
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  
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City of Brampton

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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: OLIVER SHUKOORI  
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

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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](mailto: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

The condo complex will have 330 units of Residential and 14 Stories high. The 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 Brampton Transit 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 it 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 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, 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](mailto:KELLY.HENDERSON@BRAMPTON.CA)

City of Brampton

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Thank You

Best Regards,

Oliver Shukoori

## Henderson, Kelly

---

From: Pankaj Gupta >  
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 13<sup>th</sup> August with the meeting date as 13<sup>th</sup> 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

Henderson, Kelly

---

From: Thomas Kastelic  
Sent: 2021/06/16 11:54 AM  
To: Henderson, Kelly  
Cc: Mark Condello  
Subject: [EXTERNAL]OZS-2020-0036 - 1879 Queen Street - Mocon Plan of Subdivision

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.

Hey Kelly,

Hope you're doing well!

Given our involvement with the Mocon's through the Queen Street Tertiary Plan Cost Sharing Agreement, we'd like to formally request party status to this application. Please provide an updates as necessary.

Note, we have no objection to their application, such that it conforms to the general intent of the council endorsed Queen Street Tertiary Plan.

Feel free to reach out if you have any questions, or require additional information.

Cheers,

Thomas Kastelic, BComm.  
Project Manager

Overland LLP  
5255 Yonge St, Suite 1101  
Toronto, ON M2N 6P4  
Tel 416-730-0337  
overlandllp.ca

**overland**

June 4, 2021

**VIA EMAIL**

City of Brampton, Planning and Development Services  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON L6Y 4R2

**Attention: Kelly Henderson, Development Planner**

Dear Ms. Henderson:

**RE: 1879 Queen Street West (the “Subject Site”)  
Application for Official Plan Amendment, Zoning By-law Amendment  
and Draft Plan of Subdivision (the “Applications”)  
Municipal File No. OZS-2020-0036 and 2021-500**

**Statutory Public Meeting on June 7, 2021 at 7:00 p.m.**

We are the lawyers for the Rotary Club of Brampton Glen Community Centre (“**Rotary**”), being the owner of the property municipally known as 1857 Queen Street West in the City of Brampton (the “**Rotary Property**”).

The Rotary Property, which is located to the immediate east of the Applicant’s property, is the subject of its own site-specific applications for an Official Plan Amendment and a Zoning By-law Amendment, which were filed with the City on May 18, 2021 (City File No. OZS-2021-0018). On behalf of Rotary, we are writing to provide our preliminary comments in respect of the Applications that have been filed by Jim and Luisa Mocon (“**Mocon**”).

**Background**

By way of background, Rotary and Mocon previously participated in the preparation of the Queen Street West – Credit Valley Tertiary Plan (“**Tertiary Plan**”), which is intended to guide the future redevelopment of the lands bound by Queen Street West, Mississauga Road, the Credit River and the Huttonville Creek. The owners of 1817 and 1831 Queen Street West (“**Branthaven**”) and 1951 Queen Street West (“**Cesta**”) were also participants in the preparation of the Tertiary Plan.

The Tertiary Plan that was prepared on behalf of the aforementioned group of landowners was presented to and endorsed by City Council at its meeting on October 23, 2019. A copy of the Council-endorsed Tertiary Plan is attached as Schedule “A” to this correspondence. Since that time, Rotary has been actively involved in the preparation of a cost sharing agreement with Mocon, Branthaven and Cesta. The cost sharing agreement is intended to coordinate the construction of shared works within the Tertiary Plan Area.



overland

A stylized, handwritten signature in black ink, appearing to be 'Kate' or similar, with a large, sweeping flourish at the end.

**Interest in Applications**

Given the close proximity between the Subject Site and the Rotary Property, as well as the extensive efforts that have been directed towards the preparation of the Tertiary Plan that was endorsed by City Council in October 2019, Rotary has an obvious interest in ensuring that the Applications support the principle of comprehensive planning. Rotary also has an interest in ensuring that the Mocon Applications reflect the fundamental principles that have been identified in the Tertiary Plan.

One of the underlying structural components of the Tertiary Plan is the creation of a coordinated internal network of roads and laneways that will facilitate public access and enhanced opportunities for connectivity between adjacent lands. In this regard, the Tertiary Plan is intended to support the optimization of land use and infrastructure within the Tertiary Plan Area, in keeping with local and Provincial planning policy.

As our client has a direct interest in the Applications, we hereby request notice of any meetings and decisions of City Council and any Committees of Council related to these matters.

Thank you for your consideration of these submissions.

Yours truly,  
**Overland LLP**

Per: Michael Cara

Encl.

- c. G. Williams, Rotary Club of Brampton Glen Community Centre  
M. Gagnon, Gagnon Walker Domes Ltd.

Schedule "A" – Tertiary Plan endorsed by City Council on October 23, 2019

SUBJECT  
PUBLIC AC  
EASEMEN

QUEEN STREET WEST

MISSISSAUGA ROAD

Huttonville Creek  
Environmentally  
Sensitive Area

10m Buffer

Drip Line staked by  
Credit Valley  
Conservation Authority  
on July 15, 2015

Drip Line staked by  
Credit Valley  
Conservation Authority  
on January 14, 2016

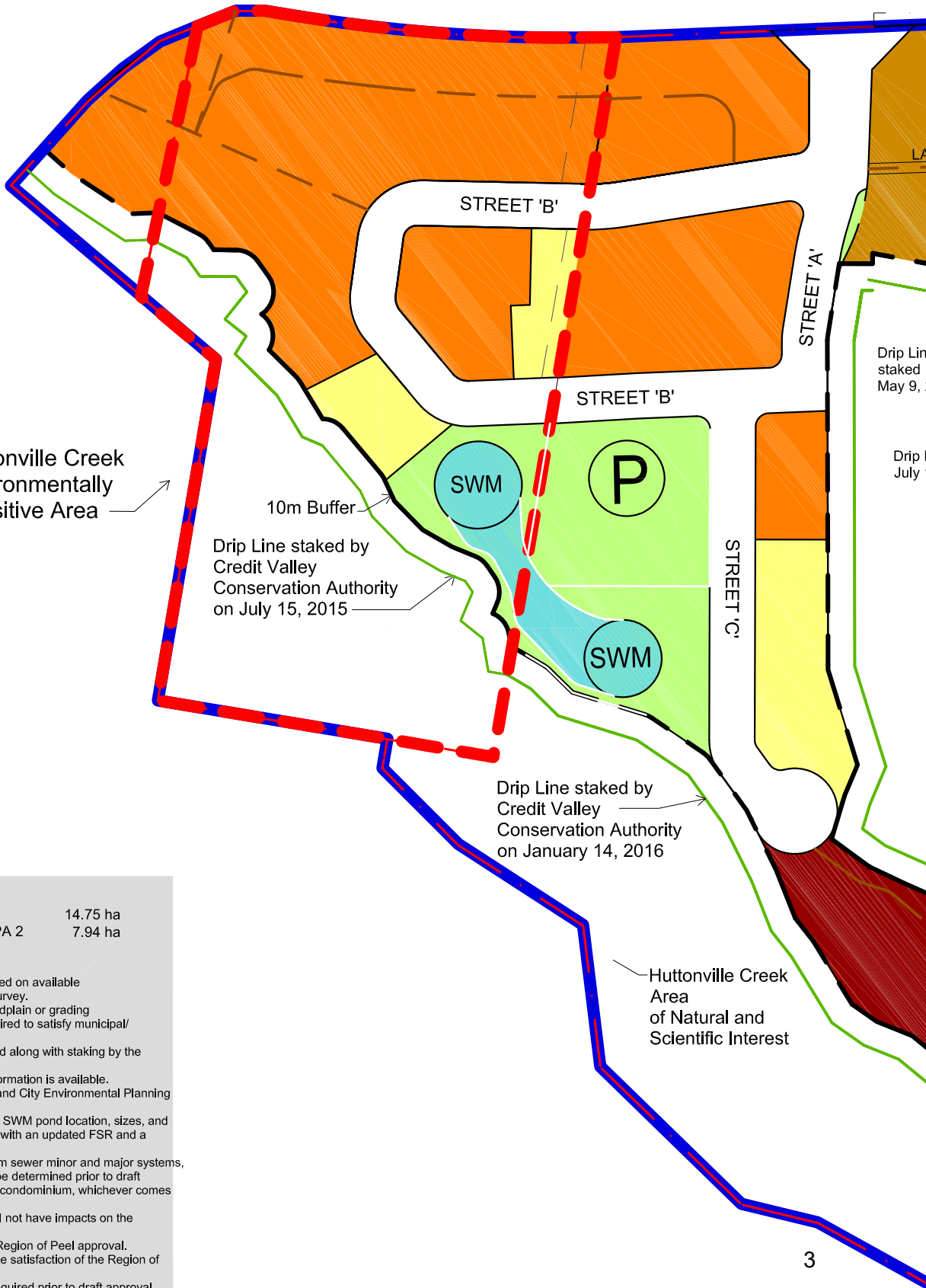
Huttonville Creek  
Area  
of Natural and  
Scientific Interest

DEVELOPMENT STATISTICS:

Total SPA2 Area:	14.75 ha
Area within Development Limit of SPA 2	7.94 ha

Notes:

- Property boundaries are approximate based on available mapping and subject to confirmation by survey.
- Concept is not based on engineering, floodplain or grading review. Revisions to concept may be required to satisfy municipal/agency requirements.
- Environmental Impact Studies are required along with staking by the CVC and City environmental staff.
- Dripline has been estimated where no information is available. Dripline subject to validation by the CVC and City Environmental Planning Staff.
- Stormwater servicing and grading design, SWM pond location, sizes, and outlet structure design shall be confirmed with an updated FSR and a detailed SWM report.
- Interim Parkland and SWM plans (i.e. storm sewer minor and major systems, and SWM pond location and sizes) shall be determined prior to draft approval of the first plan of subdivision or condominium, whichever comes first.
- Outlet from the proposed SWM pond shall not have impacts on the exiting properties.
- Access to Queen Street is subject to the Region of Peel approval.
- Road widening's along Queen Street to the satisfaction of the Region of Peel.
- A secondary watermain loop location is required prior to draft approval of the first plan of subdivision or condominium, whichever comes first.



Brampton City Council Meeting - October 23,  
2019 Re: Delegation 7.4, Item 11.3  
(PDC168-2019)  
and Closed Session 21.14

# 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.)

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### OBJECTION

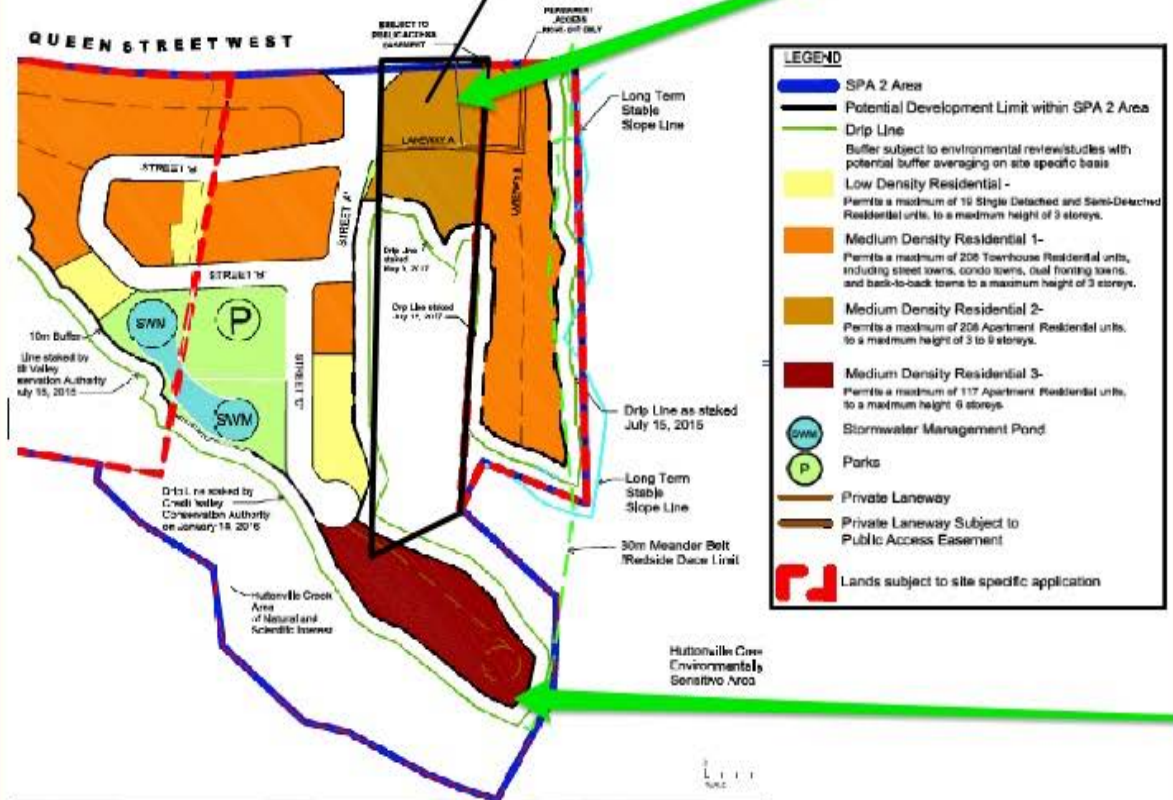
- We stand united in objection to the proposed zoning bylaw amendments that will allow the development of high-density housing in Credit Valley Secondary Plan/Queen Street West - Springbrook Tertiary Plan.
- **Specifically, we strongly oppose:**
  - Any plan of development that proposes high rise apartments 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!


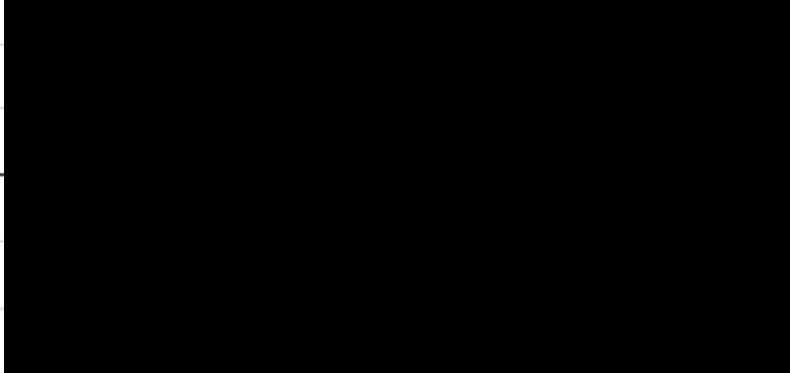
The Historic Hamlet of Springbrook and Surrounding Area

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.	<del>ALAN</del> SIMPSON RACHEL 	



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

PUBLIC CONSULTATION MATTERS!

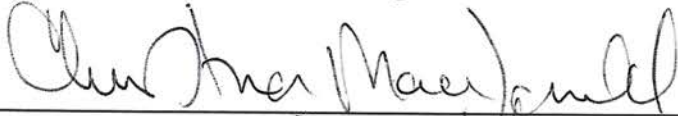
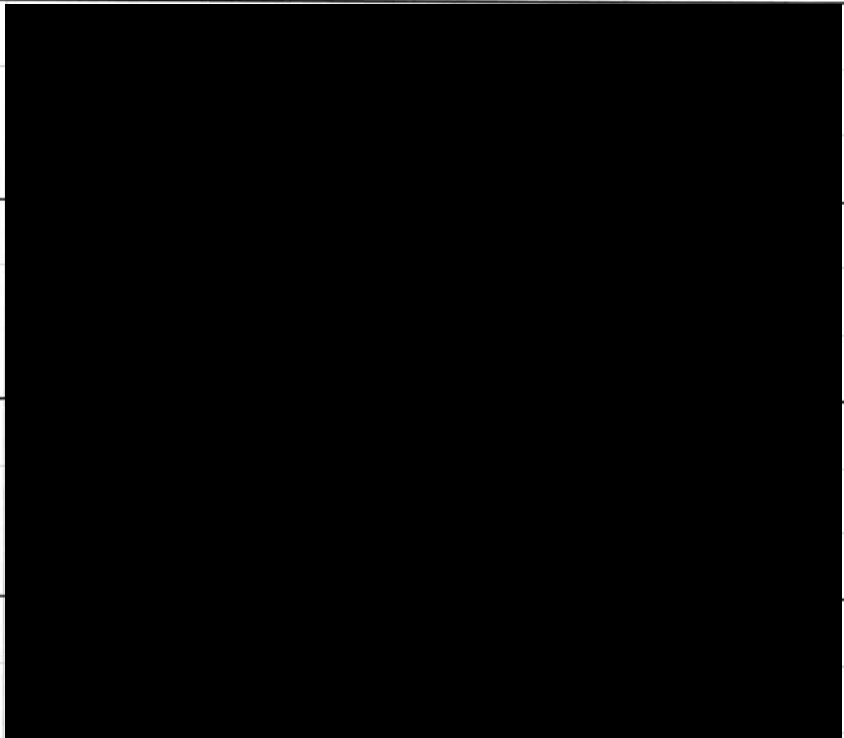

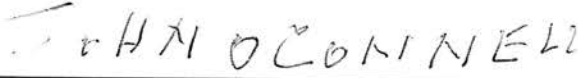

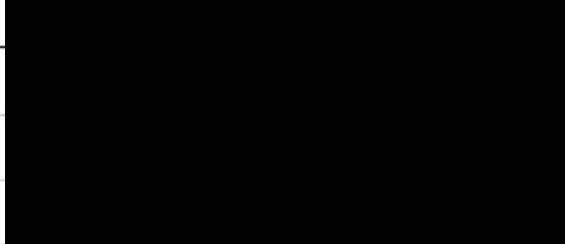
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 2 of 41

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  
Rotary Glen, Mocon and Other Proposed Developments in the Area

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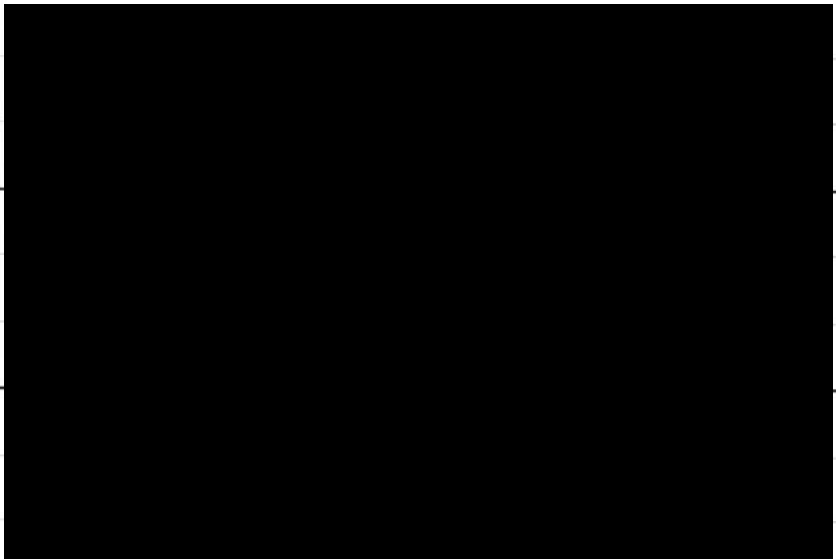
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 3 of 41

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!



The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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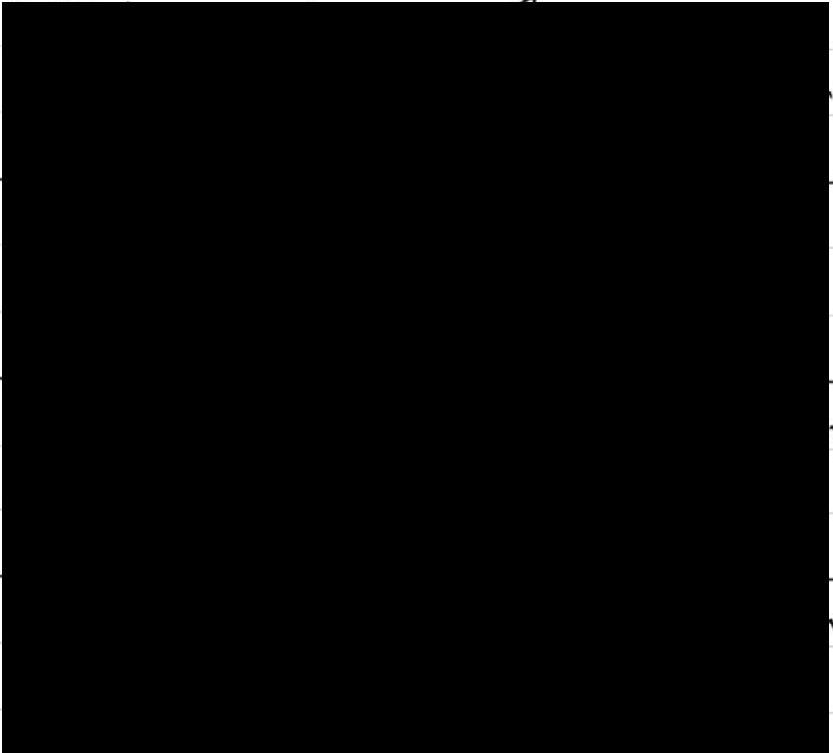




Name and Signature

Address, Phone and Email

16.	BERNICE RUSSELL Bernice Russell	
17.	DOUGLAS RUSSELL Douglas Russell	
18.	SHAMINDER GILL Shaminder Gill	
19.	AJMER GILL Ajmer Gill	
20.	JAS BANWAIT Jas Banwait	

**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

PUBLIC CONSULTATION MATTERS!


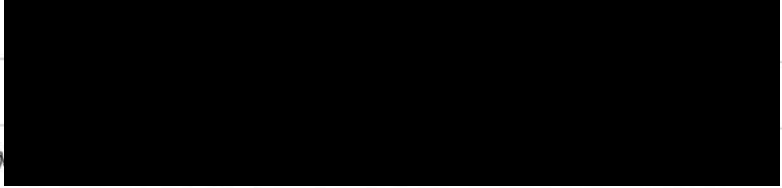

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

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> Samia Khan <i>SAMIEEN KHAN</i>	
30.		

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

PUBLIC CONSULTATION MATTERS!






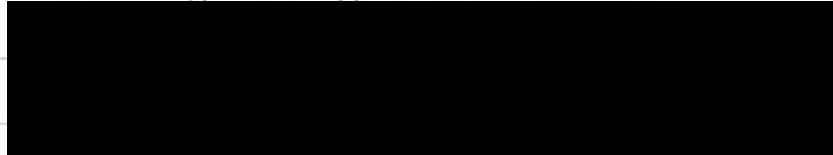
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

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

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 8 of 41

Name and Signature

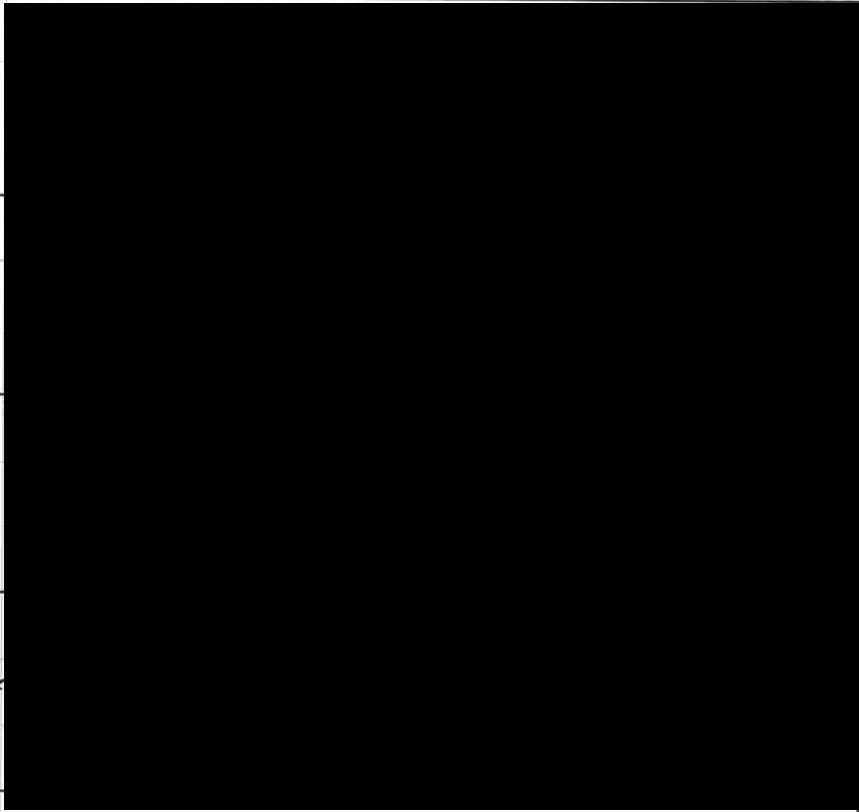
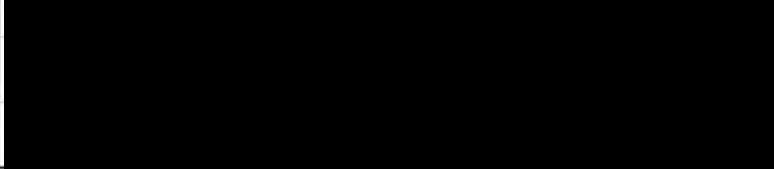
Address, Phone and Email

36.	Sandra Diab 	
37.	Ramzi Diab 	
38.	Rebecca Diab 	
39.	Prihna 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	
	Vipul	
44.	Seema Shah	
	Seema	
45.	MAUREEN CLEMENT	
	Maureen Clement	



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

PUBLIC CONSULTATION MATTERS!

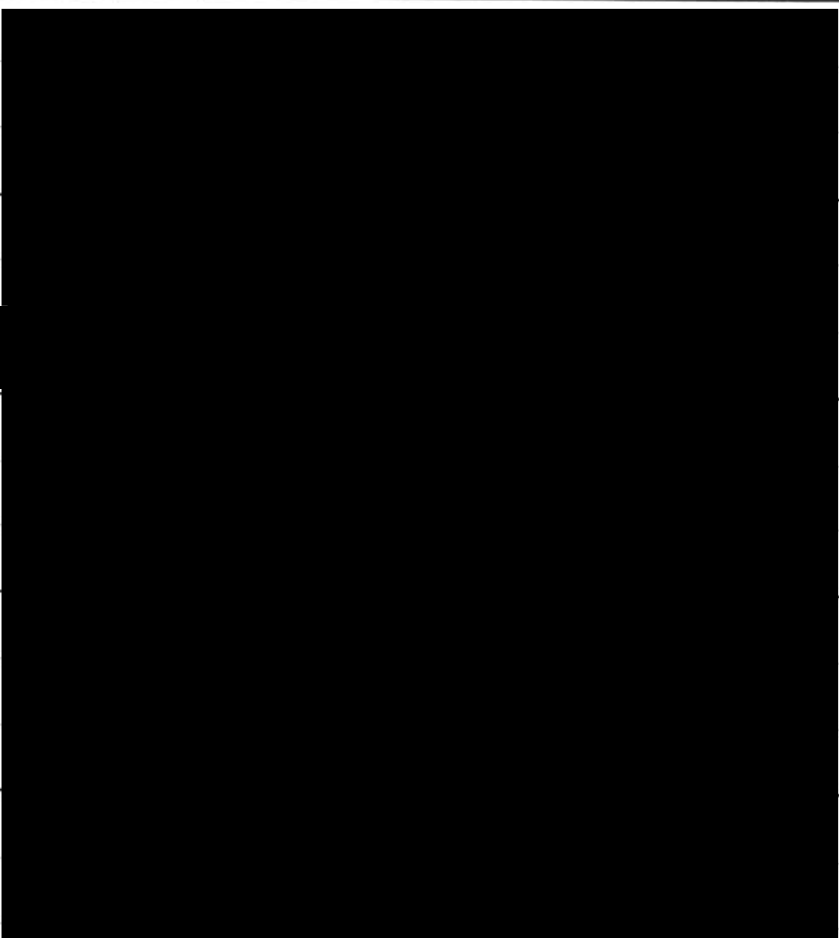
September 24, 2021

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The Historic Hamlet of Springbrook and Surrounding Area

Name and Signature

Address, Phone and Email

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

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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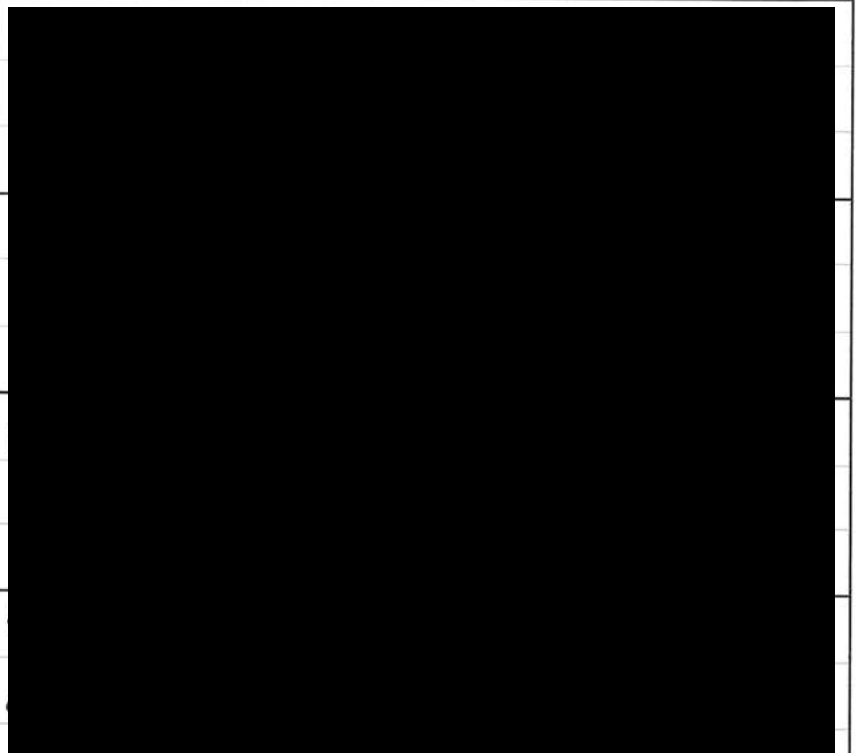


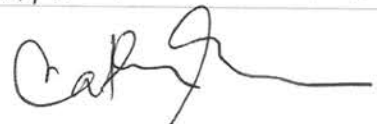

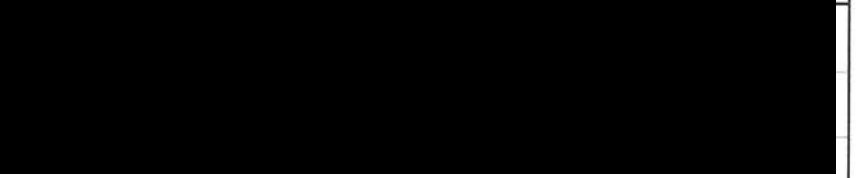
Name and Signature

Address, Phone and Email

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


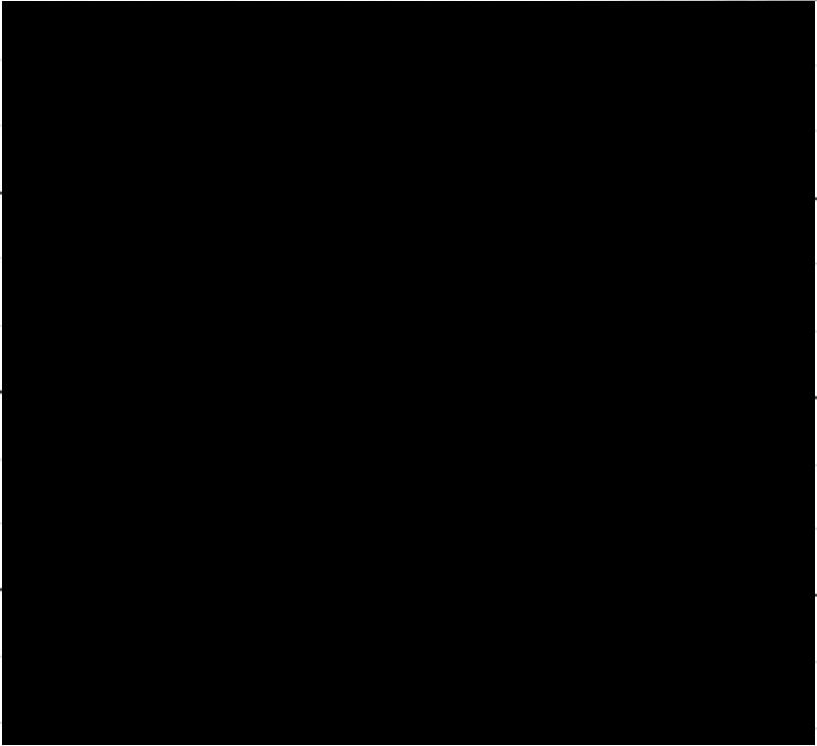




**Name and Signature**

**Address, Phone and Email**

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

**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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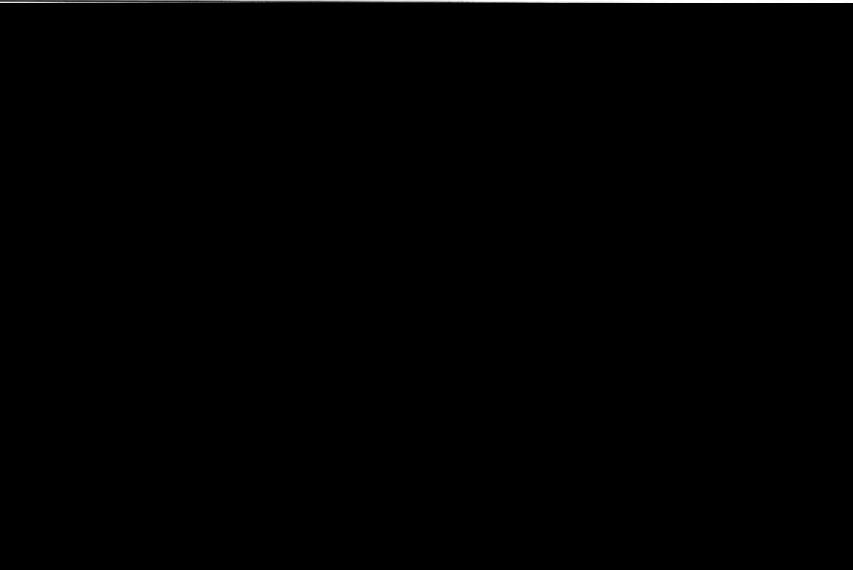



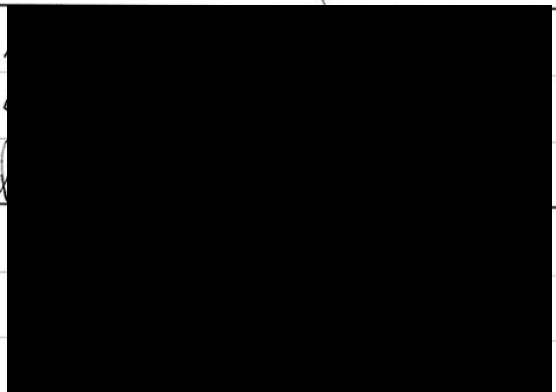

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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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  
Rotary Glen, Mocon and Other Proposed Developments in the Area

PUBLIC CONSULTATION MATTERS!


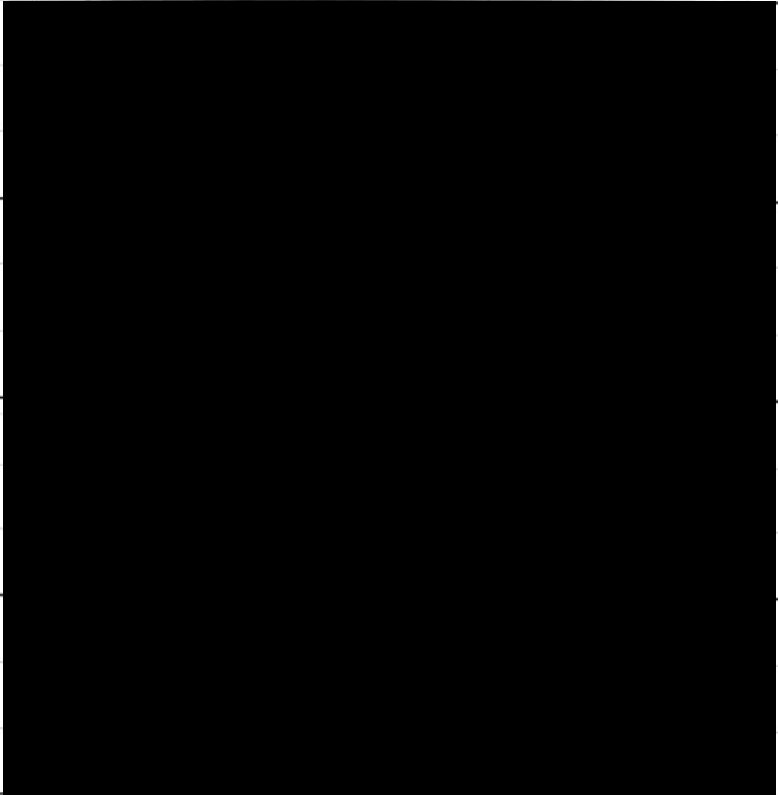



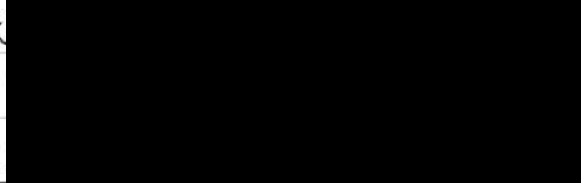
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 18 of 41

Name and Signature

Address, Phone and Email

86.	SHEIN SENDEN		
87.	NIRAJ SENDEN		
88.	NARESH SENDEN	N.S.	
89.	Kenny S.		
90.	Suci K.		

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

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Name and Signature

Address, Phone and Email

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

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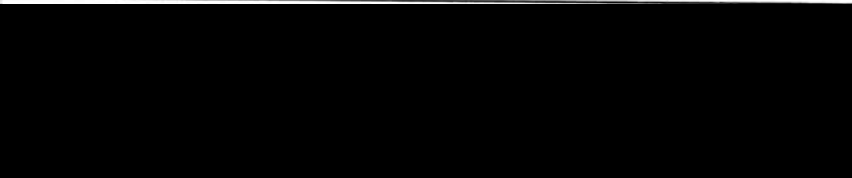

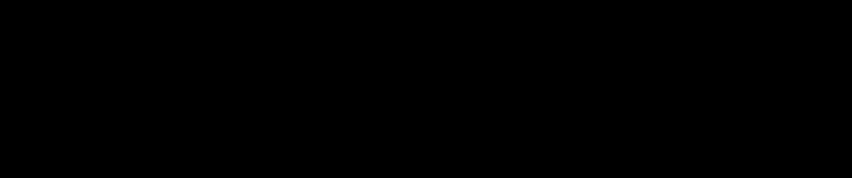

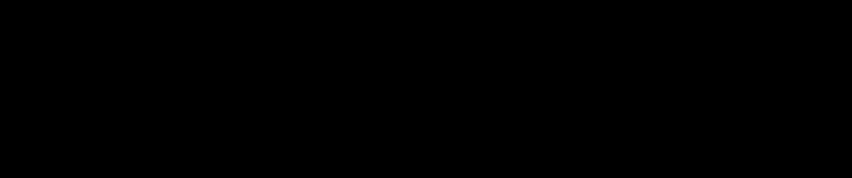

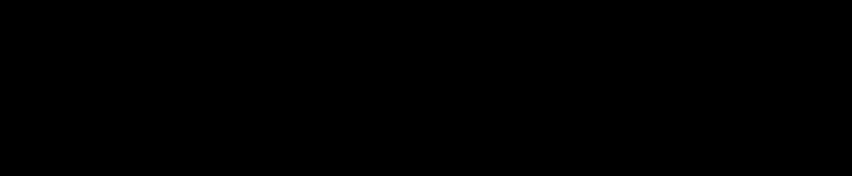
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

Page 14 of 41

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  
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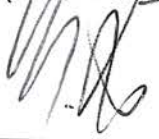
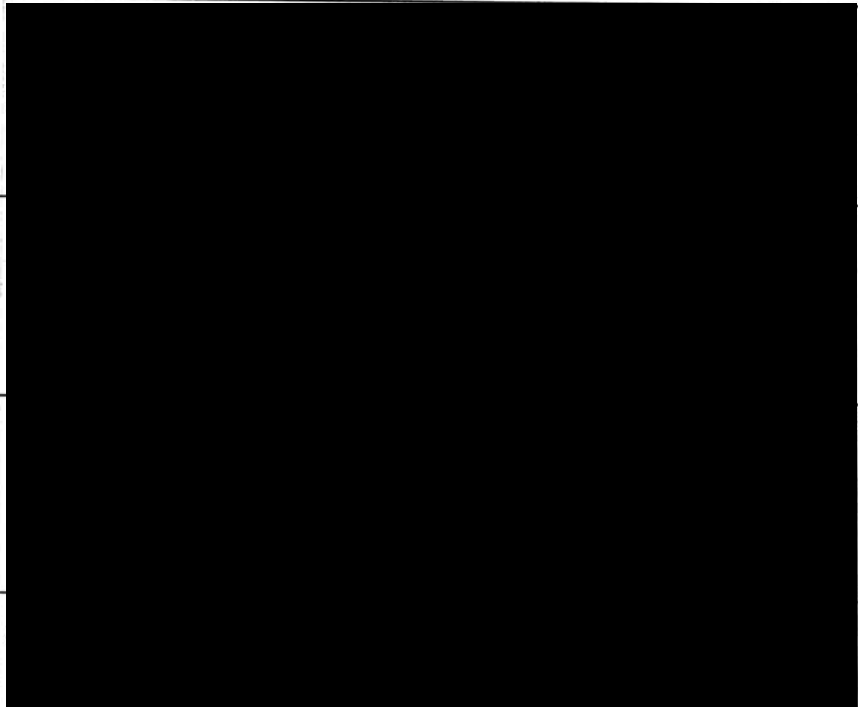
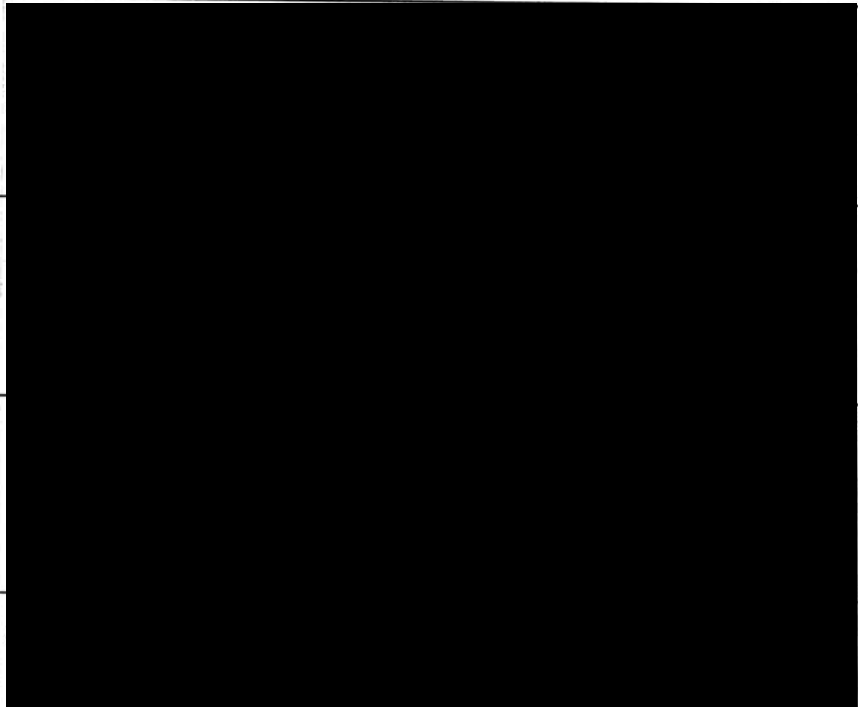

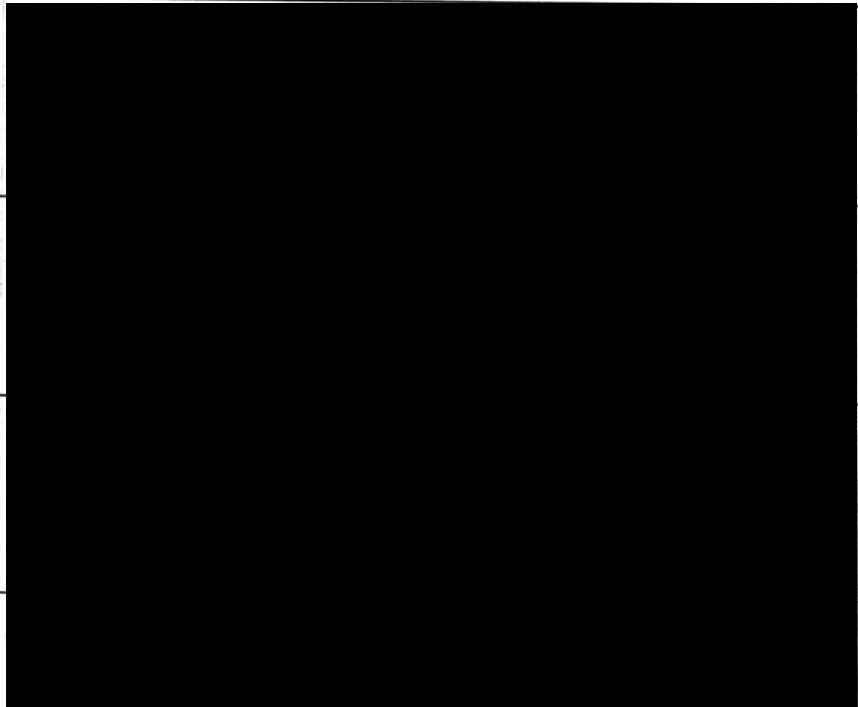
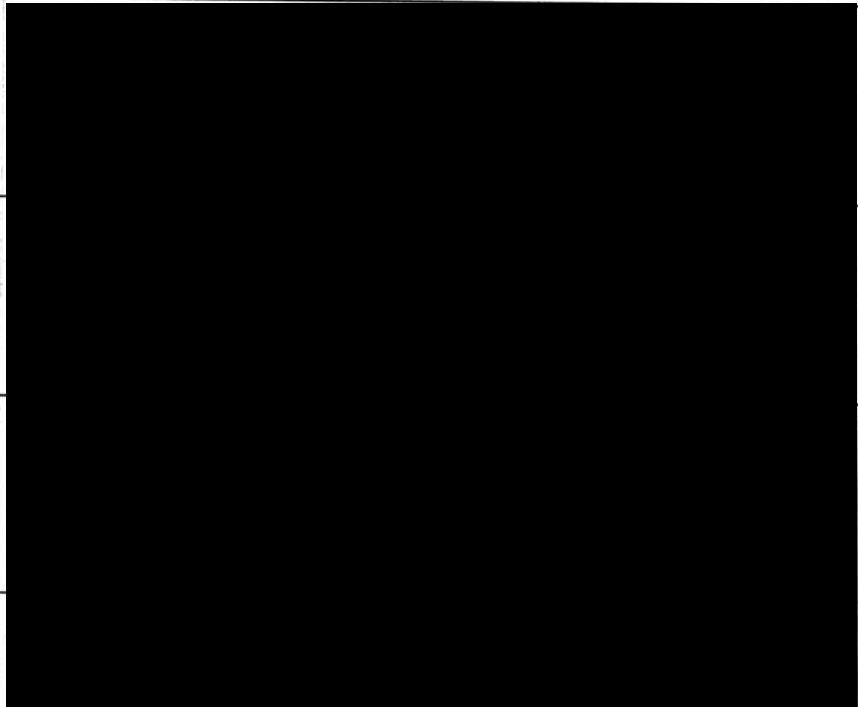

The Historic Hamlet of Springbrook and Surrounding Area

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**Name and Signature**

**Address, Phone and Email**

66 MANNFRED 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  
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**PUBLIC CONSULTATION MATTERS!**


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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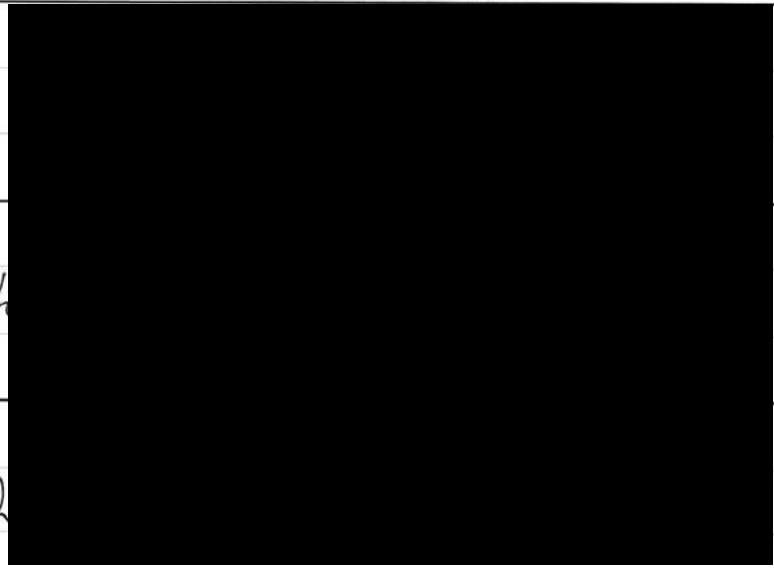
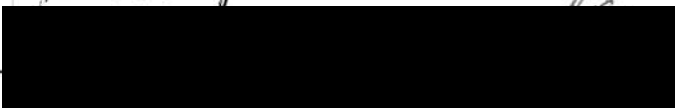
The Historic Hamlet of Springbrook and Surrounding Area

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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  
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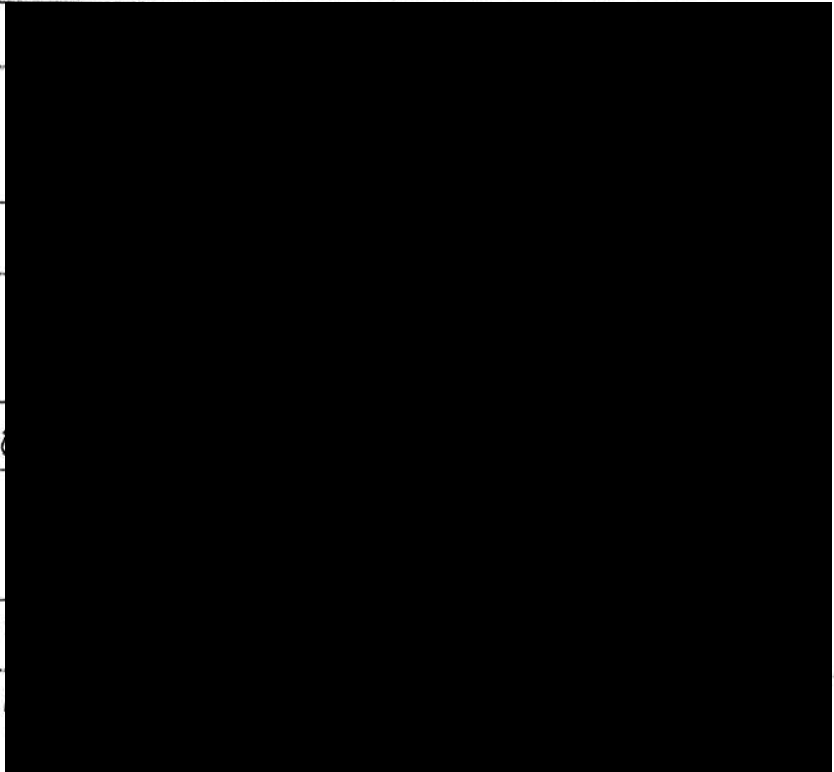

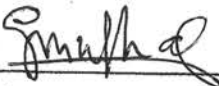

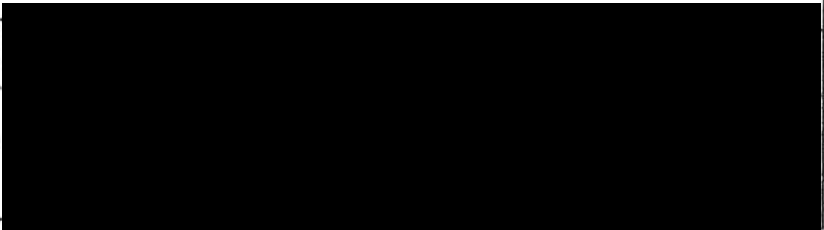
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

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  
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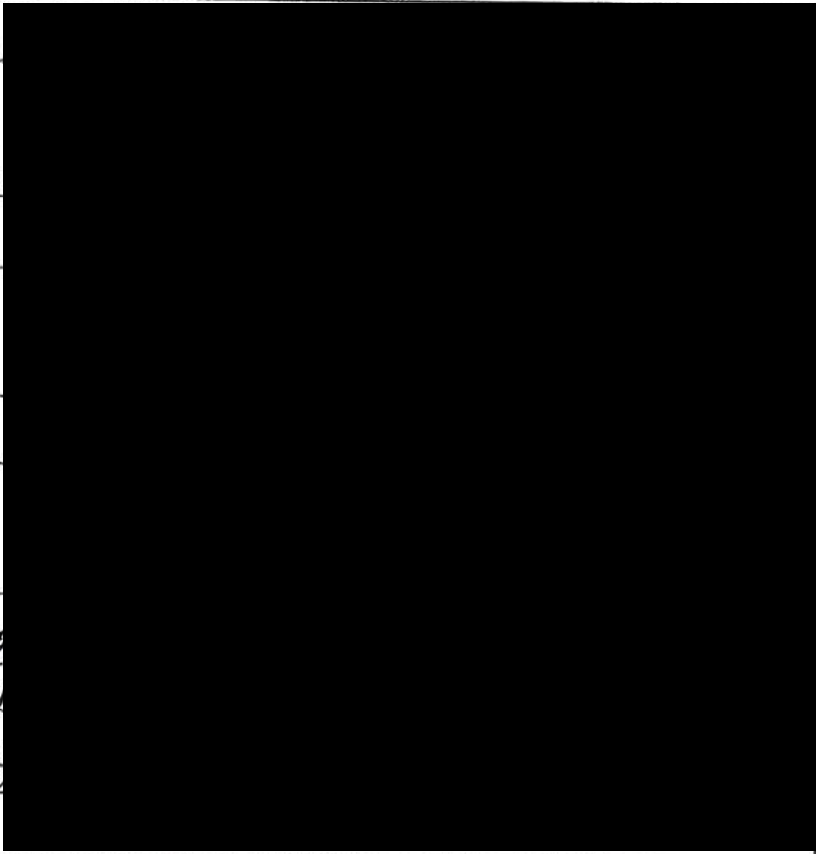


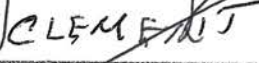

PUBLIC CONSULTATION MATTERS!

The Historic Hamlet of Springbrook and Surrounding Area

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Name and Signature

Address, Phone and Email

KELLY GROVES Kelly Groves	
Jatinda Mahal JM	
Simran Mahal Simran Mahal	
Baldevi Mahal Baldevi Mahal	
FRANCIS ROY 	
Darriel Roy Roy 	
MAKIEE CLEMENTS 	
	

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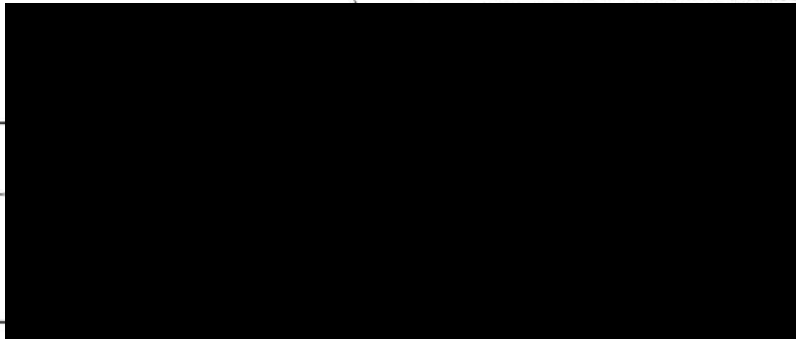
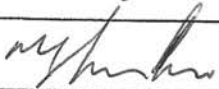

The Historic Hamlet of Springbrook and Surrounding Area

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**Name and Signature**

**Address, Phone and Email**

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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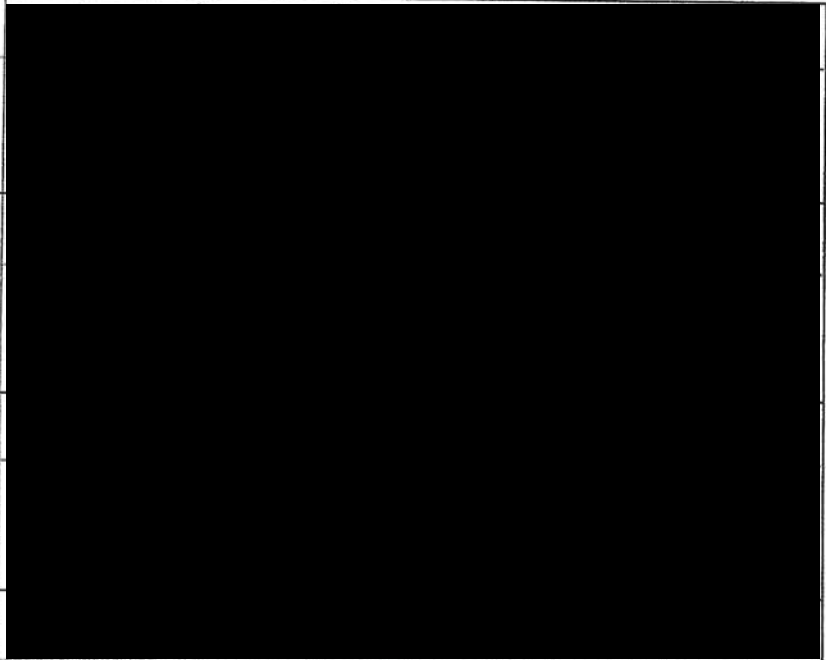
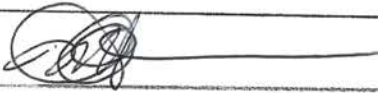


The Historic Hamlet of Springbrook and Surrounding Area

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**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!



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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 MP		
VIRGINIA CARLO		

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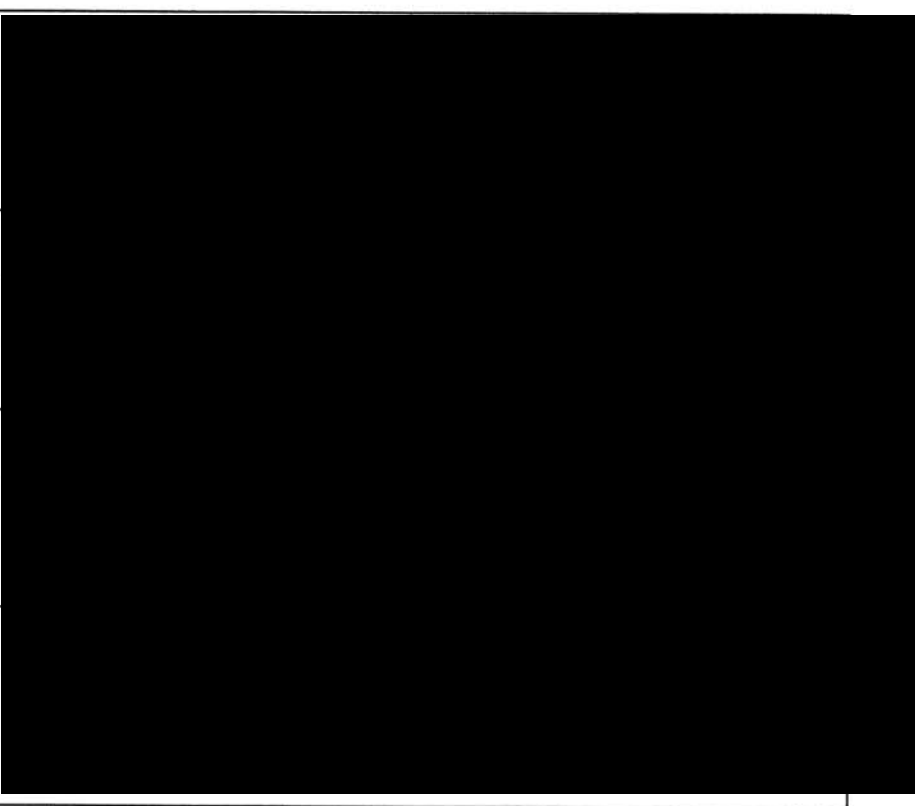


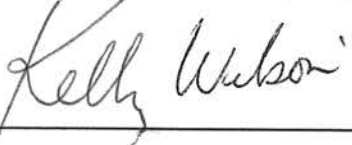


The Historic Hamlet of Springbrook and Surrounding Area

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  
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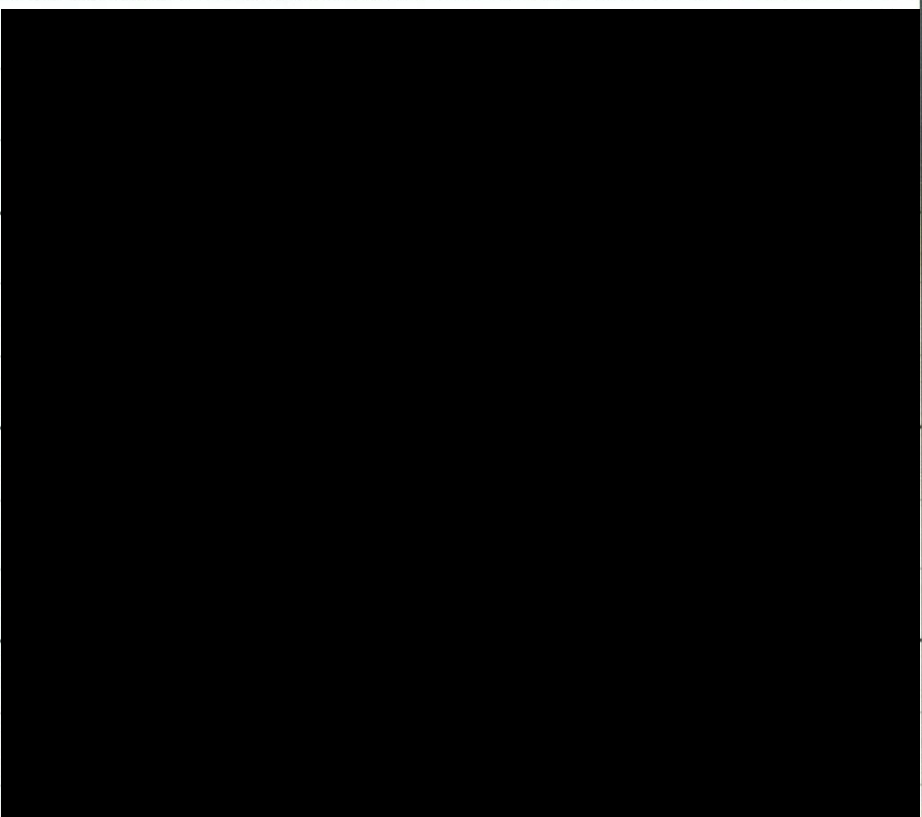
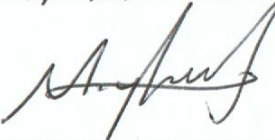


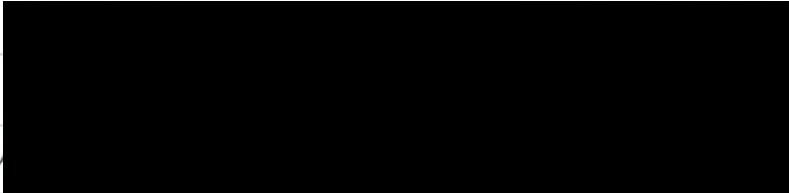

PUBLIC CONSULTATION MATTERS!

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	
	

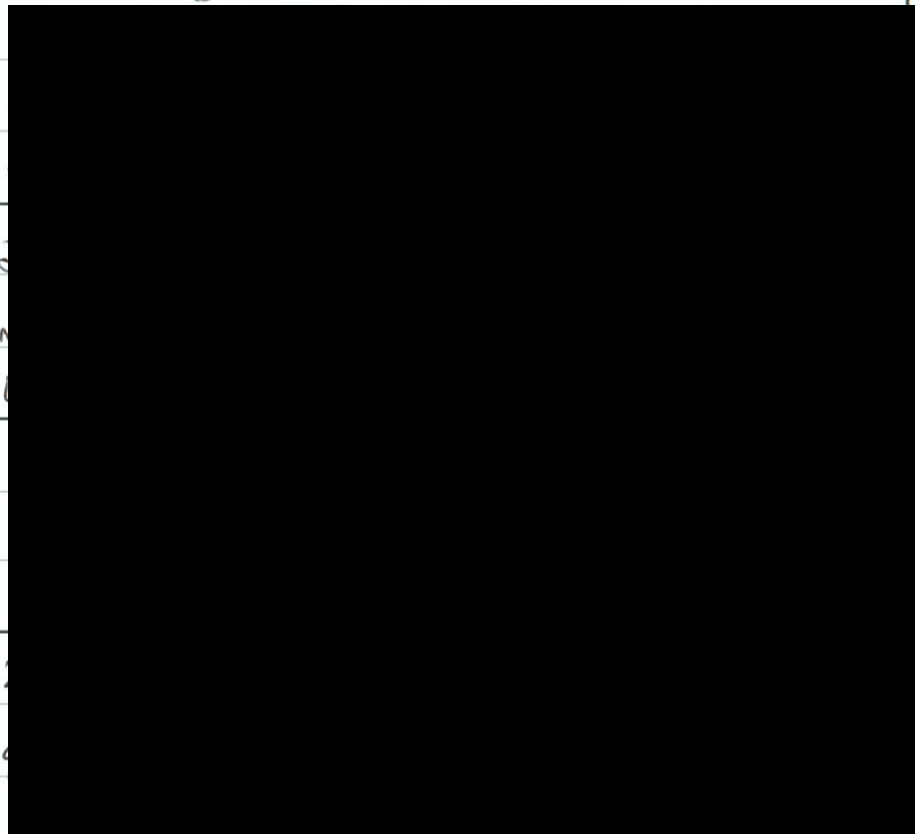
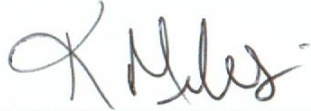


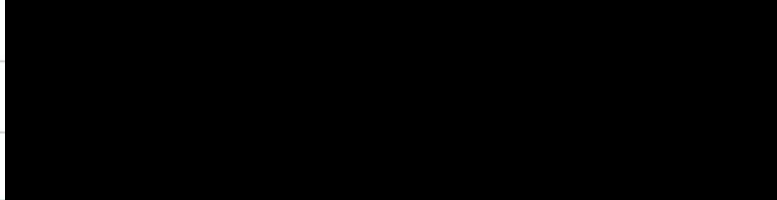

OBJECTIONS to – Official Plan Amendments and Zoning By-Law Amendments regarding  
Rotary Glen, Mocon and Other Proposed Developments in the Area  
PUBLIC CONSULTATION MATTERS!

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


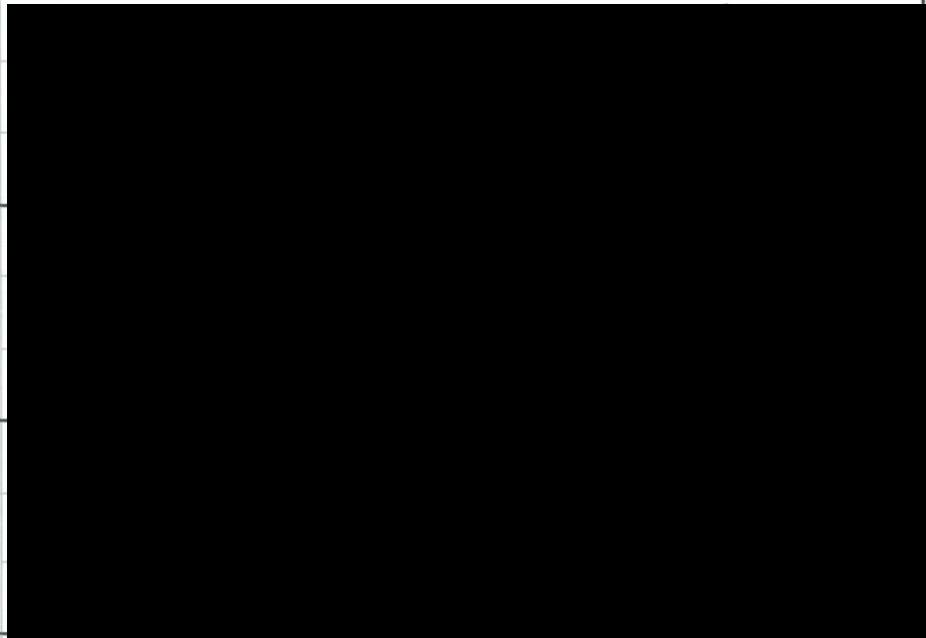


PUBLIC CONSULTATION MATTERS!

The Historic Hamlet of Springbrook and Surrounding Area

October 16, 2021

Name and Signature

Address, Phone and Email

MICHAEL PRESOTTI 	
ANTHONY BOON 	
MILAN KROVTA 	

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


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**Name and Signature**

**Address, Phone and Email**

cc JOHN KUCHERISPA <i>John Kucherspa</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

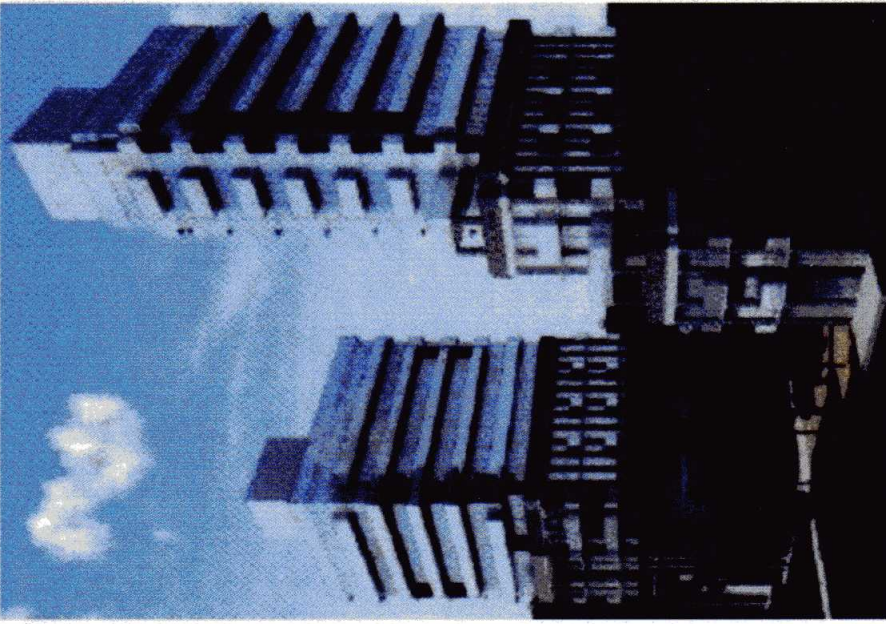
- We stand united in objection to the proposed zoning bylaw amendments that will allow the development of high-density housing in Credit Valley Secondary Plan/Queen Street West - Springbrook Tertiary Plan.
- **Specifically, we strongly oppose:**
  - Any plan of development that proposes high rise apartments 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**

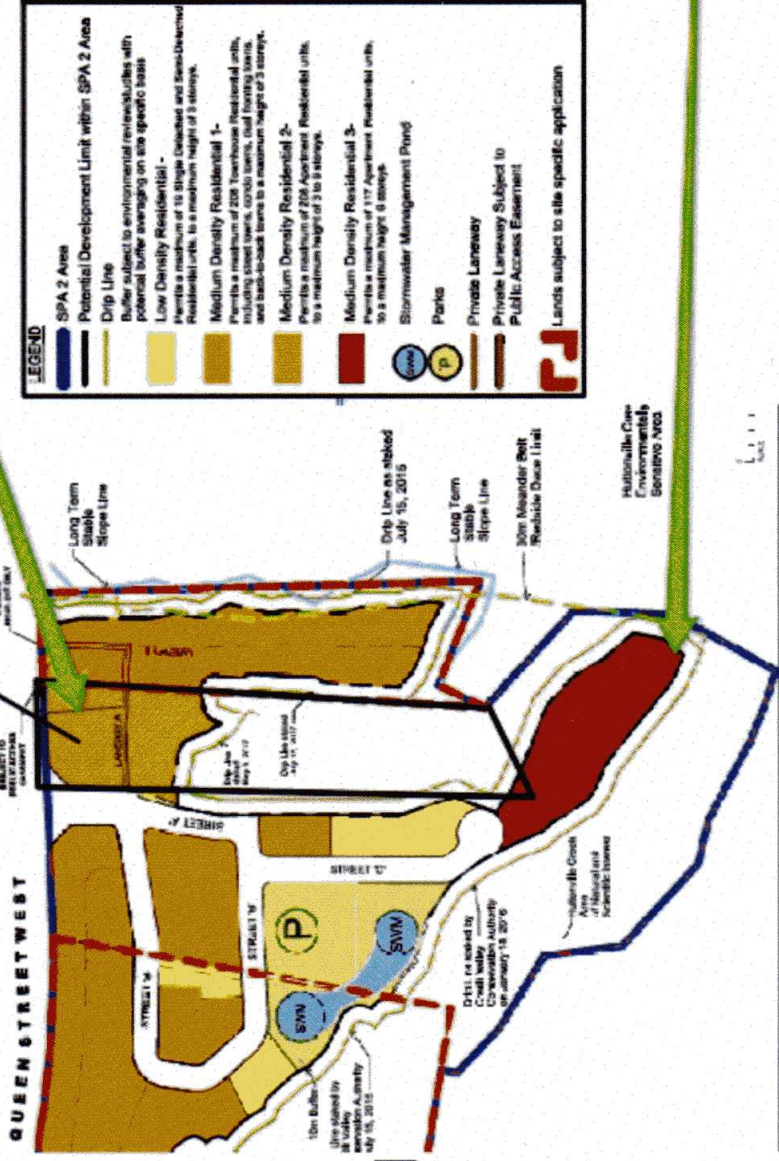
**Rotary Glen High-Rise**



**Mocon High-Rise**



**SUBJECT LANDS**



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

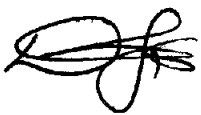

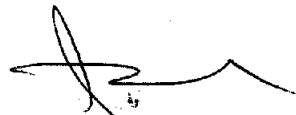
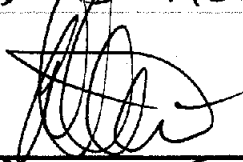

**APPENDIX 5**  
**BLOCK PLAN DESIGNATIONS**  
**GAGNON WALKER DOMES LTD.**  
**ROTARY CLUB BRAMPTON**  
**GLEN COMMUNITY CENTRE**  
 CITY FILE: OZS-2021-0018

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




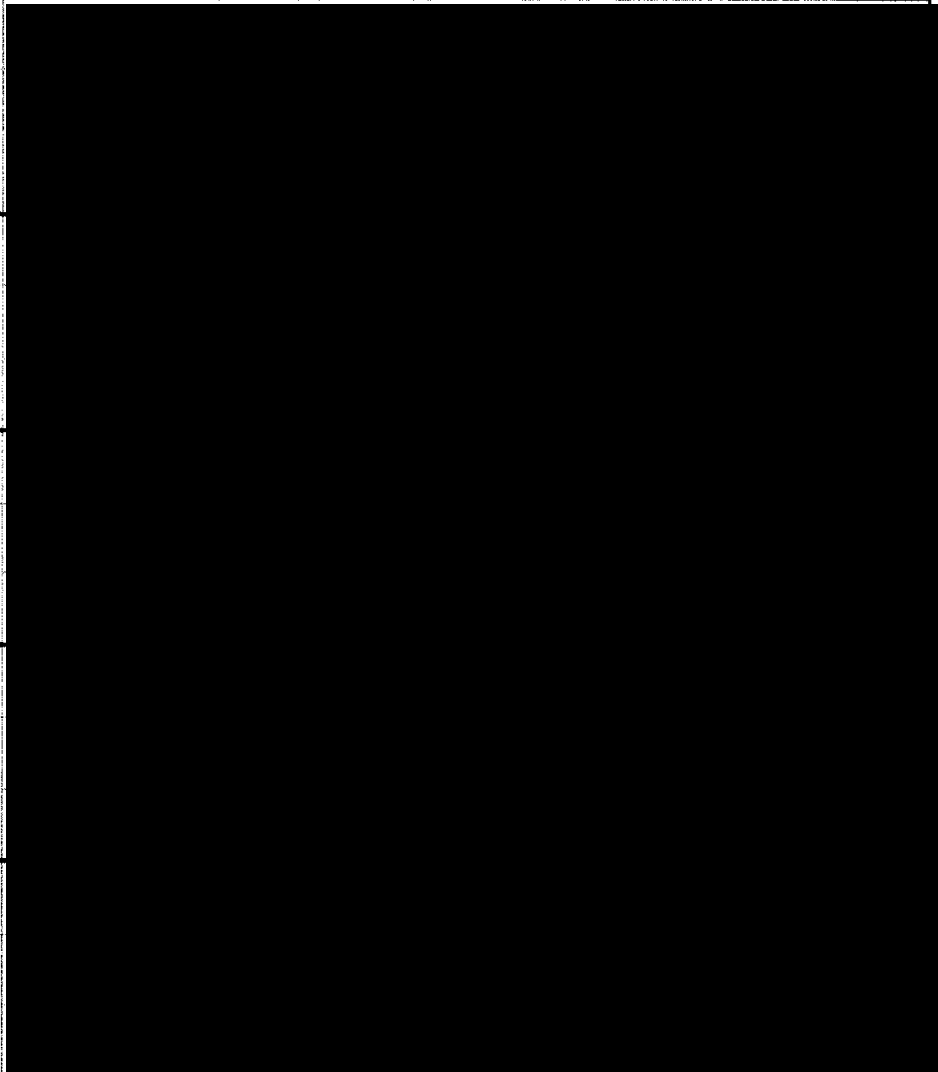
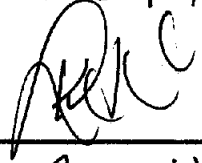
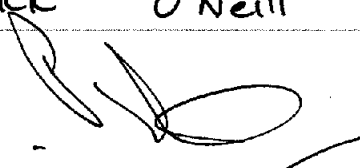
**Name and Signature**

**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 Satwant Singh	
10.	Patrick O'Neill 	




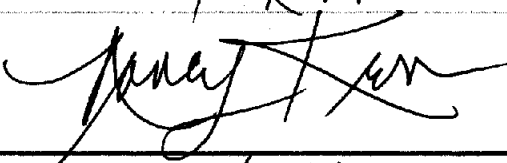


Name and Signature

Address, Phone and Email

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



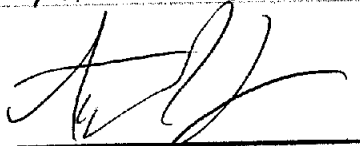
**Name and Signature**

**Address, Phone and Email**

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


**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  	

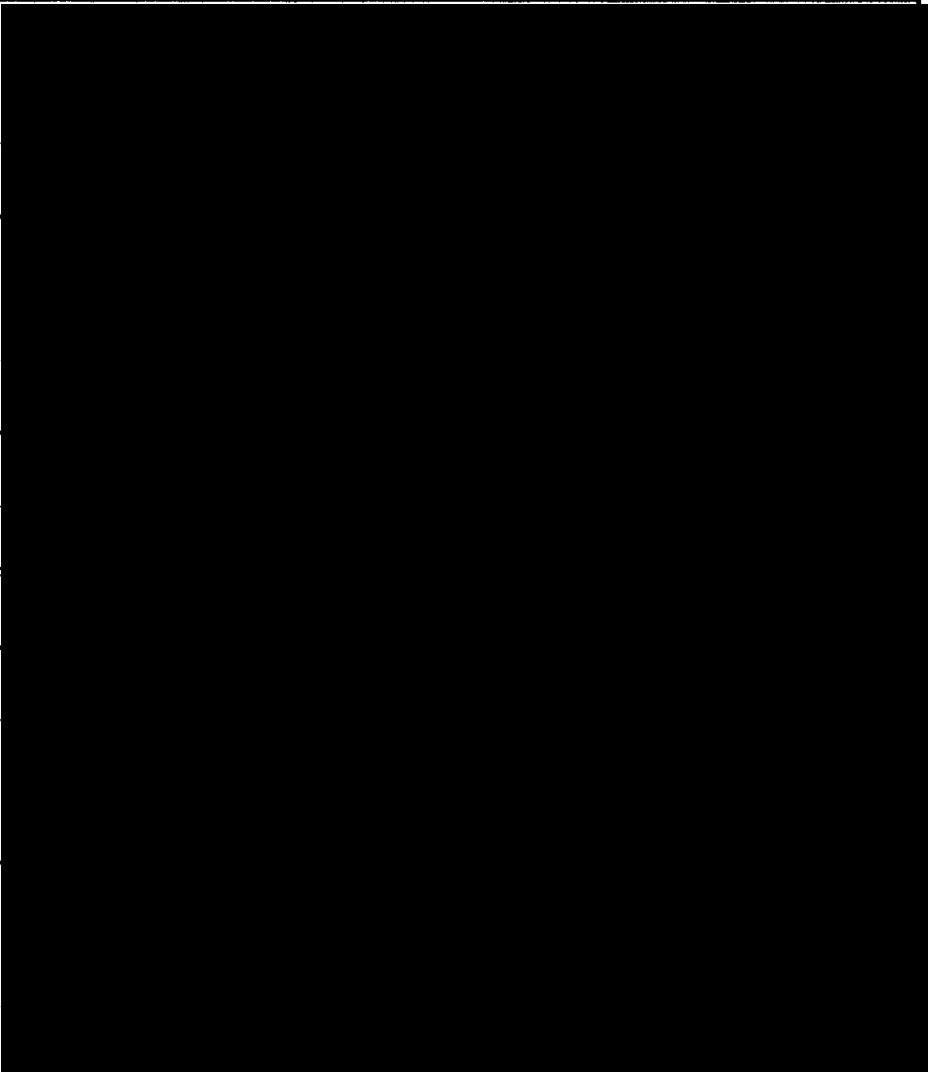



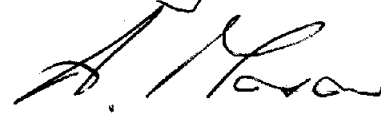

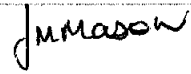
**Name and Signature**

**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**

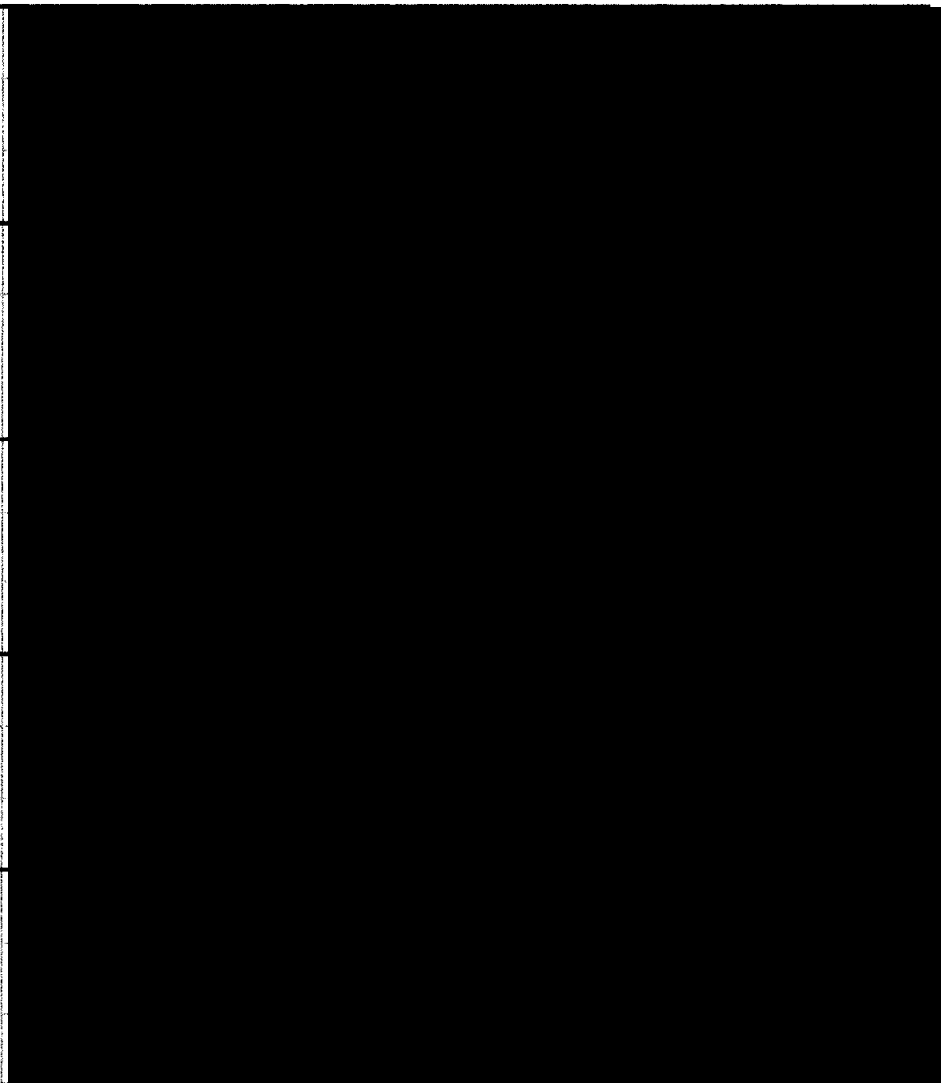
**Address, Phone and Email**

31.	NAVEEJ BOB BARR		
			
32.	<del>NAVIN G VANDANA RATRA</del>		
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 <del>Dr. MURKESH SAINI</del>
38.	DR. AARON SAINI [Signature]
39.	Sukhvir Kaur [Signature]
40.	ANGELO TSINOGLOU [Signature]





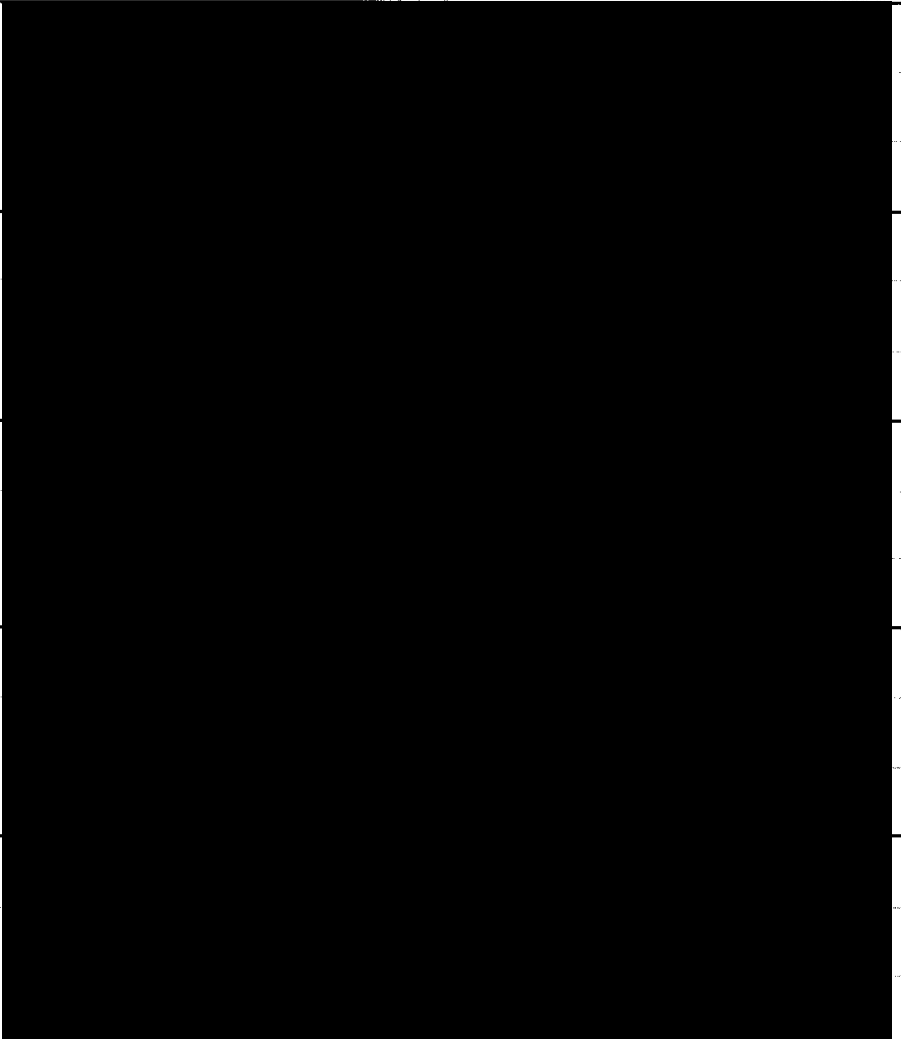
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**Name and Signature**

**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		

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**Name and Signature**

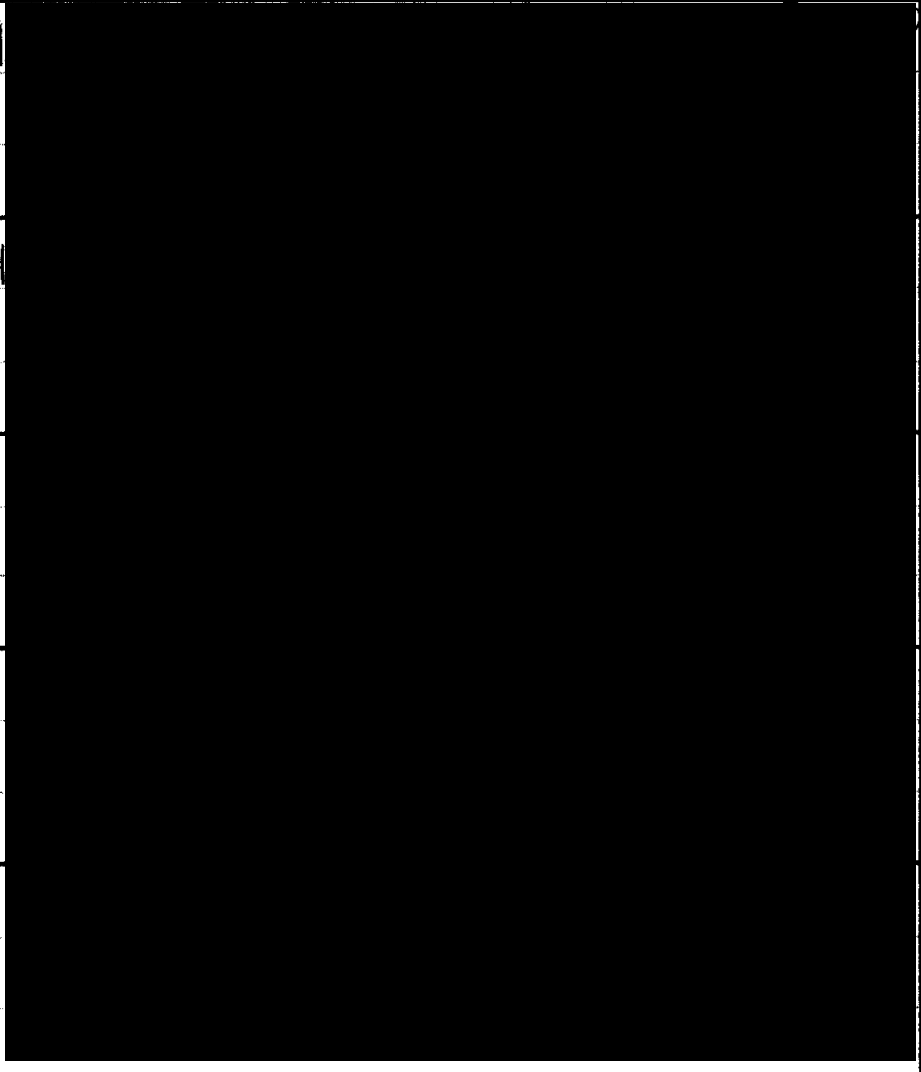
**Address, Phone and Email**

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



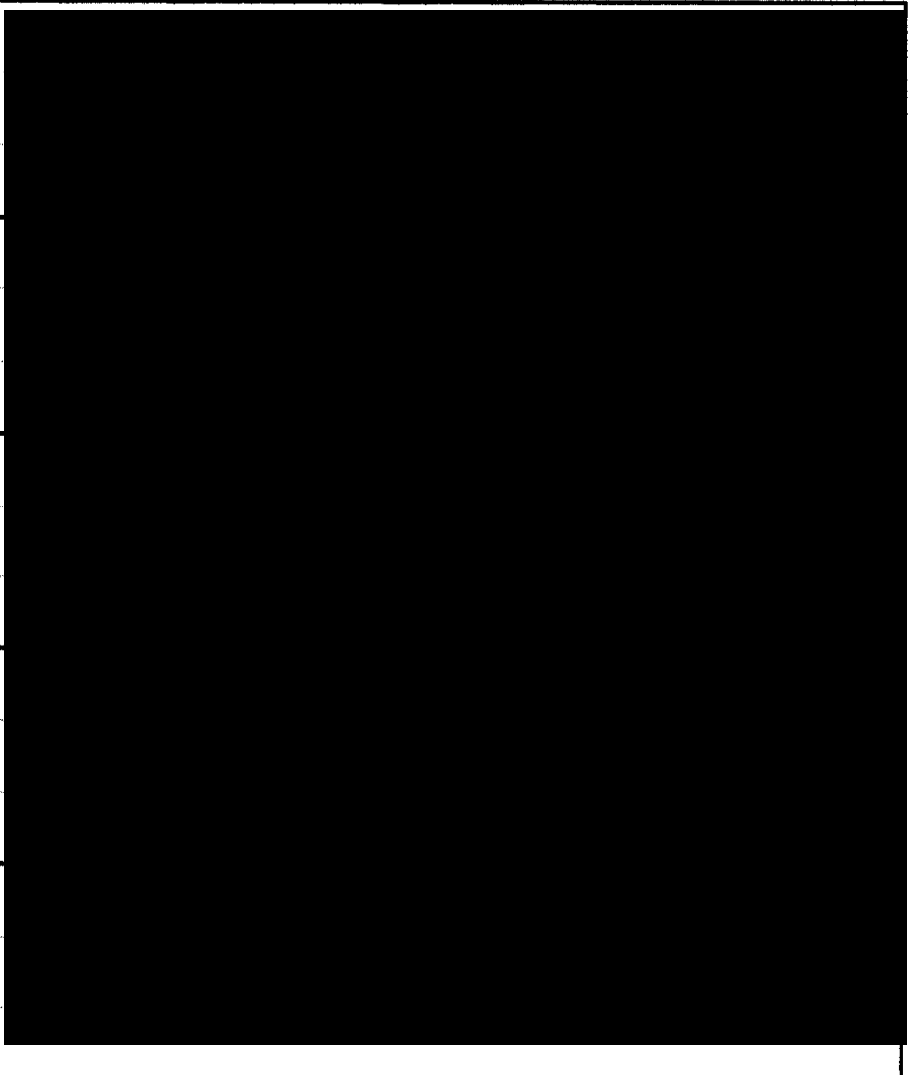
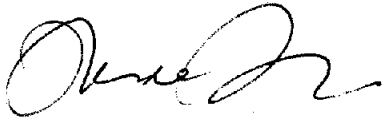

**Name and Signature**

**Address, Phone and Email**

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

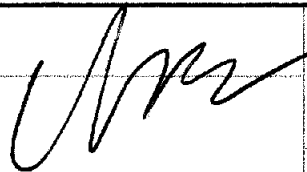
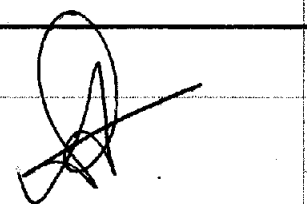
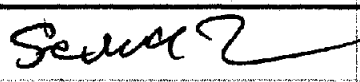

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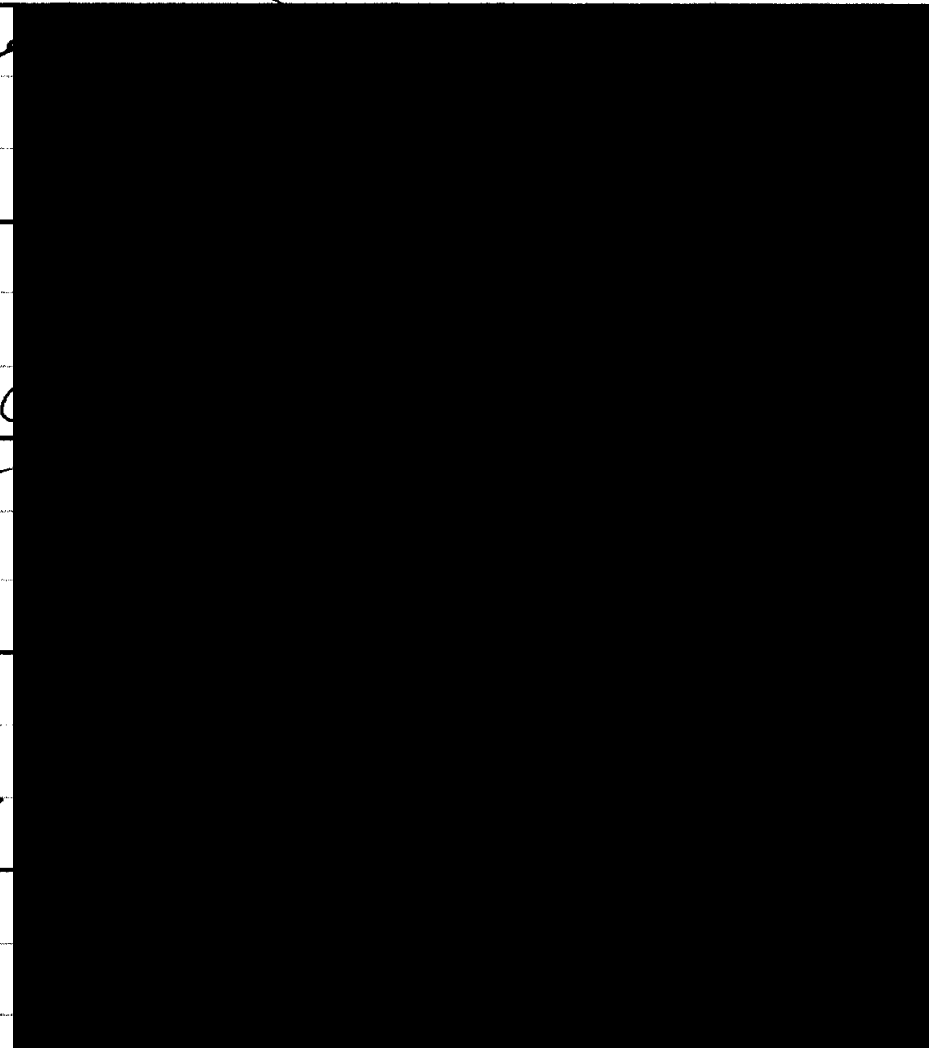
**Address, Phone and Email**

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.)

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### OBJECTION

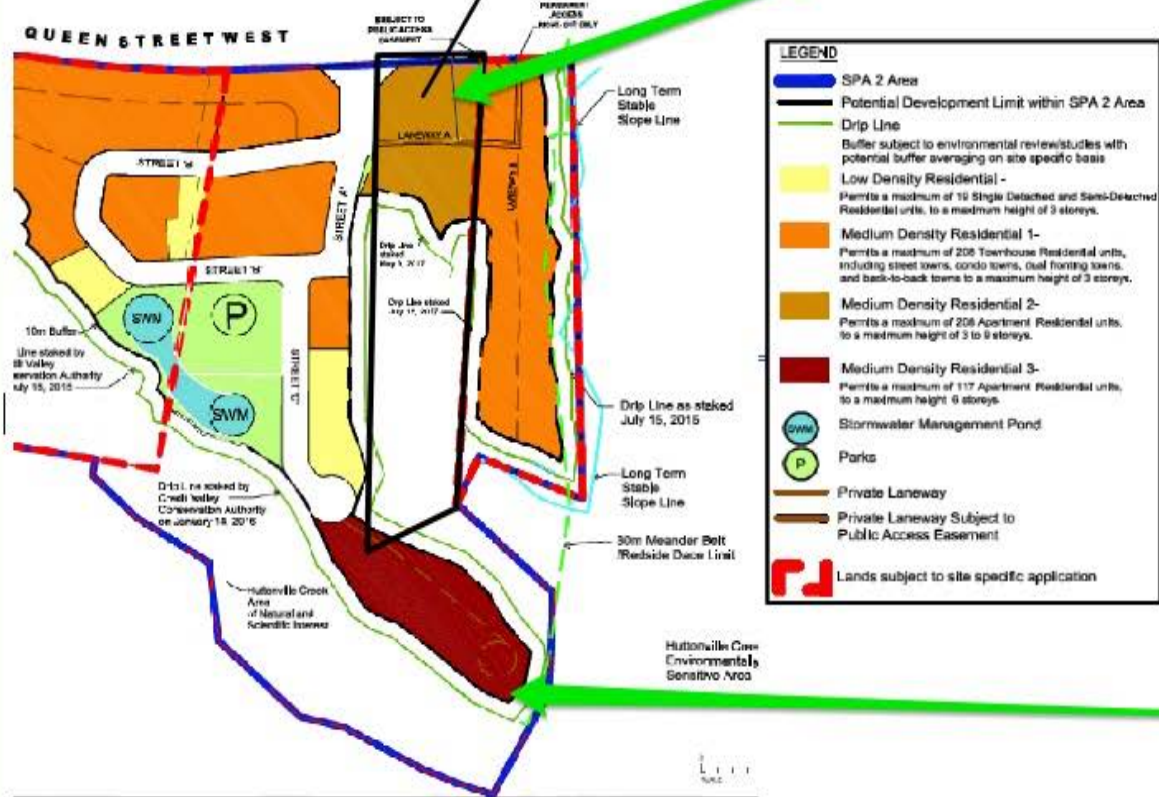
- We stand united in objection to the proposed zoning bylaw amendments that will allow the development of high-density housing in Credit Valley Secondary Plan/Queen Street West - Springbrook Tertiary Plan.
- **Specifically, we strongly oppose:**
  - Any plan of development that proposes high rise apartments 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

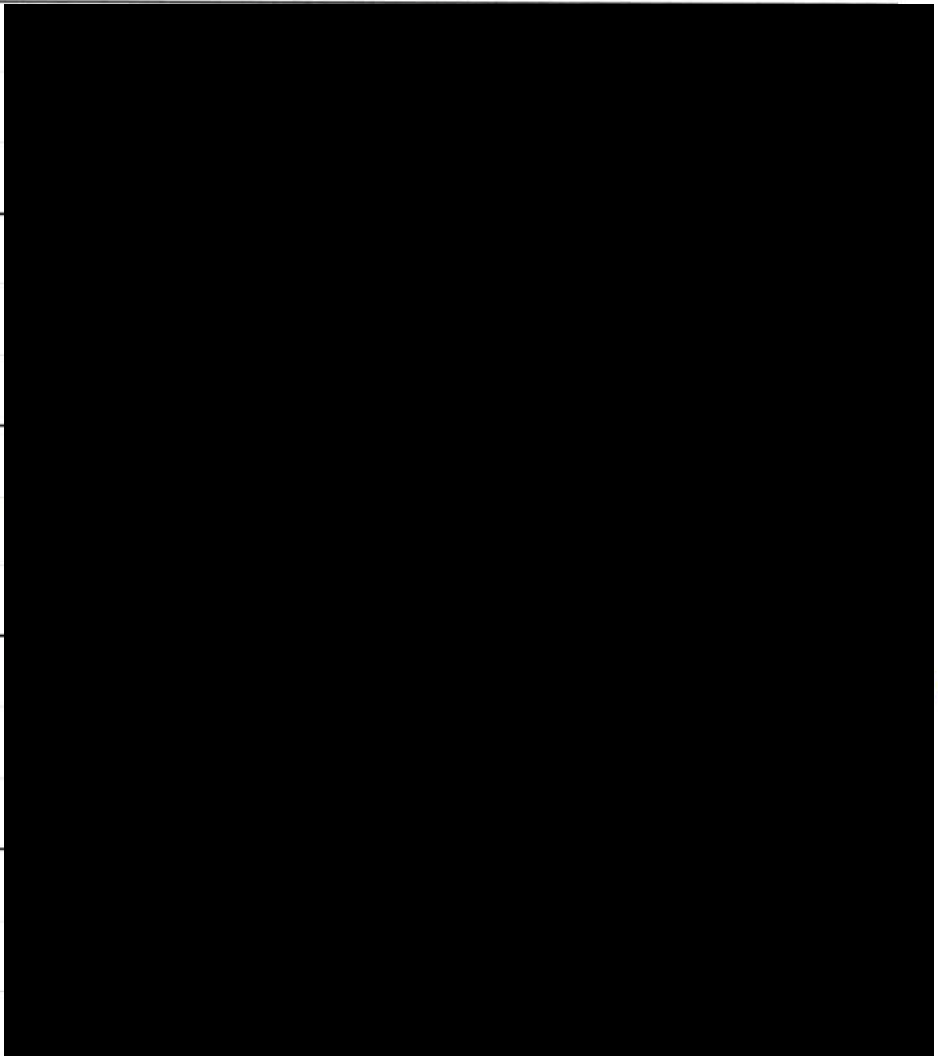


EXTRACT FROM THE DOCUMENT KNOWN AS THE QUEEN ST W - CREDITVALLEY TERTIARY PLAN



**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

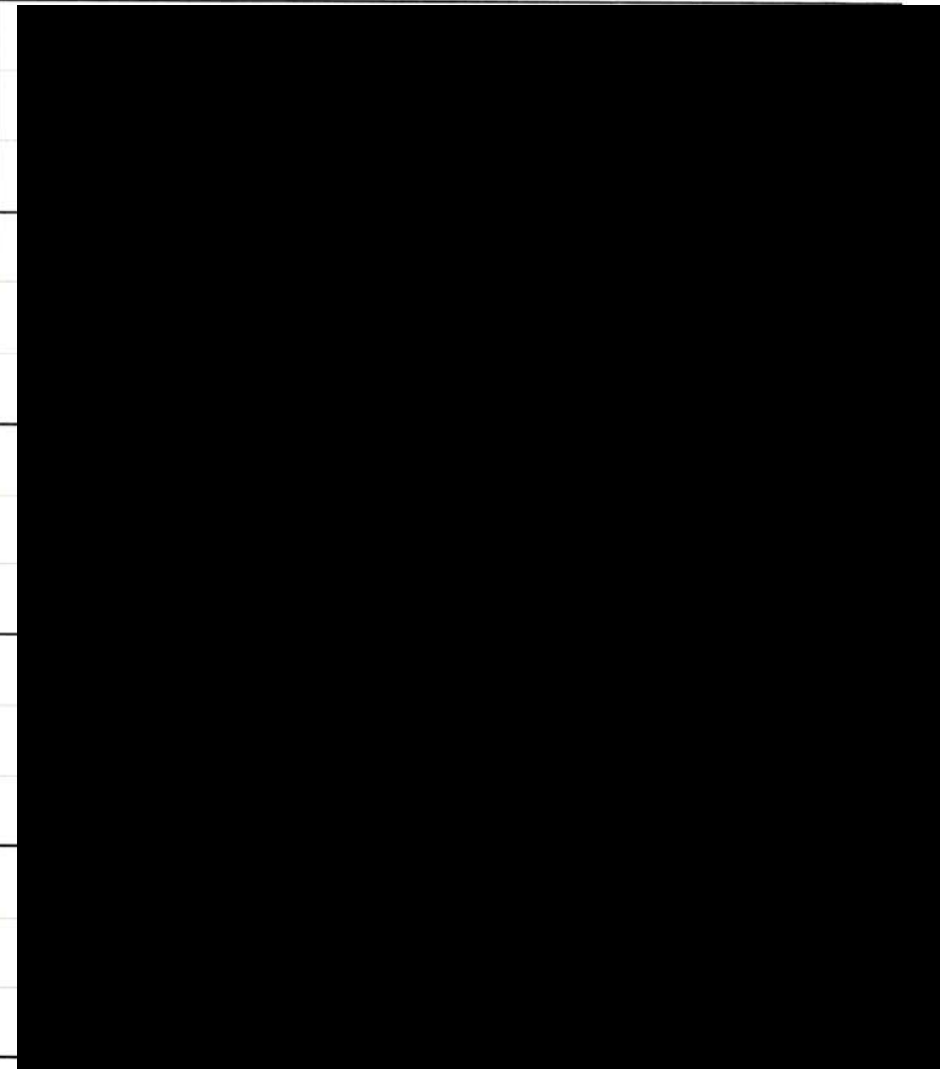
September 24, 2021

Page 2 of 41

**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

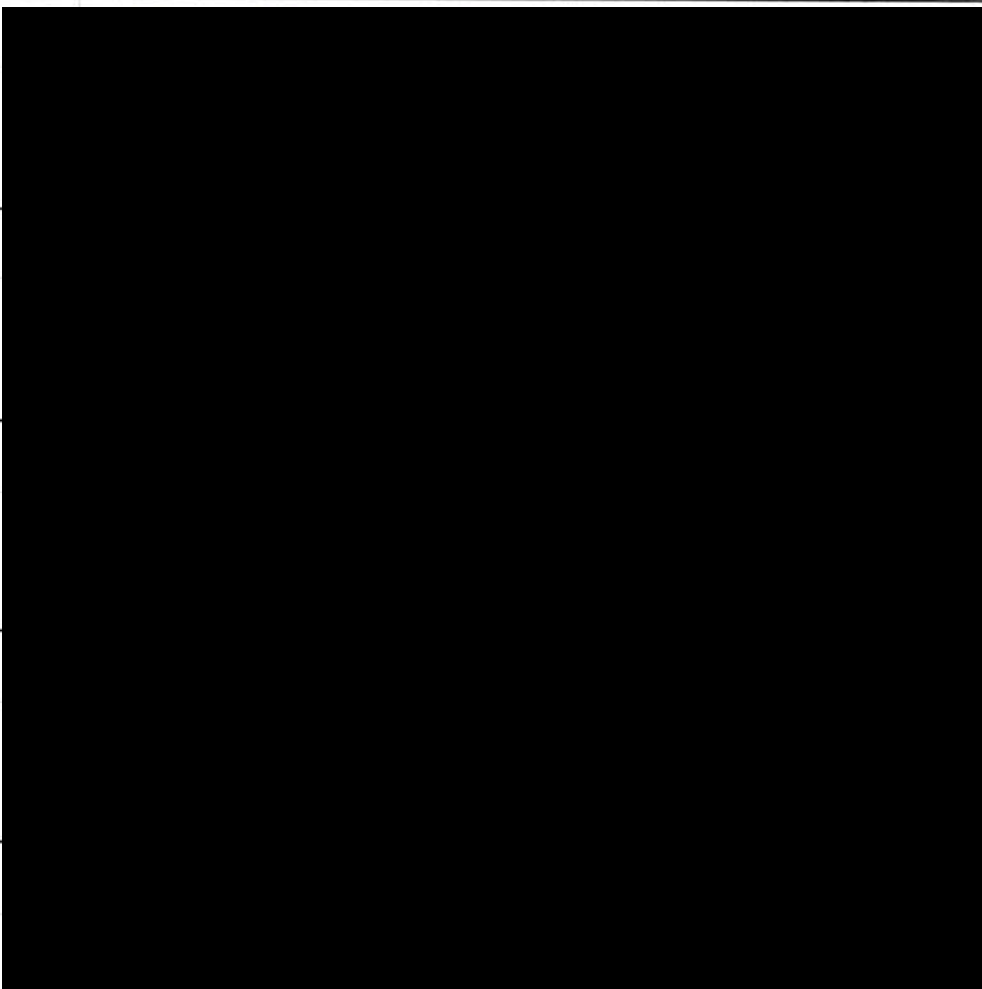
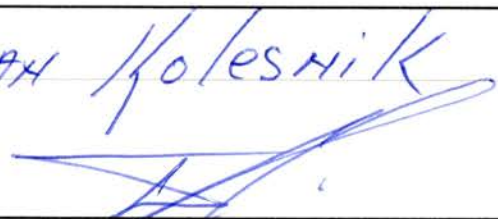
September 24, 2021

Page 3 of 41

\* Day 2


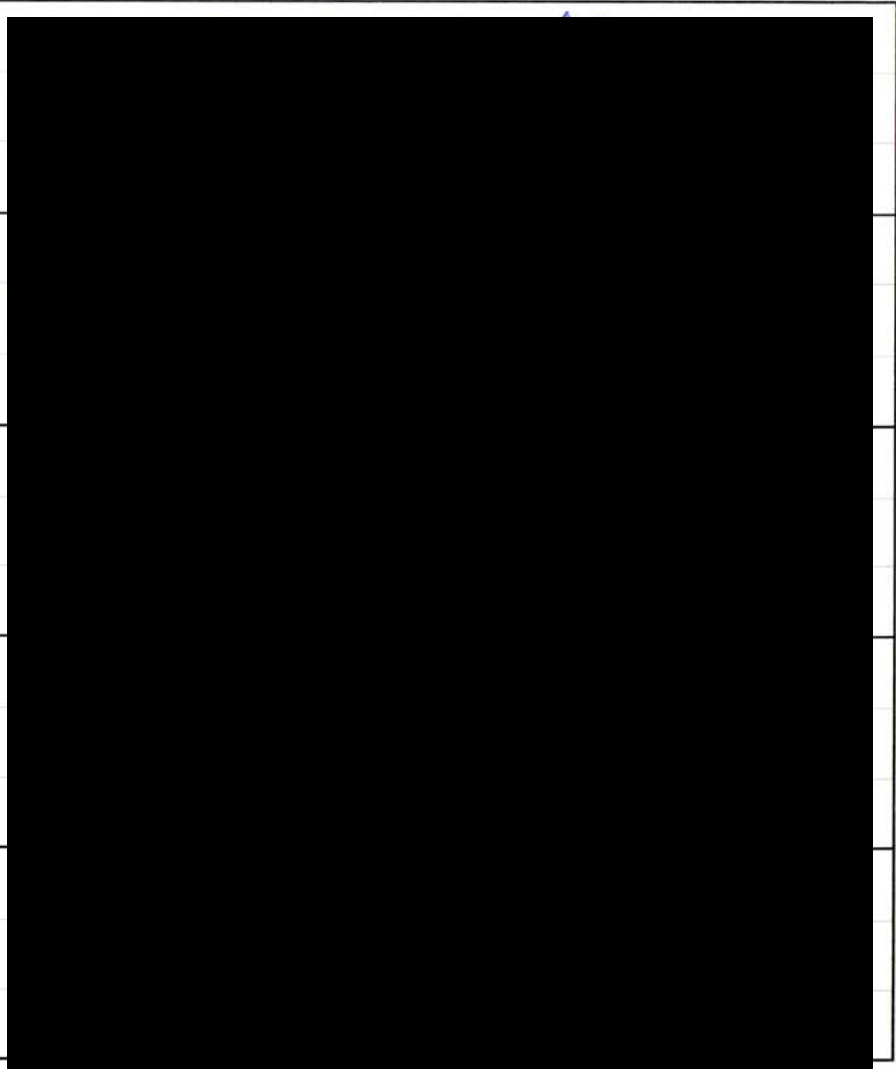



Name and Signature

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 	

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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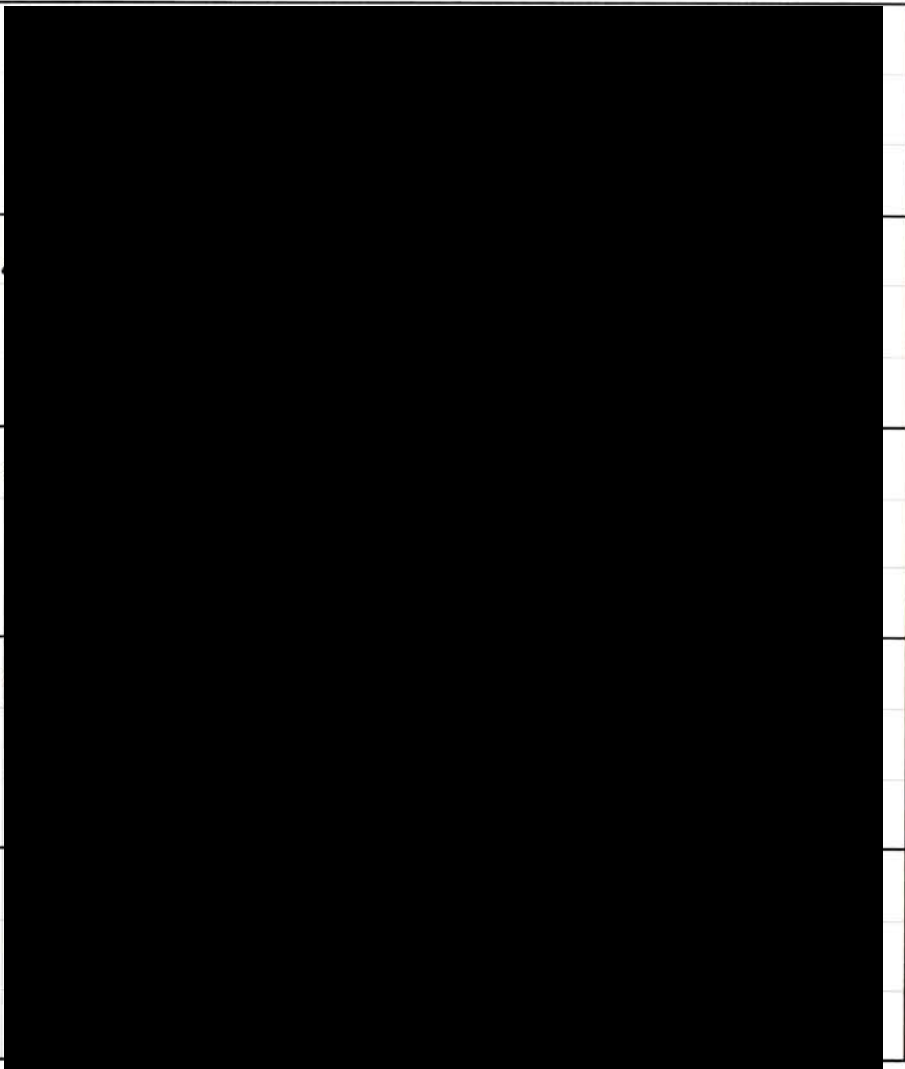
**Name and Signature**

**Address, Phone and Email**

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



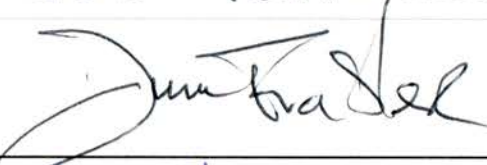

**Name and Signature**

**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 & <del>Jeanne</del> Kimura 



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

PUBLIC CONSULTATION MATTERS!

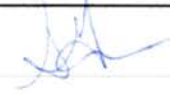

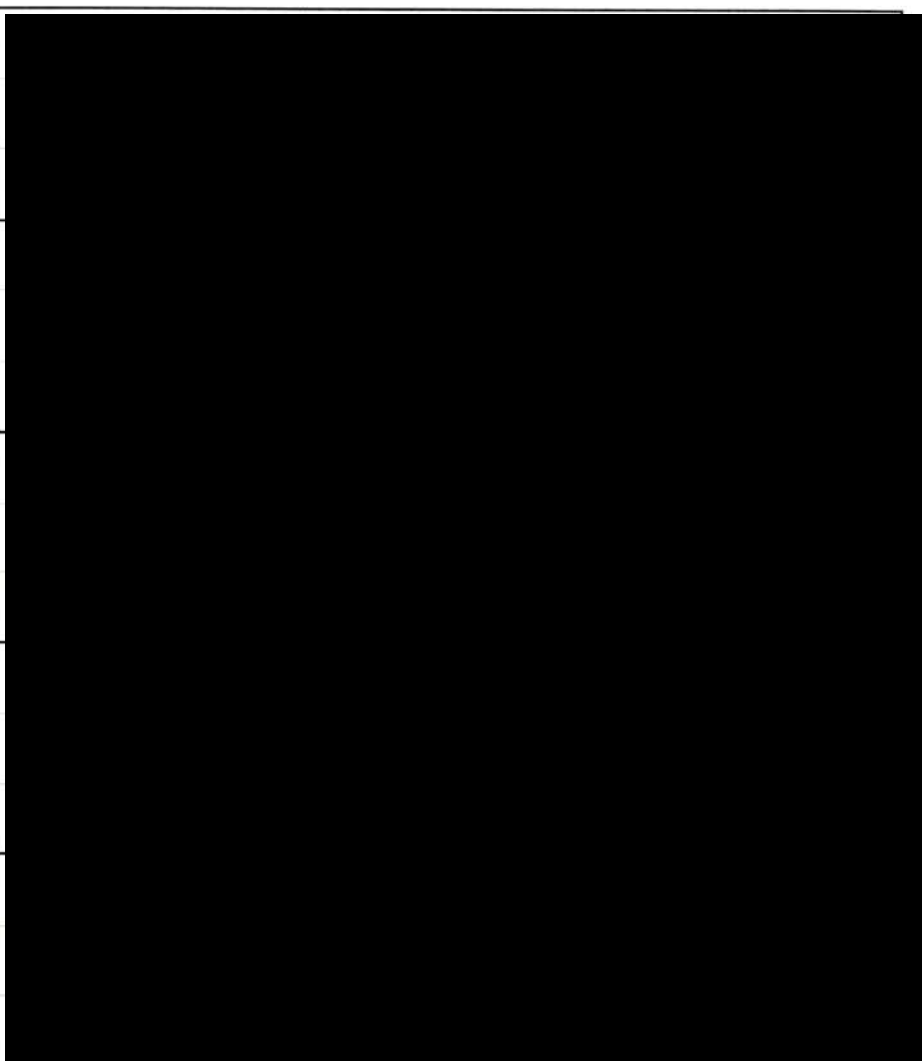
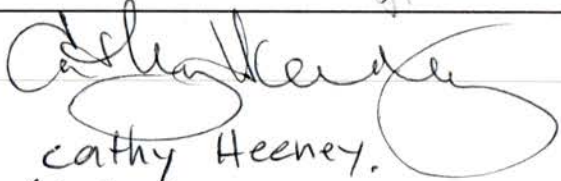
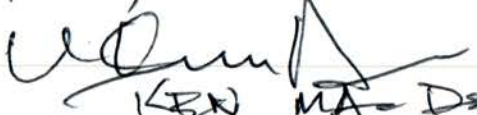
The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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Name and Signature

Address, Phone and Email

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



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

**PUBLIC CONSULTATION MATTERS!**

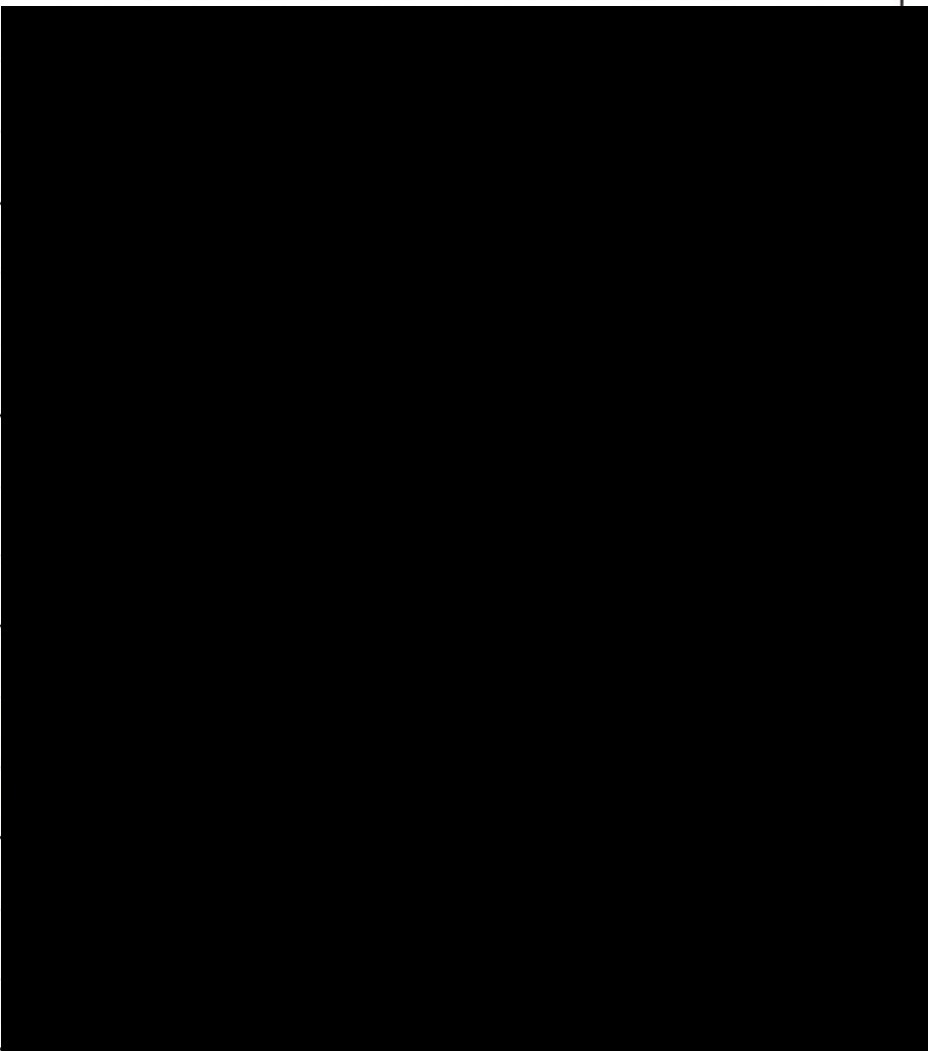

The Historic Hamlet of Springbrook and Surrounding Area

September 24, 2021

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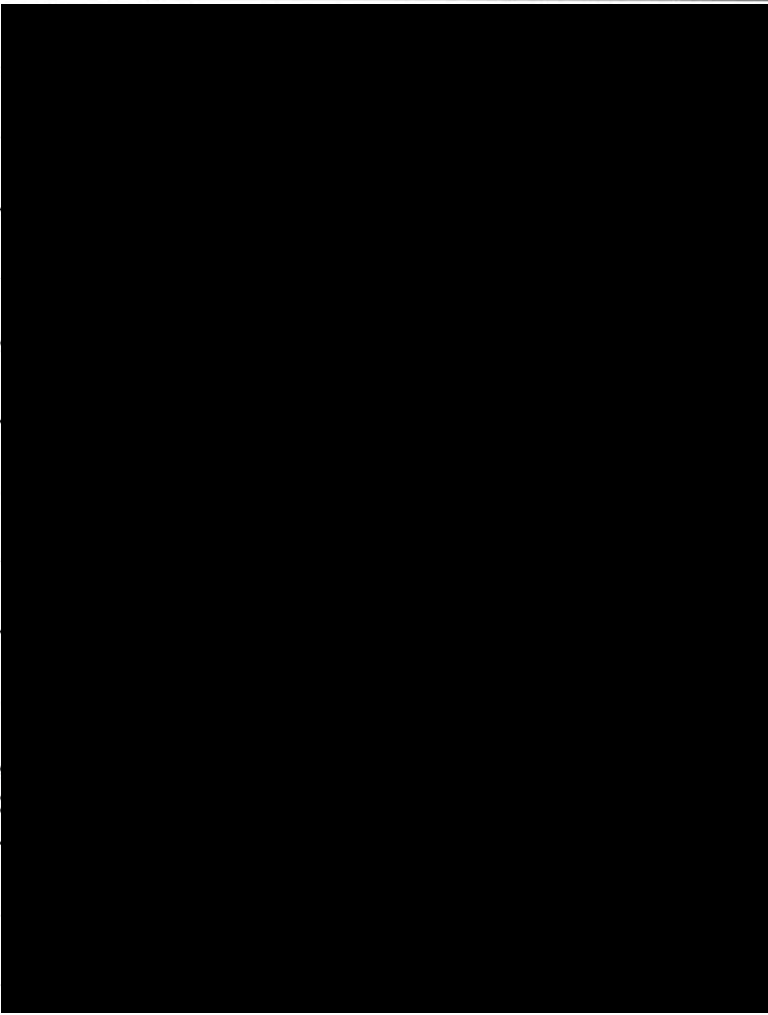

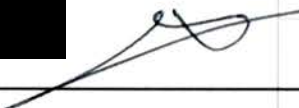
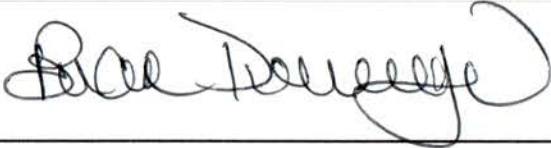

**Name and Signature**

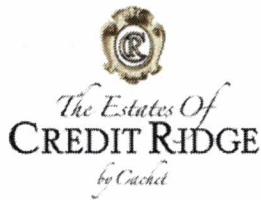
**Address, Phone and Email**

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

**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.

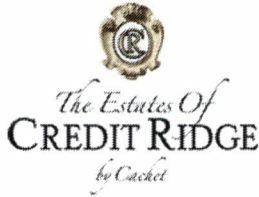
The development of a high-rise building beside 2 million dollar homes will not only decrease the privacy of those living in the area but disrupt the urban planning flow of the division. It also goes against the agreement we were told that only Single Residential Homes as this land is a dead-end. The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

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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.

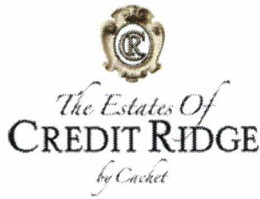
Lastly, we must keep our river stream safe and by putting 5000 people beside a river, it will contaminate the water table.

*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

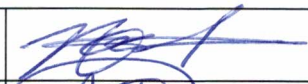

**IMPORTANT:** By signing this petition, the residents acknowledge that this petition may become public as part of Council or committee agenda.



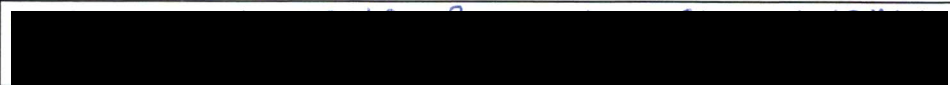
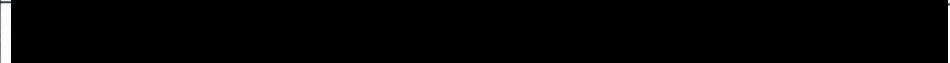
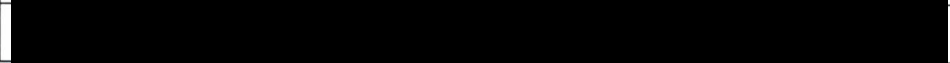
# The Residents of the Estate of Credit Ridge Official Petition

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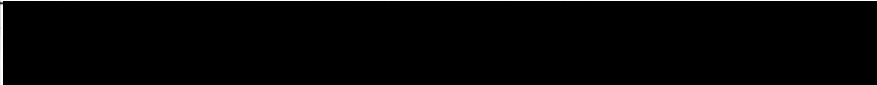
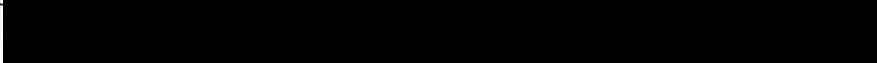
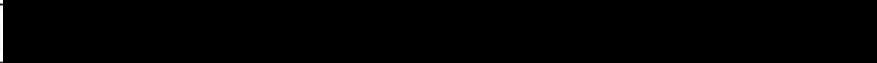
**We, the undersigned** residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD:** File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and to **RE-EVALUATE** the Projects to 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 <b>HOLD:</b> 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 <b>RE-EVALUATE</b> the Projects to create proper flow of the community based on the outlined concerns.		
Wards Affected	Wards 4, 5 & 6 + Hunttonville.		

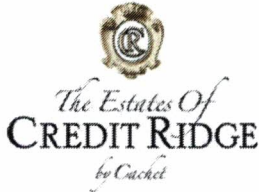
**Organizer 1 Information:**

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

**Organizer 2 Information**

Full Name:	Oliver Shukoori
Address:	
Phone:	
Email:	

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



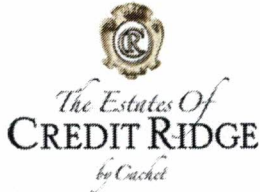
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We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD**: File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising 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)
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		

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



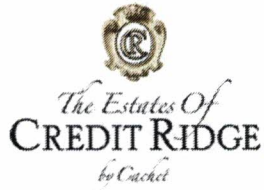
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- Each petitioner must Print and Sign his or her own name, original signatures only. (No Pencil)
- Each petitioner must provide his or her full address – due to the development concerns.

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

**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

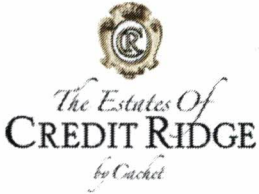
We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD**: File# OZS-2020-0018, FILE# OZS-2020-0036 and Branthaven Queen West Inc Project due to rising traffic and to **RE-EVALUATE** the Projects to create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

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





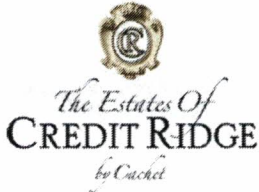
## The Residents of the Estate of Credit Ridge Official Petition

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)
25. SANA ALI		
26. <del>RESIDENT</del> Rabab Okal		
27. Fatima Zaidi		
28. Michael Parente		
29. Syroot Kang		
30. DAVE FLEMING		
31. SUKHBIR BIR		
32. TARIQ KANTROD		

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



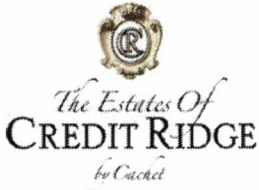
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- Each petitioner must provide his or her full address – due to the development concerns.

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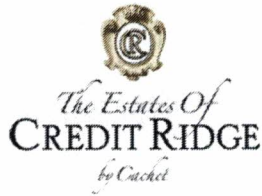
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- Each petitioner must provide his or her full address – due to the development concerns.

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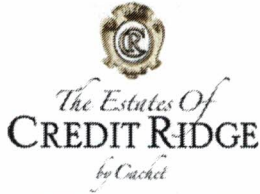
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- Each petitioner must Print and Sign his or her own name, original signatures only. (No Pencil)
- Each petitioner must provide his or her full address – due to the development concerns.

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

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## The Residents of the Estate of Credit Ridge Official Petition

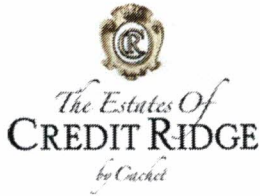
We, the undersigned residents of the Estate of Credit Ridge and nearby neighbourhoods, **call upon** City of Brampton Development Planning to put on **HOLD**: File# OZS-2020-0018, FILE# OZS-2020-0036 and Branhaven Queen West Inc Project due to rising traffic and to **RE-EVALUATE** the Projects to create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

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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. DAN POMEY		
63. PASCAL MONGER		
64. SANJEEV MALN		

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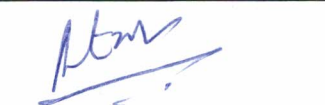
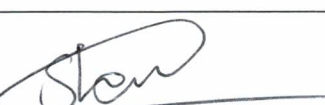
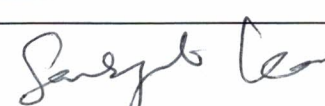






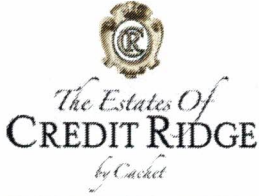
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- Each petitioner must provide his or her full address – due to the development concerns.

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

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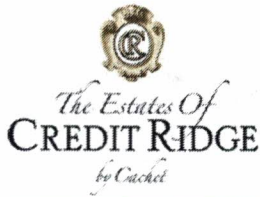
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Supporter Name	Mailing Address	Signature (please sign in Ink)
73. KEN NATHAN		
74. TERRY HARRIS		
75. Zaib Rohile		
76. KHWANNY MADNA		
77. HARJOT GREWAL		
78. Edries Shah.		
79. Ahmad Shah.		
80. <del>Salomon</del> Jack Azini		

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## The Residents of the Estate of Credit Ridge Official Petition

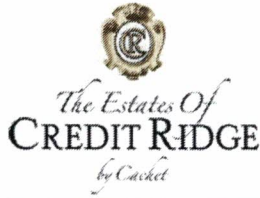
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Supporter Name	Mailing Address	Signature (please sign in Ink)
81. <sup>85.</sup> PUNAVESWARAN KIMALRAJ		
82. <sup>86.</sup> Mohammad Yousuf Zay		
83. <sup>87.</sup> Kulpreesh Shah		
84. <sup>88.</sup> Khuram Ali		
85. <sup>89.</sup> VANVSAN NARAYANAN		
86. <sup>90.</sup> Zaid Aureshi		
87. <sup>91.</sup> Manmohan Kaur		
88. <sup>92.</sup> SUKHWINDER MANN		

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## The Residents of the Estate of Credit Ridge Official Petition

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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)
89. <sup>73.</sup> AMIT SHARMA		
90. <sup>74.</sup> DAN MOOI		
91. <sup>75.</sup> MITCH / RADH DANCAN		
92. <sup>76.</sup> NARUNDR		
93. <sup>77.</sup> Rahul Saggi		
94. <sup>78.</sup> Kalaichelvan Panchalingam		
95. <sup>79.</sup> Thaya Bava Injuelkan		
96. <sup>80.</sup> 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

## Henderson, Kelly

---

**From:** circulations@wsp.com  
**Sent:** 2021/04/15 9:32 AM  
**To:** Henderson, Kelly  
**Subject:** [EXTERNAL]Draft Plan of Subdivision (21T-20011B) and OPA/ZBLA (OZS-2020-0036), 1879 Queen St. W., Brampton.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**2021-04-15**

**Kelly Henderson**

**Brampton**

, ,

Attention: Kelly Henderson

Re: Draft Plan of Subdivision (21T-20011B) and OPA/ZBLA (OZS-2020-0036), 1879 Queen St. W., Brampton.; Your File No. 21T-20011B,OZS-2020-0036

Our File No. 90144

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

---

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-LAEhHhHzdJzBITWfa4Hgs7pbKl

April 16, 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 Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision  
Korsiak Urban Planning – Jim and Luisa Mocon  
1879 Queen Street West  
South side of Queen St W, east of Mississauga Rd  
File: 21T-20011B (OZS 2020-0036)  
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 9 detached, 56 townhouse units and a 12-storey 200-unit residential building, which are anticipated to yield:

- 11 Junior Kindergarten to Grade 8 Students; and
- 8 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 conditions of draft approval:**

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement 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)



Enbridge Gas Inc.  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

May 7, 2021

Kelly Henderson  
Development Planner  
Planning, Building & Economic Development Services  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Kelly,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment  
Jim and Luisa Mocon  
1879 Queen Street West  
City of Brampton  
File No.: OZS-2020-0036

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea20@Enbridge.com](mailto:SalesArea20@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**

## Henderson, Kelly

---

**From:** Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com  
**Sent:** 2021/06/30 3:04 PM  
**To:** Henderson, Kelly  
**Subject:** [EXTERNAL]Brampton - 1879 Queen St W - OZS-2020-0036  
**Attachments:** CamScanner 06-21-2021 16.34.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.**

Hello,

We are in receipt of Application OZS-2020-0036 dated May 4, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

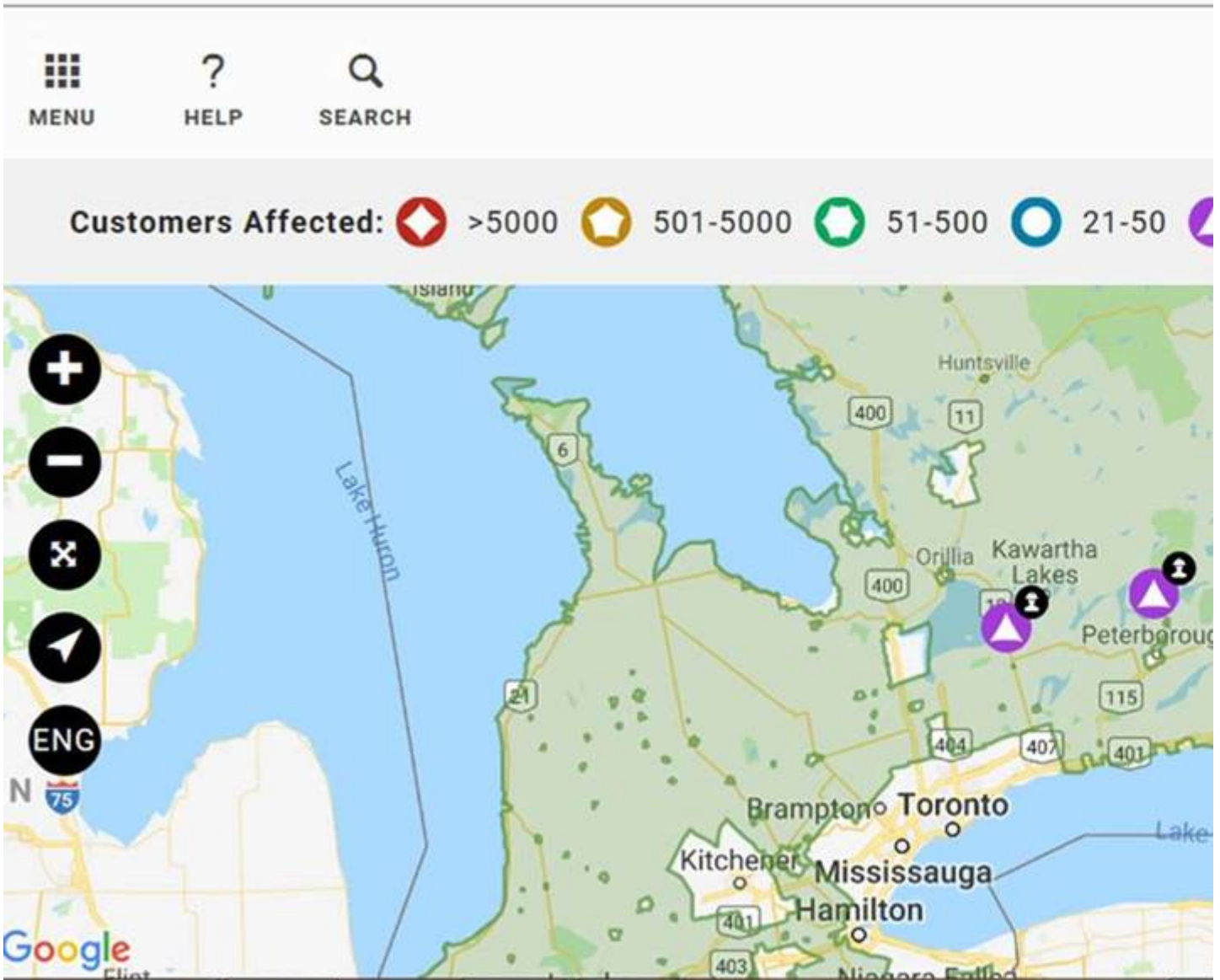
For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

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

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

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





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

Thank you,

Best Wishes,

**Dolly Shetty**  
 Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**  
 185 Clegg Road (R32)  
 Markham, ON | L6G 1B7  
 Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



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**From:** Dolly Shetty <dollyshetty20@gmail.com>  
**Sent:** Monday, June 21, 2021 4:35 PM  
**To:** SHETTY Dolly <Dolly.Shetty@HydroOne.com>  
**Subject:** Subdivision

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<https://ddei5-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fcc.co%2f16YRyq&umid=31A5E152-C54C-9C05-A79C-36A401CC68ED&auth=2d642bc0e91c4252d9fd41a45fae119e296f143e-caeeba3b24bf303390ca79c864cc09ae2a85d761>

May 3<sup>rd</sup>, 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, and Zoning By-law,  
 and for a Draft Plan of Subdivision- OZS-2020-0036 & 21T-20011B  
 Korsiak/Jim and Luisa Mocon  
 1879 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 (9 single family detached units, 56 townhouse units, 200 apartment units, totalling 265 residential 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 8</b>	<b>Grade 9 to Grade 12</b>
47	10

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>
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

**Trustees**

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

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

**Director of Education and Secretary to the Board**  
 Colleen Russell-Rawlins

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

**Associate Director – Instruction & Equity**  
 Poleen Grewal

**Associate Director – School Improvement & Equity**  
 Camille Logan

**Associate Director– School Improvement & Equity**  
 Lynn Strangway

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 purchasers 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](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  
P. Sousa, Peel District School Board  
K. Koops, Dufferin-Peel Catholic District School Board (email only)

## Public Works

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

[peelregion.ca](http://peelregion.ca)

June 25, 2021

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

**RE: Draft Plan of Subdivision  
1879 Queen Street West  
Jim and Louisa Mocon  
City File: OZS-2020-0036  
Region File: 21T-20011B**

Dear Ms. Henderson,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

### **Region of Peel Conditions of Draft Approval**

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20011B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

### **General Comments**

**The following general comments are provided to assist the developer in the preparation of the related drawings.**

#### **Sanitary Sewer Facilities**

- Municipal sanitary sewer facilities consist of a 450mm diameter sanitary sewer and a 1500mm diameter trunk sanitary sewer on Queen Street West.
  - External easements and construction may be required.

#### **Water Facilities**

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consists of 150mm and 600mm diameter watermains on Queen Street West, 600mm diameter watermain on Mississauga Road, and 300mm diameter watermain on Royal West Drive.
  - External easements and construction will be required.
- The Region requires a Condominium Water Servicing Agreement and a draft Declaration and Description with completed Schedule A for the future Common Elements Condominium (Blocks 16 and 17).

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### Regional Roads

- The proposed development abuts Queen Street West, Regional Road #6.
- The Region of Peel will not permit any changes to grading within Queen Street West right of way along the frontage of proposed development.
- No lots or blocks shall have direct access to Queen Street West. Any future access shall be in accordance with The Region Access Control By-law.

### Functional Servicing Report

The Region has reviewed the Functional Servicing Report (dated April 2021) prepared by Skira & Associates Ltd. The following must be addressed in a revised report:

- Water:
  - The proposed servicing for this development indicates one 300mm diameter watermain connection to a 300mm watermain on Royal West Drive. In the interim there will be a temporary 150mm watermain connection through Cesta Lands which ultimately will be abandoned. A secondary looping system will be required at the intersection of Queen Street West and future Street 'C'.
  - It is a Regional requirement that the high-rise condominium development is serviced off a 300mm diameter watermain. As such the proposed 200mm diameter watermain on Street 'C' and Street 'B' must be upsized to 300mm diameter watermains.
- Wastewater:
  - The sanitary design sheet as well as sanitary drainage plan included in the FSR do not correspond with the population calculations shown in the body of the report.
- Stormwater:
  - The Report confirms stormwater management will be dealt within the boundaries of the subject lands.

### Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

### Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast.

### Waste Management Requirements

- The Region of Peel will provide curbside waste collection of garbage, recycling, and organics material for the single detached and street townhouses provided that future submissions satisfy the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- Waste Collection for Block 16 and Block 17 will be reviewed through future site plan applications.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

### **Draft Plan of Subdivision (Plot Date August 28, 2020)**

- The Region requires a block for road widening along Queen Street West, as well as a reserve block and daylight triangle. This needs to be depicted on a revised draft plan.

### **Conditions of Draft Approval**

**The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:**

#### **Development Charges**

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan.
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
  - a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.
  - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

pursuant to the Region's Development Charges By-law, as amended from time to time.

#### **Water Meter Fees**

3. In respect of the water meter fees:
  - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands.
  - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time.
  - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

#### **Land Dedication**

4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:

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- a. A road widening pursuant to the Region's Official Plan along Regional Road #6 (Queen Street West). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45.0 metres right-of-way (22.5 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Queen Street West).
- b. A 15x15 metre daylight triangle at the intersection Street "A" and Queen Street West, and 0.3 metre reserve along the frontage of Queen Street behind the property line.

5.

- a. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
  - i. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.

All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Clauses shall be included in the Subdivision Agreement in respect of same.

### Access

6.

- a. Prior to the Registration of the Plan of Subdivision the Developer shall remove any existing driveway/accesses along the frontage of Queen Street West that do not conform to the approved plans at its sole cost.
- b. No lots or blocks shall have direct access to Queen Street West.

Clauses shall be included in the Subdivision Agreement in respect of same.

7.

- a. The Region will accept one full movement access aligned with Royal West Drive. Any ultimate improvements at the proposed access to facilitate the development will be determined at the engineering design stage: Including but not limited to auxiliary lanes, centre medians, pavement marking and signage.
- b. The Developer hereby acknowledges and agrees that ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be at the sole cost of the Developers. The Developers will be responsible for the design and construction of the access and any required road works including but not limited to auxiliary lanes etc., required to service this development, and all costs shall be 100% at the expense of the Developers. All costs associated with the ultimate the road works shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. Prior to construction within the Region's right-of-way a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will be required to be submitted to the Region for review and approvals. The engineering submission must include removals, new construction and grading, typical sections, and pavement marking and signage drawings, as well as plan and profile drawings.



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- c. The developer hereby acknowledges that 50% of the cost for the installation of future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be at the sole cost of the Developers. This portion shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. Prior to construction within the Region's right-of-way detailed engineering submission for the traffic control signals designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will be required to be submitted to the Region for review and approvals.
  - d. The developer hereby acknowledges that securities in the amount of \$200,000.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be required to be provided to the Region.
  - e. The Developer acknowledges and agrees that a satisfactory Traffic Impact Study is to be provided to the Region.
  - f. The Developer and Region acknowledge and agree that, due to the shared nature of the ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" between all lands contained within the Queen Street Tertiary Plan, there will be a need for the Developer to execute an agreement with the neighboring land Owners regarding the construction and sharing of costs for the Ultimate Access ("Shared Access Agreement").
  - g. Prior to registration the ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" indicated on the approved Queen Street Tertiary Plan will benefit the applicant as well as the adjacent property owners to provide full movement access across from Royal West Drive, as such, the Region requires a cost sharing agreement between the benefitting land owners. The Region will require proof and copies of such shared access agreement.
8. Prior to the registration of this Plan, or any phase thereof:
- a. The Developer shall provide securities in the amount of 50% of the total cost for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan to the Region.
  - b. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$200,000.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A". All actual costs associated with the traffic control signals at the Regional road intersections shall be 100% the Developer's expense. Any costs associated with future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. A clause shall be included in the Subdivision Agreement in respect of same.
  - c. The Developer shall provide to the Region, Public Works Department, a certified cheque for maintenance in the amount of \$71,190.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A". Any costs associated with maintenance of future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access. A clause shall be included in the Subdivision Agreement in respect of same.

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- d. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Queen Street West and for the intersection of Queen Street West and Royal West Drive/Street "A" along the frontage of proposed development. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. Any costs associated with for pavement markings on Queen Street West and for the intersection of Queen Street West and Royal West Drive/Street "A" along the frontage of proposed development as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access. A clause shall be included in the Subdivision Agreement in respect of same.

Clauses shall be included in the Subdivision Agreement in respect of same.

## Traffic/Development Engineering Conditions

9.
  - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way.
  - b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
  - c. The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer.
  - d. The Region will not permit any alteration to grading within Queen Street West right-of-way along the frontage of the Lands.
  - e. The Developer shall be responsible for the design and construction of the mutual access. The Developer shall make necessary arrangements in respect of the design and/or construction of the mutual access, at the sole cost and expense of the Developer.
  - f. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission MUST include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.
  - g. The Developer shall be responsible for 100% of the boulevard works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:
    - i. A Letter of Credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way; and
    - ii. Engineering and inspection fees in the amount of 5.25% of the estimated cost of road and access works.
  - h. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect.
  - i. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access

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permit for all works within the Region's road right-of-way, including access works, and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.

A clause shall be included in the Subdivision Agreement in respect of same.

### Drawings – Servicing and “As Constructed”

10. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
11. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

A clause shall be included in the Subdivision Agreement in respect of same.

### General Conditions

12. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
13. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
  - a. Revised Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
  - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Queen Street West.
14. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
15. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
16. Prior to registration of the plan of subdivision, the Developer shall ensure that:
  - a. All lots and blocks must be serviced via an internal road network;

Clauses shall be included in the Subdivision Agreement in respect of same.

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17. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.

18. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

19. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

20.

- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
- b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
  - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - a) Bacteriological Analysis - Total coliform and E-coli counts
    - b) Chemical Analysis - Nitrate Test
    - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the

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completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

21. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Queen Street West.
22. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
23. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s)
  - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

A clause shall be included in the Subdivision Agreement in respect of same.

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

Yours truly,



Alex Martino  
Planner, Development Services  
Region of Peel



April 20, 2021

Kelly Henderson  
Planning Department  
City of Brampton  
Ontario

Dear Kelly Henderson

APPLICATION NO OZS-2021-0036 and 21T-20011B  
APPLICATION TYPE Draft Plan of Subdivision  
ADDRESS 1879 Queen Street West

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

DESCRIPTION 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks

Rogers Reference Number M211893

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



**Credit Valley  
Conservation**  
inspired by nature

April 27, 2022

VIA EMAIL

City of Brampton  
Planning & Building Dept.  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2

**Attention: Kelly Henderson**

**RE: City File No. OZS-2020-0036  
CVC File No. 21T-20011B  
Jim and Luisa Mocon  
1879 Queen Street West  
Part Lot 5, Concession 4 WHS  
City of Brampton**

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Credit Valley Conservation (CVC) staff have received and reviewed the above noted Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment and provide the following comments for your consideration.

### **SITE CHARACTERISTICS**

#### *Credit River Watershed Natural Heritage System:*

The subject property is partially within the Credit River Watershed Natural Heritage System (CRWNHS). The CRWNHS consists of High Functioning and Supporting terrestrial and aquatic natural heritage features, buffers, and complementary natural heritage areas (Centres for Biodiversity). Based on a watershed scale, the CRWNHS is intended to support Provincial, Regional and local municipal natural heritage systems as identified in their respective Strategies or Plans. As a watershed based management agency and landowner, CVC intends to implement the CRWNHS by using it as a strategic program guidance tool; to inform further development of CVC projects and policies; to assist CVC staff in providing technical advice to landowners and stakeholders at a watershed scale; and to promote a more consistent approach to natural heritage system planning across CVC's jurisdiction.

#### *Credit River Valley and Huttonville Creek Valley:*

A portion of the subject property is regulated due to the Credit River valley and Huttonville Creek valley corridors. As such, a portion of the property is subject to Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. A permit for any proposed development, including grading, within the regulated area will be required from CVC.

#### *Peel Greenlands:*

The subject property is partially within an area designated as Core Greenlands by the Region of Peel. It is the policy of the Region of Peel to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural

features and reviewing potential impacts from subsequent development within and adjacent to these lands.

*Environmentally Significant Area:*

The valleylands are part of the Huttonville Valley Environmentally Significant/Sensitive Area (ESA). These areas contain significant natural features within the Credit River Watershed and include valley and watercourse corridors, wetlands and woodlands. The designation of these is based on criteria related to terrain, flora and fauna, hydrological significance, aesthetic qualities and educational values. Our objective is to protect these sensitive areas from impacts related to construction or development activities.

*Area of Natural and Scientific Interest:*

The valleylands are also identified as part of the Huttonville Creek Area of Natural and Scientific Interest (ANSI) – Life Science. CVC and the Province of Ontario do not support incompatible development within or adjacent to ANSI's. Provincial policy states that development and site alteration may be permitted in an ANSI if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.

## **GENERAL COMMENTS**

CVC staff have reviewed the proposed development and associated reports, including the Scoped Environmental Impact Study (EIS) prepared by Beacon Environmental (April 2022) and the Functional Servicing Report (FSR) prepared by Skira & Associates Ltd. (December 2021). CVC staff have generally found the EIS and FSR to be satisfactory and will review further details during the detailed design stage.

## **CONDITIONS OF DRAFT APPROVAL**

On this basis, CVC staff have **no objection** to the approval of the draft plan of subdivision provided that the following draft conditions are fulfilled:

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Blocks 25-27 (Natural Heritage System) and Blocks 28-30 (NHS Buffer) in an appropriate designation such that the natural heritage system is protected in perpetuity.
2. That the portions of the Natural Heritage System (NHS) and buffer on the property (Blocks 25-30) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of any phase of the plan and any site grading and servicing in the respective phase, that the following information, relevant to that phase, be prepared to the satisfaction of the CVC and the City of Brampton:
  - a) A Stormwater Management Implementation Report in accordance with the approved Functional Servicing Report.
  - b) Detailed engineering and grading plans for the overall draft plan of subdivision, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.



- c) Plans/reports demonstrating the details of the storm outfall, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
  - d) Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.
4. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
- a) That buffer restoration and NHS enhancement plans are submitted to the satisfaction of CVC and the City of Brampton in accordance with the approved EIS.
  - b) That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management facility has been constructed in accordance with the approved plans.
  - c) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 3 and 4.
  - d) That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Blocks 1-9, 14, 15 and 17 that the adjacent public land (i.e., NHS, including buffer) will remain as a low maintenance environment.
  - e) That a Homeowner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the NHS, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned at [trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) or 905-670-1615 ext. 325.

Sincerely,

  
Trisha Hughes  
Planner

cc: John Hardcastle, Region of Peel  
Terry Korsiak, Korsiak Urban Planning  
Jim and Luisa Mocon

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# Conditions of Draft Approval

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**SCHEDULE "A"  
CONDITIONS OF DRAFT APPROVAL****DRAFT APPROVAL****DATE:** (Day After Last Day for Filing an Appeal if No Appeal has been Filed)**APPLICANT:** Alison Bucking**SUBJECT:** **Draft Plan of Subdivision**  
Alison Bucking  
21T-20011B  
City of Brampton  
OZS-2020-0036  
Planner: Kelly Henderson

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In accordance with By-law 10-97 the Council of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

**Approved Plan and Redlines**

1. The final plan shall conform to the draft plan prepared by Dave Hawley, Land Survey Group Inc. dated August 11, 2021, and revised January 10<sup>th</sup>, 2022.

**Subdivision Agreement**

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the Planning Act. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers' information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land

dedications or reserves, securities or letters of credit.

2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

### **Fees**

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and Bylaws on the day of payment.

### **Zoning**

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

### **Easement and Land Dedication within the Plan**

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.
6. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

### **External Easements and Land Dedications**

7. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
8. All lands which are to be conveyed to the City shall be free and clear of any and all encumbrances, unless otherwise approved by the City.

9. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the Owner, gratuitously, provided that the Owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

### **Parkland Dedication**

10. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

### **Studies**

11. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

### **Staging**

12. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.
13. Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

### **Drawings**

14. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

### **Servicing**

15. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

**Cost-share Agreement**

16. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

**School Boards**

17. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the owner and the School Boards for this Plan.

**Dufferin-Peel Catholic District School Board**

18. The owner shall agree in the subdivision agreement to include the following warning clauses in all offers of purchase and sale of residential lots:

“Whereas, despite the best efforts of the Dufferin-Peel Catholic School Board, sufficient accommodation may not be available for all anticipated students from area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighborhood, and further, that students may later be transferred to the neighborhood school.”

“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 another place designated by the Board.”

**Peel District School Board**

20. The owner shall undertake the following to the satisfaction of the Peel District School Board:
  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.
    - b) the following clauses in any agreement of purchase and sale entered into with respect to any units in the plan to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the Plan:

"Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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."

"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

2. to erect and maintain signs to the satisfaction of the Peel District School Board at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy.

### **Canada Post**

Prior to the registration of the subdivision, the owner shall:

22. Consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
23. Confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
24. Install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
25. Agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
26. Communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
27. Prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.



28. Include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
29. Be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

### **Enbridge Gas Distribution**

Prior to the registration of the subdivision, the owner shall:

30. Contact Enbridge Gas Distribution's Customer Connections Department by emailing [SalesArea20@enbridge.com](mailto:SalesArea20@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
31. Agree that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.
32. Agree that any easement(s) that are required to service this development and any future adjacent developments will be provided to Enbridge Gas Distribution at no cost.

### **Rogers Telecommunications**

Prior to registration of the subdivision, the owner shall:

34. 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 Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the owner will cause these documents to be registered on title.
35. 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 Subdivision, as well as the timing and phasing of installation.

### **Bell Canada**

Prior to the registration of the subdivision, the owner shall:

36. Agree to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

37. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

### **Alectra Utilites**

Prior to the registration of the subdivision, the owner shall:

38. Grant all necessary aerial or underground easements, as may be required. These will be confirmed during the final design of the road and subdivision.
39. Observe all aerial and underground clearances, as may be required.
40. Be responsible for the costs of the relocation of existing plant to accommodate the new road(s).
41. Contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.
42. The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at [www.bramptonhydro.com](http://www.bramptonhydro.com).

### **Credit Valley Conservation Authority**

43. The City of Brampton's restricted area Zoning By-law shall contain provisions which will place all lands within Blocks 25-27 (Natural Heritage System) and Blocks 28-30 (NHS Buffer) in an appropriate designation such that the natural heritage system is protected in perpetuity.
44. That the portions of the Natural Heritage System (NHS) and buffer on the property (Blocks 25-30) be gratuitously dedicated to the City of Brampton, as appropriate.
0. Prior to the registration of any phase of the plan and any site grading and servicing in the restrictive phase, that the following information, relevant to that phase be prepared to the satisfaction of the CVC and the City of Brampton:
  - a. A Stormwater Management Implementation Report in accordance with the approved Functional Servicing Report.
  - b. Detailed engineering and grading plans for the overall draft plan of subdivision including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
  - c. Plans/reports demonstrating the details of the storm outfall, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
  - d. Appropriate sediment and erosion control measures be implemented as approved by

CVC and the City of Brampton.

46. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
  - a. That buffer restoration and NHS enhancement plans are submitted to the satisfaction of CVC and the City of Brampton in accordance with the approved EIS.
47. That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management facility has been constructed in accordance with the approved plans.
48. That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 3 and 4.
49. That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Blocks 1-9, 14, 15 and 17 that the adjacent public land (i.e., NHS, including buffer) will remain as a low maintenance environment.
50. That a Homeowner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the NHS, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

### **Hydro/Telecommunications**

51. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning, Building and Economic Development that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

### **Region of Peel**

52. The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval.
53. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
  - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan.
  - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
54. Provision shall be made in the Subdivision Agreement with respect to:

- c. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.
- d. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

Pursuant to the Region's Development Charges By-law, as amended from time to time.

55. In respect of the water meter fees:

- a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands.
  - . A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time.
  - a. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

56. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:

- e. A road widening pursuant to the Region's Official Plan along Regional Road #6 (Queen Street West). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45.0 metres right-of-way (22.5 metres from the centerline). Additional property pursuant to the Region's Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Queen Street West).
- f. A 15x15 metre daylight triangle at the intersection Street "A" and Queen Street West, and 0.3 metre reserve along the frontage of Queen Street behind the property line.

57. The developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:

- g. All necessary easements for the proposed and existing Regional infrastructure as required by the Region to service the proposed plan and external lands.

All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Clauses shall be included in the Subdivision Agreement in respect to

same. Access:

58. Prior to the Registration of the Plan of Subdivision the Developer shall remove any existing driveway/accesses along the frontage of Queen Street West that do not conform to the approved plans at its sole cost.
59. No lots or blocks shall have direct access to Queen Street West.

Clauses shall be included in the Subdivision Agreement in respect to same.

60. The Region will accept one full movement access aligned with Royal West Drive. Any ultimate improvements at the proposed access to facilitate the development will be determined at the engineering design stage: Including but not limited to auxiliary lanes, centre medians, pavement marking and signage.
61. The Developer hereby acknowledges and agrees that ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be at the sole cost of the Developers. The Developers will be responsible for the design and construction of the access and any required road works including but not limited to auxiliary lanes etc., required to service this development, and all costs shall be 100% at the expense of the Developers. All costs associated with the ultimate the road works shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. Prior to construction within the Region's right-of-way a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will be required to be submitted to the Region for review and approvals. The engineering submission must include removals, new construction and grading, typical sections, and pavement marking and signage drawings, as well as plan and profile drawings.
62. The developer hereby acknowledges that 50% of the cost for the installation of future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be at the sole cost of the Developers. This portion shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. Prior to construction within the Region's right-of-way detailed engineering submission for the traffic control signals designed, stamped, and dated by a Professional Licensed Ontario Engineer and a detail cost estimate of the proposed road and access works will be required to be submitted to the Region for review and approvals.
63. The developer hereby acknowledges that securities in the amount of \$200,000.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan will be required to be provided to the Region.
64. The Developer acknowledges and agrees that a satisfactory Traffic Impact Study is to be provided to the Region.

65. The Developer and Region acknowledge and agree that, due to the shared nature of the ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" between all lands contained within the Queen Street Tertiary Plan, there will be a need for the Developer to execute an agreement with the neighboring land Owners regarding the construction and sharing of costs for the Ultimate Access ("Shared Access Agreement").
66. Prior to registration the ultimate road works required at the intersection of Queen Street West and Royal West Drive/Street "A" indicated on the approved Queen Street Tertiary Plan will benefit the applicant as well as the adjacent property owners to provide full movement access across from Royal West Drive, as such, the Region requires a cost sharing agreement between the benefitting land owners. The Region will require proof and copies of such shared access agreement.

Prior to the registration of this Plan, or any phase thereof:

- a. The Developer shall provide securities in the amount of 50% of the total cost for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" to facilitate properties within the approved Queen Street Tertiary Plan to the Region.
- b. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$200,000.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A". All actual costs associated with the traffic control signals at the Regional road intersections shall be 100% the Developer's expense. Any costs associated with future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access as shown on the approved Queen Street Tertiary Plan. A clause shall be included in the Subdivision Agreement in respect of same.
- c. The Developer shall provide to the Region, Public Works Department, a certified cheque for maintenance in the amount of \$71,190.00 for future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A". Any costs associated with maintenance of future traffic control signals at the intersection of Queen Street West and Royal West Drive/Street "A" as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access. A clause shall be included in the Subdivision Agreement in respect of same.
- d. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Queen Street West and for the intersection of Queen Street West and Royal West Drive/Street "A" along the frontage of proposed development. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement

works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. Any costs associated with for pavement markings on Queen Street West and for the intersection of Queen Street West and Royal West Drive/Street "A" along the frontage of proposed development as shown on the approved Queen Street Tertiary Plan shall be shared between the lands benefitting from the ultimate access. A clause shall be included in the Subdivision Agreement in respect of same.

Clauses shall be included I the Subdivision Agreement in respect of same.

Traffic/Development Engineering conditions:

67. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way.
68. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
69. The Developer shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer.
70. The Region will not permit any alteration to grading within Queen Street west right-of-way along the frontage of the Lands.
71. The Developer shall be responsible for the design and construction of the mutual access. The Developer shall make necessary arrangements in respect of the design and/or construction of the mutual access, at the sole cost and expense of the Developer.
72. A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction. The engineering submission MUST include removals, new construction and grading, typical sections ad pavement and signage drawings, and shall include plan and profile drawings.
73. The Developer shall be responsible for 100% of the boulevard works. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following;
  - a. A letter of credit in the amount of 100% of the estimated cost to construct the required road and access works within the Region's right-of-way; and
  - b. Engineering and inspection fees in the amount of 5.35% of the estimated cost of road and access works.
74. The location, design and implementation of the construction access for the subdivision work

must be acceptable to the Region and interim road works may be required to that effect.

75. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.

A clause shall be included in the Subdivision Agreement in respect of same.

#### Drawings – Servicing and “As Constructed”

76. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
77. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

A clause shall be included in the Subdivision Agreement in respect of same.

#### General Conditions:

78. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
79. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
- a. Revised Functional Servicing
    - a. Revised Functional Servicing Repot showing the proposed sanitary sewer, storm sewer and water servicing plans for the development.
    - b. Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Queen Street West.
80. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval



81. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
82. Prior to registration of the plan of subdivision, the Developer shall ensure that:
- All lots and blocks must be serviced via an internal road network

Clauses shall be included in the subdivision agreement.

83. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developer's cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
84. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

85. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
86. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the affected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
87. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
- Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:

1. Bacteriological Analysis - Total coliform and E-coli counts
2. Chemical Analysis - Nitrate Test
3. Water level measurement below existing grade

88. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

89. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the subdivision agreement in respect of same.

- a) Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Queen Street West.
- b) Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.
- c) The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
  - a. A copy of the final signed M-Plan
  - b. A copy of the final draft R-Plan(s)
  - c. Easement and conveyance documents required pursuant to this Agreement and the registration of this plan.

A clause shall be included in the Subdivision Agreement in respect of same.

### **Administrative — Clearance of Conditions**

46. Prior to the signing of the final plan by the Commissioner, Planning, Building and Economic Development, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

#### **NOTE 1:**

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the Planning Act, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft

approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Canada Post Corporation  
200 - 5210 Bradco Blvd  
Mississauga, Ontario  
L4W 1G7

The Dufferin-Peel Catholic District School Board  
40 Matheson Boulevard West  
Mississauga, Ontario  
L5R 105

Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario  
L5R 1C6

Enbridge Gas Distribution Inc.  
500 Consumers Road  
North York, Ontario  
M2J 1P8

Alectra Utilities  
175 Sandalwood Parkway West  
Brampton, Ontario  
L7A 1E8

Bell Canada  
100 Commerce Valley Drive West  
Thornhill, Ontario  
L3T 0A1

Rogers Cable Communications Inc.  
3573 Wolfedale Road  
Mississauga, Ontario  
L5C 3T6

Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Toronto and Region Conservation Authority  
101 Exchange Avenue,  
Vaughan, Ontario  
L4K5R6

**NOTE 3:**

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

**NOTE 4:**

It is recommended that the owner or their consultant contact the Toronto and Region Conservation Authority to clarify specific requirements prior to preparation of detailed engineering reports.

## Comments and Conditions Memo Tracking

 Draft Plan of Subdivision Conditions of Draft Approval  
Sheet

Applicant/Owner: Korsiak Urban Planning – Jim and Luisa Mocon

File: OZS-2020-0036 &amp; 21T-20011B

Planner: Kelly Henderson

Date of Approval:

Department/Division/Sections	Memo Date		
	Initial Date	Revised Memo Date	Effective Draft Approval Date
Public Works – Development Engineering	February 14 <sup>th</sup> , 2022		
Public Works – Transportation Engineering	August 2021	May 11 <sup>th</sup> , 2022	
Planning & Development Services – Development Services	May 10 <sup>th</sup> , 2022		
Planning & Development Services – Urban Design	May 10 <sup>th</sup> , 2022		
Public Works & Engineering Development – Park Planning	April 22 <sup>nd</sup> , 2021	October 5 <sup>th</sup> , 2021	
Region of Peel	June 25 <sup>th</sup> , 2021	November 26 <sup>th</sup> , 2021	
Credit Valley Conservation Authority	Included		
Alectra	Included		
Canada Post	Included		
Rogers	Included		
Bell	Included		
Dufferin-Peel Catholic District School Board	Included		
Peel District School Board	Included		
Enbridge	Included		

\*day after 20 days after making decision (date of decision= date of cover memo signed by Commissioner/Director for minor amendments or Notice of Decision)

NOTE 1: Any changes to the conditions (including minor amendments and revisions to the conditions expressly identified in any Comments and Conditions Memos are subject to Section 51 (41) of the Planning Act and the amendment to the draft approval shall be deemed to have been made the day after the appeal period is over (the day after the 20-day

appeal period), whether or not notice has been issued. Accordingly, preparation of any agreement or supplementary agreement (as the case may be), will not occur until the appeal period has passed.

**Comments and Conditions Memo**

**Date:** May 10<sup>th</sup>, 2022

**File:** OZS-2020-0036 & 21T-20011B

**Subject:** Requirements for Draft Plan of Subdivision 21T-20011B  
Korsiak Urban Planning – Jim and Luisa Mocon  
1879 Queen Street West  
South side of Queen Street West and east of Mississauga Road

Ward: 4

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The following represents comments and conditions from the ***Development Services Division of the Planning, Building and Economic Development Department*** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included as conditions of draft approval and where appropriate in the subdivision agreement.

**A. Prior To Draft Plan Approval**

***All matters below have been addressed.***

***The following matters shall be addressed prior to the release of the application for draft plan approval.***

1. Outstanding final comments and/or conditions of draft plan approval from City departments, divisions and external commenting agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated.
2. The associated Official Plan Amendment, shall be approved by Council, and in full force and effect.

***Preliminary Homebuyers Information Map***

3. Prior to draft plan approval, the developer shall prepare a Preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyers Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration. The map shall contain, but not be limited to the following information and clauses as applicable:

- a. The proposed land uses within the subdivision based on the latest draft plan.
- b. The surrounding existing and proposed land uses.
- c. Those lots or blocks that have existing and potential environmental noise issues based on the noise feasibility study.
- d. All relevant warning clauses shall be included on the map.
- e. The approximate locations of noise attenuation walls and berms;
- f. The approximate locations and types of other fencing within the subdivision.
- g. Where parks and open space, storm water management facilities and walkways are located.
- h. The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Engineering and Development Services Division).
- i. Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- j. The locations of all Brampton Transit routes through the subdivision.
- k. The following standard notes, using capital letters where noted:
  - i. **“NOTICE AND ADVICE TO PURCHASERS:**  
THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.  
  
PLEASE NOTE:  
THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT”
  - ii. “The map shows that there will be single detached dwellings, street townhouses, dual frontage townhouses, back-to-back townhouses and a high density residential block (Block 17) to be developed as part of the subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
  - iii. “There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”



- iv. “Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- v. “The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- vi. “The Natural Heritage System (NHS) Blocks 25-30 in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- vii. “The final location of walkways, multi-use paths, bike routes may change without notice.
- viii. “Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177.”
- ix. “Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- x. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”
- xi. “There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage. If you have any questions, please call (905) 874-2750.”
- xii. “Part of this subdivision is currently beyond Brampton Transit standards for service coverage. Portions of this development will be outside the 400 metre walking distance standard to transit.”
- xiii. “The offer of purchase and sale may contain itemized charges for features covered in the City’s subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as “community aesthetics enhancements”. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).”

- xiv. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
- xv. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
- xvi. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- xvii. "Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block."
- xviii. Walkway Block 18 may contain street furniture and lighting. Residents near these Blocks may be disturbed by noise and lighting.
- xix. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xx. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- xxi. "This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase."
- xxii. "The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased."
- xxiii. "Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Planning Building and Economic Development Department (905) 874-2050."
- xxiv. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL [PLANNING.DEVELOPMENT@BRAMPTON.CA](mailto:PLANNING.DEVELOPMENT@BRAMPTON.CA)."
- xxv. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."

xxvi. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

### ***Digital Submissions of Plans***

4. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning, Building, and Economic Development Department's digital submission requirements.

**NOTE:** Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in Section A of this memo.

### **B. Draft Plan Approval Requirements/Conditions**

***The following requirements are applicable as a condition of draft plan approval.***

#### ***Redline Revisions***

1. The owner shall address any redline revisions to the draft plan identified by staff and/or identified in comments.

#### ***Final Homebuyers Information Map***

2. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
  - a. all of the information required on the preliminary map;
  - b. any additional information and warning clauses that may be required as a result of the review of the plan of subdivision;
  - c. the locations of all sidewalks and walkways;
  - d. the locations of all rear yard catch basins and utilities easements on private property where applicable;
  - e. the locations of all above ground utilities;
  - f. the locations of all bus stops (if known); and,
  - g. the final locations of all Canada Post community mail boxes;
3. The owner shall ensure that each builder selling homes within the subdivision:
  - a. provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
  - b. attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

#### ***Land Notices: Statements and Clauses***

4. The owner shall include, the following statements that are applicable, in bold type in all offers of purchase and sale for all lots and blocks within the plan:

- a. Lots 1-9 will be developed with single detached dwellings. For further information, please contact the City of Brampton, Planning, Building and Economic Development at (905) 874-2050.
- b. Blocks 10-15 will be developed as street townhouses.
- c. Block 16 will be developed as a townhouse condo block.
- d. Block 17 will be developed as an apartment block.
- e. Block 18 is a park block.
- f. Blocks 19-21 are residential reserves.
- g. Blocks 22 and 24 are servicing blocks.
- h. Block 23 is a stormwater management block.
- i. Block 25-27 is the Natural Heritage System (NHS) block.
- j. Block 28-30 are the Natural Heritage System (NHS) buffer block (10 metres)
- k. Block 31 is a road widening block.
- l. Block 32-35 is a 0.3 metre reserve.
- m. There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
- n. Some lots and development blocks will be affected by noise from adjacent roads, and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
- o. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
- p. The Natural Heritage System (NHS) Block 25-30 in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
- q. Walkway Block 18 may contain street furniture and lighting. Residents near these Blocks may be disturbed by noise and lighting.
- r. The final location of walkways, multi-use paths, bike routes may change without notice.
- s. Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be located directly beside some lots. If you have any questions, please call 1-800-267-1177.
- t. Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).

- u. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
- v. There may be Brampton Transit routes on streets fronting and/or adjacent to this development, including bus stops and related infrastructure. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage. If you have any questions, please call (905) 874-2750.
- w. Part of this subdivision is currently beyond Brampton Transit standards for service coverage. Portions of this development will be outside the 400 metre walking distance standard to transit.
- x. The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email [planning.development@brampton.ca](mailto:planning.development@brampton.ca).
- y. The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- z. Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.
- aa. The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.
- bb. Gates are not permitted in fences when lots abut a NHS/buffer/valleyland block.
- cc. The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
- dd. There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
- ee. This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

- ff. The final mix of houses, elevations, lot widths and housing types will be confirmed upon registration of the subdivision plan. Therefore, the purchasers should check with their builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- gg. Some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call City of Brampton, Public Works and Engineering Department (905) 874-2050.
- hh. Completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call City of Brampton, Planning Building and Economic Development Department (905) 874-2050.
- ii. Mail delivery will be from a designated Community Mailbox. The builder shall notify the purchaser of the exact Community Mailbox locations prior to the closing of any sales and advise any affected homeowners of any established easements granted to Canada Post.
- jj. The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board:
- “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.”
- “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.”
- kk. The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
- “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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.”
- “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.”

### **Land Notices: Signage**

5. The owner shall erect signs at all major entrances to the proposed development advising of the following:
- a. To the satisfaction of the Dufferin-Peel Catholic District School Board, that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."
  - b. To the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy.
6. That the following clauses be included in all agreement of purchase and sale entered into with respect to any units in the plan for a period of five (5) years from the date of registration of the Plan:

"Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in 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."

"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."

### **Cost Sharing**

7. Prior to registration the owner shall sign the Landowners Cost Share Agreement, and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

### **Telecommunications**

8. The owner shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the *Telecommunications Act* of a "distribution undertaking" as defined in subsection 2(1) of the *Broadcasting Act* and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in

a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

9. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide Communication / Telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication / telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication / telecommunication services for emergency management services.

### **C. GENERAL COMMENTS**

***The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.***

N/A

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Kelly Henderson  
Development Planner  
City of Brampton  
905-874-2619  
[Kelly.Henderson@Brampton.ca](mailto:Kelly.Henderson@Brampton.ca)



## COMMENTS AND CONDITIONS MEMO

Date: February 14, 2022  
File: **(OZS-2020-0036 & 21T-20011B)**  
To: Kelly Henderson  
From: Olti Mertiri  
Subject: **Requirements for Plan of Subdivision 21T-20011B**  
Location: 1879 Queen Street West  
Circulation Date: February 2022  
Plan: Draft Plan of Subdivision  
Plan Dated: January 10, 2022

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

### **A. PRIOR TO DRAFT PLAN APPROVAL**

***The following shall be addressed prior to the release of the application for draft plan approval.***

- The following studies shall be approved in support of servicing for this development.
  - 1. Functional Servicing Report (FSR) - Cleared by Environmental Engineering**
  - 2. Feasibility Noise Report - Cleared by Development Engineering**
  - 3. Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required - Added Condition 8**

## **B. DRAFT PLAN APPROVAL REQUIREMENTS**

*The following comments / requirements are applicable as a condition of draft plan approval.*

### **1. Environmental Engineering**

#### **1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

#### **1.2. Environmental**

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Credit Valley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

#### **1.3. Stormwater Management**

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

### **2. Road Reconstruction/Cash Contributions**

- 2.1. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's

Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.

### **3. Financial Impact**

3.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

3.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

### **4. Sidewalks**

4.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

### **5. Land Dedications and Easements**

5.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

### **6. 0.3 Metre Reserves/Reserve Block(s)**

6.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

### **7. Warning Clauses**

7.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

7.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

7.1.2. Any walkways or retaining walls that may evolve on the plan,

7.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

### **8. Soil**

8.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

## **C. GENERAL COMMENTS**

*The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.*

### **1. Subdivision Agreement**

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

### **2. Site Grading/Erosion and Sediment Control By-law**

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

### **3. Storm Drainage**

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

#### **4. Sanitary and Water Service**

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

#### **5. Soil Conditions**

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

#### **6. Streetlighting**

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

#### **7. Signs**

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

#### **8. Utilities**

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

**9. Removal of Existing Buildings**

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

**10. City Road Maintenance/Construction Access**

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

**11. Road Design**

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

**12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands**

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

### **13. Acoustical**

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

### **14. Community Postal Boxes**

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

### **15. Preservicing**

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.  
Supervisor, Development Approvals  
Engineering Division  
Public Works and Engineering Department  
Tel.(905) 874-5 273 Fax (905) 874-3369  
[olti.mertiri@brampton.ca](mailto:olti.mertiri@brampton.ca)

Cc: Accela  
Frank Mazzotta (Manager, Development Engineering)

## **COMMENTS AND CONDITIONS MEMO**

Transportation Development Engineering

Date: May 11, 2022  
File: **OZS-2020-0036 File and 21T-20011B**  
To: Kelly Henderson  
From: Scott McIntyre (Transportation Development Engineering)  
Subject: Requirements for Plan of Subdivision 21T-20011B  
Description – Residential & Open Space  
**Applicant Name Korsiak Urban Planning**  
**Developer Name**  
Location – 1879 Queen St. W.

Circulation Date: Aug 2021  
Plan: Draft Plan of Subdivision  
Plan Dated: Aug 09, 2021  
Comment Revision #: **#2**

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### **A. PRIOR TO DRAFT PLAN APPROVAL**

1. The following studies shall obtain approval status, where applicable:
  - a. Traffic Impact Study (TIS). **Approved Sept 20, 2021 SM**
2. The applicant will submit fully dimensioned functional design drawings for any permanent or temporary cul-de-sacs, roundabouts, intersections, road elbows and road connections proposed within the subdivision, to ensure they meet all current city standards. Cul-de-Sacs are to adhere to City standard drawing #214.
3. Where applicable, the applicant shall provide a conceptual sighting plan for any proposed school blocks, place of worship blocks, high density residential blocks and commercial blocks. **Cleared May 11, 2022, SM**
4. The city's subdivision design manual (2008) stipulates a minimum 3.5m width for single vehicle driveways. Driveways less than 3.5m width and garages less than 3.5m width are not sufficient to adhere with the city's minimum two parking spaces per unit minimum requirement. As a result, our office requires driveways and garages to not measure less than 3.5 metres width for single vehicle driveways.
5. Driveways are to measure a minimum 6.0 metre length between the property line and the garage, and/or between the garage and the private sidewalk, or travel portion of the private right-of-way.
6. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii, road elbows and driveway locations. Daylighting, curb radii, road elbows and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E.



7. A separate drawing is to be submitted depicting on-street parking supply. Developer must supply 50% ratio (50% of on-street parking to the number of units).
8. The applicant will demonstrate, with the aid of drawings, how and where the Region of Peel waste & recycling bins will be stored.
  - Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

#### **B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS**

1. 0.3m Reserves will be required on Industrial, Commercial, Institutional, School, High-Density lots, across the terminus of roads to be later extended, and at the ends of Cul-de-sacs.
2. The applicant is required to provide a drawing depicting Canada Post community mailbox locations and identifying their catchment areas. This drawing is required with the first engineering submission.
3. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
  - a. Similarly, driveway requirements for double (6.0 metres) and shared (7.3 metres) will also be enforced.
4. Single Garage width requirement is 3.5m minimum.
5. Prior to registration of the subdivision curb radii are to adhere to City standard drawing #245.
6. Prior to registration of subdivision road elbows must adhere with City standard drawing #215.
7. Prior to registration of the subdivision the applicant shall ensure that lot frontages and dwelling layouts are such that no driveway will intersect, including any portion within the road allowance.
8. Conceptual design drawings for proposed school blocks, place of worship blocks and commercial blocks require approval. (drawings help determine access locations and additional ROW requirements)
9. Where no residential parking, or limited residential parking is being proposed/provided, the owner shall provide a clause in the condominium or rental agreement stating that “No residential parking is provided on-site and that residential parking either on-street or at public facilities is subject to current city by-laws and policies”.

#### **C. GENERAL COMMENTS**

10. Temporary cul-de-sacs may be required. The applicant will acknowledge and provide cul-de-sacs on a temporary basis if deemed necessary by the City. The applicant may be required to obtain easements should it be necessary to locate the cul-de-sacs on adjacent lands. Further comments regarding cul-de-sacs may be forwarded during the engineering review process.
11. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states “The minimum distance measured along a lot line between a

driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.

12. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of Public Works.
13. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
14. ROW – Minimum 17.0 metre, 20.0 metre, 23.0 metre etc. right-of-way, as per City standard drawings are required;
15. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
16. Utility clearance of 1.5 metres from residential driveways is required.

Regards,



**Scott McIntyre**

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

**COMMENTS AND CONDITIONS MEMO**

Date: Monday, May 16th, 2022  
File: **OZS-2020-0036, 21T-20011B**  
To: Kelly Henderson  
From: Kanwal Aftab  
Subject: Requirement for Draft Plan Approval 21T-20011B

Consultant: Korsiak Urban Planning

Owner: Jim and Luisa Mocon

Location: 1879 Queen Street West

Circulation Date: Monday, May 16th, 2022

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In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

**A. PRIOR TO DRAFT PLAN APPROVAL**

- N/A

**B. CONDITIONS OF DRAFT PLAN APPROVAL**

- Please be advised that ground related residential developments are subject to architectural control compliance review process. As such, the following represents a summation of conditions from the Urban Design:

In accordance with the “Architectural Control Guidelines for Ground Related Residential Development”, Chapter 7 of the “Development Design Guidelines”, and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the following conditions shall be fulfilled:

1. Select an approved Control Architect from the short list of firms established by the City;

2. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
3. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
4. To pay all associated fees to the City as per By-law 110-2010;
5. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
6. Upon completion of the subdivision, the owner agrees that the Control Architect provides to the City Final Completion Letter.

### **C. GENERAL COMMENTS**

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues:

□ N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Kanwal Aftab  
M.Arch, MLA  
Urban Designer  
Urban Design  
Planning, Building, & Economic Development Department  
City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2  
Tel: 905-874-2310 | E-Mail: [kanwal.aftab@Brampton.ca](mailto:kanwal.aftab@Brampton.ca)

**COMMENTS & CONDITIONS MEMO**

**Date:** October 5, 2021

**File:** OZS-2020-0036 & 21T-20011B

**To:** K. Henderson, Development Services

**From:** Park Planner Name, Park Planning & Development

**Subject:** **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT  
Official Plan & Zoning By-Law Amendment & Proposed Draft Plan of  
Subdivision**  
(To permit a development consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several NHS blocks.)

**UPDATED** Conditions from the Park Planning & Development Section

**Consultant:** **KORSIAK URBAN PLANNING**

**Owner:** **JIM & LUISA MOCON**

**Location:** 1879 Queen Street West  
Circulation Date: September 16, 2021  
Ward: 4

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

Please note that this memo replaces the previous memo dated April 22, 2021.

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**A. PRIOR TO DRAFT PLAN APPROVAL**

***The following must be addressed prior to the release of the application for draft plan approval.***

1. NIL

**B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS**

***The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the City.***

**a) Prior to 1<sup>st</sup> Engineering Submission:**

*Hoarding of Natural Features:*

2. The Owner shall erect and maintain in good condition, hoarding along the outer limits of the Natural Heritage System (NHS) buffer (NHS Buffer Blocks 27 & 28), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

*Notification Signage – Public Lands:*

3. The Owner is required to install and maintain notification signage, to City standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.

**b) Prior to Registration:**

***The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.***

*Community Information Maps:*

4. The Owner shall prepare a detailed **Homebuyers'** Information Map, based on the final M-plan, to the satisfaction of the City.

*Fencing:*

5. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the **landscape drawings' submission**, to the satisfaction of the City.

*Maintenance Fees:*

6. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians,

irrigation systems, acoustical walls and architectural landscape elements located on public property.

7. The Owner shall agree to provide a cash-contribution in accordance with [Council Resolution 181-2014](#) towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

*Parkland Dedication:*

8. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The current Plan yields a projected parkland dedication requirement of 0.883 ha. (2.183 ac.), based on Section 51.1 of the Planning Act. The Owner is proposing to convey Block 18 totaling 0.360 ha (0.890 ac.) to the City, as partial fulfillment of the Parkland Dedication requirements. This results in a projected parkland under-dedication of 0.314 ha. (0.776 ac.). Prior to registration, the Owner shall be required to compensate the City in accordance with the Parkland Dedication By-law (as amended) and the City's current policies, for the projected under-dedication balance, in the form of a Cash In Lieu of Parkland Payment.

*Note: Final calculations will be undertaken as part of the Subdivision Agreement review process and represented in Schedule 'D' of the Agreement.*

*Note: The plan is located within the Credit Valley Secondary Plan Area and is subject to Council resolution CW070-2005 which requires CIL for low density residential development to be collected at a rate of \$350,000/ac.*

*Plan Requirements for all Public Lands:*

9. Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, NHS, landscape buffer blocks, streetscape planting, and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.
10. The Owner agrees that proposed Park Block 18, which is shared between the subject plan and the adjacent plan under file (21T-16010B), shall be designed and constructed in its entirety, in accordance with the approved Urban Design Brief/Community Design Guidelines. The Developer agrees to coordinate the completion of the entire park with the owners of Park Block 15, (1951 Queen Street

Holdings Inc., C04W05.012 & 21T-16010B) within twenty-four (24) months of the registration of the Mocon plan, unless this time is extended in writing by the City.

*Signage for NHS:*

11. Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the City.

*Streetscape Plans:*

12. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).

*Summary Requirements:*

13. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of parkland, open space, stormwater management ponds, valleylands, woodlots, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

*Tableland Tree Compensation:*

14. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

*Tableland Vegetation:*

15. The [Tree Evaluation Report](#), shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

*Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.*



*Warning Clauses – Parks, NHS, Open Space, etc.*

16. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park, Natural Heritage System (NHS) open space and/or stormwater management blocks (Park Block 18, SWMP Block 22, SWMP Outlet Block 23, NHS Valleyland Blocks 24 & 25, and NHS Woodland Block 26) that state:

*“The subject blocks (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.*

*Warning Clauses – Street Trees*

17. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

*“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.*

**c) Post Registration:**

***The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:***

*Conveyance of Public Lands:*

18. All identified parks, stormwater management ponds, and Natural Heritage System (NHS) lands (including associated buffers) shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

*Development of all Public Lands:*

19. The Owner is responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, valleylands, open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

*Streetscape Implementation:*

20. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision

Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

*Reimbursement for Creditable Work:*

21. Following completion of the park development works, the Owner shall invoice the City for the cost of all works completed. The City will inspect the works for completion and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

*Note: The Owner shall be entitled to compensation for select works in accordance with the approved drawings and cost estimates and in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the park block is required to service existing residents.*

*As-Built Drawings:*

22. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

**d.) Prior to Assumption:**

*Hazard Removal:*

23. Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in a woodlot block, valleyland block, vista block or other location as determined by the City, shall be removed at the Owner's expense.

### **C. GENERAL COMMENTS**

***The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).***

*Parks and Open Space Naming:*

24. Names for all identified park, open space and stormwater management blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:

- a) Park Block 18 shall be identified as the same as "*the final approved name for Street 'C' Park*";
- b) NHS Valley Blocks 24 & 25 and NHS Woodland Block 26 shall be identified as part of the adjacent existing "Credit River Valley";
- c) Stormwater Management Pond Block 22 shall be identified as the same as "*the final approved name for Street 'B' Pond*".

*Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.*

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

---

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

cc. (via email only):  
 R. da Cunha, W. Kuemmling, M. Colangelo, S. Kassaris

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

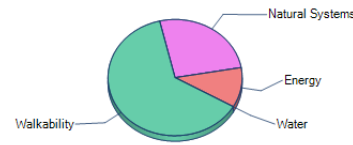
# SUSTAINABILITY SCORE SNAPSHOT

## APPLICATION DETAILS:

Project Name: Mocon-1879 Queen Street W

City File Number: PRE-2020-0020

Plan Type: Draft Plan



SUSTAINABILITY SCORE: **29**

THRESHOLD ACHIEVED: **BRONZE**

### 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.
- [Aspirational] 75% or more of the healthy mature trees greater than 20 cm DBH have been preserved in-situ.

### 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 m<sup>2</sup> at proper planting depth of unobstructed growing medium per tree.

### % of Tree Canopy Within Proximity to Building/Pedestrian Infrastructure - % Canopy Coverage

- [Minimum] Street trees have been provided on both sides of streets according to the Municipal Standards.
- [Minimum] 50% of sidewalks will be shaded 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).

### Street Networks/Blocks - Block Perimeter/Length

- [Minimum] 75% of block perimeters do not exceed 550 m, and 75% of block lengths do not exceed 250 m.
- [Aspirational] 100% of block perimeters do not exceed 550 m, and 100% of block lengths do not exceed 250 m.

### Street Networks/Blocks - Intersection Density

- [Aspirational] There are 51-60 street intersections.

### Transit Supportive - Distance to Public Transit - Block and Draft Plans

- [Minimum] 50% of residents/employment are within 800 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops; or 50% of residents/employment are within 400 m walking distance to 1 or more bus stops with frequent service.
- [Aspirational] 75% of residents/employment are within 800 m walking distance to existing or planned commuter rail, light rail or subway with frequent stops; or 75% of residents/employment are within 200 m walking distance to 1 or more bus stops with frequent service.

### 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).

## Parks - Park Accessibility

- [Minimum] Two or more road frontages have been provided for each urban square, parkette, and neighbourhood parks. Three road frontages been provided for each community park.

## Stormwater - Stormwater Management Quality and Quantity

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

## 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.

## Lighting - Reduce Light Pollution

- [Minimum] It is confirmed that lighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.

## Lighting - Energy Conserving Lighting

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