

APPENDIX 9

Results of Application Circulation

OZS-2021-0002

January 26, 2023

Tejinder Sidhu
Planner III, Development Services
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Tejinder.Sidhu@brampton.ca

Public Works

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

peelregion.ca

**RE: Region of Peel Comments
Official Plan Amendment and Rezoning Application
10625 Mississauga Road, City of Brampton
Primont (M3 Condos) Inc
City File: OZS-2021-0002
Regional File: OZ-21-002B**

Dear Mr. Sidhu,

Region of Peel staff have reviewed the third formal submission for the above noted local official plan amendment and rezoning application proposing to permit 1004 apartment units contained in three high-rise towers, and 75 stacked townhouse units (for a total of 1079 residential units) and have no objection.

Development Services Planning Requirements

- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 65-2021) in the form of a certified cheque made payable to the "Region of Peel".
 - We will accept Electronic Fund Transfers (EFT). Please contact Servicing Connection at siteplanservicing@peelregion.ca for the process to submit an Electronic Fund Transfer for your servicing application fees. You will be notified through Regional comments if you are required to be party to the agreement.

Servicing

- The revised FSR submitted July 26,2022, is satisfactory.
- SWMR component is satisfactory, no flows are proposed to Mississauga Rd.
- Site has been looped as per OBC (water).
- Before Site Plan approval the \$515 Servicing Submission (C602198) fee needs to be paid, please arrange with Finance at eftadvice@peelregion.ca to make payment.

Traffic Development and Permits

- Regional Traffic staff has reviewed the TIS compiled by GHD dated July 2 and it to be satisfactory and will support the current proposed RI/RO access onto Mississauga Road.
- The Region requests that a functional design be provided which addresses auxiliary turn lane requirements and geometrics the proposed right-in/right-out access along Mississauga Road. The Region would prefer that this be submitted before Rezoning Approval. However, the Region is satisfied to make the functional design a condition prior to Site Plan approval.

Waste Management

The following Waste Comments are still outstanding and will have to be addressed before site plan approval.

- The waste collection vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing according to Sections 2.0 and 4.1 of the Waste Collection Design Standards Manual for both Garbage Truck Loading areas in Tower A2 and B.
- Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
- Overhead clearance outside of the Collection Point must be minimum of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route is required.
- The proposed waste collection point for both Garbage Truck Loading areas is a safety concern for the vehicle to reverse out of. In addition to the flashing warning light system, a stop sign is required to prevent traffic from crossing the path of a reversing collection vehicle.
- The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the entrance and exit of the site. Please label this on the drawing.
- A minimum 18 metre straight head-on approach to the concealed collection point areas is required. This approach is to be level and solid (+/- 2%) and the same width as the collection point. Please label this on the drawing.
- In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.
- If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, or transformer cover) the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.
- Both Staging Pad areas must also show 10 square meters for the set-out and storage of Bulky Items.
- Both collection areas should not require the jockeying of front-end bins (i.e., manually positioning one front-end bin at a time for the waste collection vehicle to pick up) by property management staff. The Region of Peel strongly discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection.
- However, where all reasonable attempts have been undertaken and these requirements cannot be met, reliance on property management staff to facilitate waste collection will be considered at the Region's discretion subject to the following requirements:

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

- a. The bins should be properly positioned in the collection area on the day of collection before 7 am.
 - b. The driver is not required to exit the collection vehicle to facilitate collection.
 - c. Property management is responsible for moving bins during collection.
 - d. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
 - e. Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
 - f. Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
 - g. Please indicate on the site plan that property management staff will be responsible for moving bins to the staging area at the time of collection and returning to storage room following collection.
- If jockeying is required, please provide the following jockeying notes stated above on the site plan:
 - All bins must be shown in the Garbage Storage Rooms. The number, size, and type (Garbage/ Recyclable Materials) of bins must be labelled.

Notes

Housing

- Table 4 of the recently adopted Peel 2051 Regional Official Plan identifies Peel-wide new housing unit targets on rental, density, and affordability. These targets are based on need as determined through the Peel Housing and Homelessness Plan and the Regional Housing Strategy.
- It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing higher density apartment units. While it is also appreciated that the anticipated unit mix includes larger family-sized one bedroom plus den, two bedroom, two bedroom plus den, and three bedroom units, the applicant is encouraged to explore opportunities to incorporate more two bedroom, two bedroom plus den, and particularly three-bedroom units in the design. Phase 2, in particular, could have three-bedroom units incorporated in the design.
- While it is appreciated that the applicant notes that the proposal will introduce residential units which are more affordable than traditional forms of housing (i.e., single-detached, or semi-detached) and the varying unit sizes will further support the availability of housing for all income groups, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households and are consistent with the definition of 'affordable housing' outlined in the Glossary section of the Peel 2051 Regional Official Plan and the Provincial Policy Statement to contribute to the affordability target. Information is needed on pricing and affordability period (i.e., 25 years or more). It is anticipated that units identified to address moderate income needs will be predominantly provided by the private sector. Partnerships between the applicant, the Region of Peel, the City of Brampton, and/or the non-profit sector could be explored to provide units that are affordable to lower income households.
- As part of the applicant's contribution to the affordability housing target, the applicant may also consider a contribution of land or units to the Region and/or a non-profit housing provider to be used for affordable housing. Regional staff would be interested in working with applicant to establish terms of such a contribution involving the Region of Peel and/or connecting the

Public Works

- applicant with a non-profit housing provider. Lands as a contribution shall be fully serviced and gratuitously conveyed, free and clear of encumbrances, to the Region of Peel. Said conveyances shall occur at the time of registration of the plan of subdivision in which the lands are located.
- The applicant is encouraged to explore opportunities to incorporate purpose-built rental apartment units into this design, where possible.
 - The applicant is encouraged to explore the opportunity for co-locating a licensed child care centre within the proposed development, such as in the at-grade retail or podium spaces, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca who can connect the applicant with staff in the Region of Peel's Human Services Early Years and Child Care Services Division.
 - Regional staff can meet with applicants to clarify housing objectives and policies as needed. We look forward to working with applicants to review opportunities to contribute to Peel-wide new housing unit targets and identify options (including partnerships) that are most relevant to the proposed development.

If you have any questions or concerns, please contact me (Herman.Wessels@peelregion.ca 905.791.7800 X4209) at your earliest convenience.

Regards,



Herman Wessels
Intermediate Planner, Development Services
Region of Peel

Public Works

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



**Credit Valley
Conservation**
inspired by nature

February 19, 2021

VIA EMAIL

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

Attention: Yin Xiao

Dear Yin,

**Re: Official Plan and Zoning By-law Amendments
City File: OZS-2021-0002 (CVC File: OPA 21/002)
Primont (M3 Condos) Inc. – WSP
10625 Mississauga Road
Part of Lot 14, Concession 4 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received the City's request for comments on the proposed Official Plan Amendment and Zoning By-law Amendment to permit a residential townhouse development.

SITE CHARACTERISTICS

The subject property is located within Sub-Area 51-1 of the Mount Pleasant Secondary Plan and as such is subject to the Sub-Area 51-1 Environmental Implementation Report (EIR), Functional Servicing Report (FSR) and the Comprehensive Fisheries Compensation Plan (CFCP).

Although our online mapping indicates that a portion of the subject site (as shown on the plans provided) is regulated by CVC, I have had a chance to review and the subject site is not located within CVC's Regulated Area. As such, a CVC permit is not required for development on the subject site.

COMMENTS


CVC staff have reviewed the Functional Servicing and Stormwater Management Report prepared by Masongsong Associates and Engineering Limited (last revised December 2020), and find it to be generally acceptable. We defer review of on-site control requirements to the City.

Based on review of the Draft OPA, Draft ZBA, and Drawing A104a - Site Plan (prepared by Core Architects, last revised December 17, 2020), the subject site for this application is outside of CVC's regulated area. As such, a CVC permit is not required.

In this regard, we have no concerns and **no objection** to the proposed Official Plan Amendment and Zoning By-law Amendment.

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

Sincerely,


Trisha Hughes
Planner

cc: Nicole Galati, Primont (M3 Condos) Inc.
Derrick Andreychuk, Primont (M3 Condos) Inc.

February 16, 2021

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

Re: Application to Zoning By-law Amendment – 10625 Mississauga Road - COB File: OZS-2021-0002

Dear Yinzhou:

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

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project.

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

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 1,500 kVA if connected to 27.6kV and 500kVA if connected to 13.8kV.

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

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

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

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

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

Yours Truly,

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

Sidhu, Tejinder

From: Trdoslavic, Shawntelle
Sent: 2022/11/08 4:56 PM
To: Sidhu, Tejinder
Cc: BramPlanOnline_Automated
Subject: FW: [EXTERNAL]RE: [OZS-2021-0002] REVISION 2: DUE NOV 22/2022

Importance: Low

FYI

Thanks,

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Growth Management

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

shawntelle.trdoslavic@brampton.ca

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From: CA - Circulations <CA.Circulations@wsp.com>
Sent: 2022/11/08 4:26 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]RE: [OZS-2021-0002] REVISION 2: DUE NOV 22/2022
Importance: Low

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Thank you for your circulation on [OZS-2021-0002] REVISION 2: DUE NOV 22/2022. Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated at CA.Circulations@wsp.com on any future materials related to this development project or infrastructure/policy initiative.

Development Application Circulations

Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Infrastructure and Policy Initiative Circulations

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure/policy initiative circulation received at this time.

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.



wsp.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, November 8, 2022 9:21:51 PM
To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Municipal Planning <municipalplanning@enbridge.com>; gtaw.newarea@rci.rogers.com <gtaw.newarea@rci.rogers.com>; CA - Circulations <CA.Circulations@wsp.com>; christopher.fearon@canadapost.ca <christopher.fearon@canadapost.ca>
Cc: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>
Subject: [OZS-2021-0002] REVISION 2: DUE NOV 22/2022

Good Afternoon,

Revision 2 document for **10625 Mississauga Road** with the assigned file number of **OZS-2021-0002** was submitted to City of Brampton for review and the applicant submitted materials are made public on **[BramPlan Online](#)** for review.

Please review and provide your comments to the assigned planner, **Tejinder by November 22, 2022**
If you have any concerns please contact Tejinder at Tejinder.Sidhu@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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-LAEHhHHzdJzBITWfa4Hgs7pbKl

Archived: 2023/02/13 3:36:19 PM

From: [Municipal Planning](#)

Sent: Mon, 28 Nov 2022 16:19:24 +0000ARC

To: [Sidhu, Tejinder](#)

Subject: [EXTERNAL]RE: [OZS-2021-0002] REVISION 2: DUE NOV 22/2022

Sensitivity: Normal

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

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

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

Sent: Tuesday, November 8, 2022 4:22 PM

To: ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; gtaw.newarea@rci.rogers.com; circulations@wsp.com; christopher.fearon@canadapost.ca

Cc: Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>

Subject: [External] [OZS-2021-0002] REVISION 2: DUE NOV 22/2022

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Good Afternoon,

Revision 2 document for **10625 Mississauga Road** with the assigned file number of **OZS-2021-0002** was

submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Tejinder by November 22, 2022**
If you have any concerns please contact Tejinder at Tejinder.Sidhu@brampton.ca

Please note: It will be assumed that if comments are not received by the due date, it will be interpreted that your organization has no comments.

How to Access Applicant Submitted Documents

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

Thanks and have a great afternoon!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

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

shawntelle.trdoslavic@brampton.ca

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November 10, 2022

Tejinder Sidhu
Planning Department
City of Brampton,
Ontario

Re: 10625 Mississauga Road

Rogers Reference #: M210618

Dear Tejinder:

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of Brampton.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at gtaw.newarea@rci.rogers.com prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anisha George

GTAW New Area
Outside Plant Engineering
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

February 6, 2023

Tejinder Sidhu
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Tejinder:

**Re: Notice of Application and Request for Comments – Revision 2
Application to Amend the Official Plan and Zoning By-law
10625 Mississauga Road
Northeast corner of Sandalwood Pkwy and Mississauga Rd
File: OZS 2021-0002
City of Brampton – Ward 6**

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 1010 high-rise residential units, which are anticipated to yield:

- 41 Junior Kindergarten to Grade 8 Students; and
- 11 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Daniel Comboni	652	553	5
Secondary School	St. Edmund Campion	1785	1542	16

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

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

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

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

Yours sincerely,



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

c: Z. Tessaro, Peel District School Board (via email)

February 7, 2023

Tejinder Sidhu
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Tejinder Sidhu:

RE: **Application to Amend the Official Plan and Zoning By-law – Revision 2
OZS-2021-0002
Primont (M3 Condos) Inc. - WSP
10625 Mississauga Rd
Northeast corner of Mississauga Road and Sandalwood Parkway
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted revised application (1,010 high-rise residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

110	K-8
14	9-12

The students are presently within the following attendance areas:

<u>School</u>	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Tribune Drive P.S.*	1,019	885	10
Jean Augustine S.S.	1,313	1,533	0

*An enrolment cap is currently in place at Tribune Drive P.S.

The Board requires the inclusion of the following conditions in the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."

3. PDSB also requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development. 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 nick.gooding@peelsb.com or 905-890-1010, ext. 2215.

Thank you,



Nick Gooding, BES
Intermediate Planner - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board