

**Date:** March 29, 2023

**To:** Alex Sepe, Development Planner

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
Blackthorn Development Corp. – 2794465 Ontario Inc.  
11556 Bramalea Road

**File:** OZS-2022-0042

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### **Submission for Zoning Bylaw Amendment:**

- Functional Servicing and Stormwater Management Report for 2794465 Ontario Inc. prepared by Urbanworks Engineering Corporation dated **March 2023**, and received March 22, 2023
- **R1\_Functional Servicing Report.pdf**
- **R1\_Site Servicing and Grading Plans.pdf**
- Summary of Sustainability Metrics dated August 30, 2022 prepared by Blackthorn Development Corp., and received November 4, 2022

### **Comments:**

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are generally satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed therein.

The Functional Servicing Report supports the responses provided under Stormwater Management Quantity and Quality

cc. Maggie Liu  
Olti Mertiri

March 9, 2023

**BY EMAIL: alex.sepe@brampton.ca**

CFN 68404.01

Mr. Alex Sepe  
Principle Planner  
Planning, Building and Economic Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Mr. Sepe:

**Re: Official Plan Amendment and Zoning By-law Amendment Applications – OZS-2022-0042  
11556 Bramalea Road  
City of Brampton  
Owner: 2797180 Ontario Inc.**

This letter acknowledges receipt of the submission in support of the above noted Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications circulated by the City. The applications and materials were received by Toronto and Region Conservation Authority (TRCA) on November 11, 2022. A list of materials reviewed by TRCA is included in Appendix 'A'. TRCA staff have reviewed the submission in accordance with Section 21.1(1) of the *Conservation Authorities Act* (CA Act), which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. The standards and requirements of such mandatory programs and services are listed under O. Reg. 686/21. The regulation requires that TRCA must, acting on behalf of the Ministry of Natural Resources and Forestry (MNRF) or in its capacity as a public body commenting under the *Planning Act*, ensure that decisions under the *Planning Act* are consistent with the natural hazards policies of the Provincial Policy Statement (PPS, 2020).

We have also reviewed the application in accordance with O. Reg. 166/06. TRCA must ensure that where a proposal is within an area regulated by TRCA under O. Reg. 166/06, that the proposal conforms with the appropriate policies for the implementation of the regulation (Section 8 of TRCA's Living City Policies), which are utilized by TRCA staff to evaluate a proposal's ability to meet the tests of this regulation.

Please also note that updates to the CA Act and O. Reg. 596/22, which came into effect on January 1, 2023, prevent TRCA from providing municipal programs and services related to reviewing and commenting on a proposal under the *Planning Act*, such as those services previously provided under a plan review Memorandum of Understanding (MOU) with upper-tier and/or lower-tier municipalities.

We recognize that this application was submitted prior to the change to the CA Act and associated regulation coming into effect. To avoid unnecessary delays in the processing of the application, and with consideration that this submission was circulated to TRCA prior to January 1, 2023, to complete non-mandatory services previously provided to Peel Region through an MOU, our comments include advisory comments for the City, in addition to comments related to our regulation and natural hazards, and TRCA staff defer the implementation of the advisory comments to City staff.

### **Purpose of the Applications**

It is staff's understanding that the purpose of the above noted applications is to facilitate the development of a 15-storey apartment building with 168 units of below grade parking. Staff understand the subject property is designated "Residential" and "Open Space" in Schedule A and "Valleyland" in Schedule D of the Official Plan and an amendment to the Official Plan is not required. However, the subject property is sub-designated

“Medium Density Residential”, “Valleyland” and “Special Policy Area 3” by both the Secondary Plan and Block Plan. We understand an amendment to the Secondary Plan is required to facilitate the proposed development by redesignating the lands to “Medium-High Density Residential”. Also, the subject property is zoned “Agricultural (A)” by the City Zoning By-law (270-2004) and an amendment is required to permit the proposed development by rezoning the site to “Residential Apartment R4B” and “Open Space”.

### **Background**

The subject property is located within the Block 48 Secondary Plan (Countryside Villages) study area and Block 48-1 Block Plan Area. A Master Environmental Servicing Plan (MESP) and Environmental Implementation Report (EIR) have been reviewed and approved in support of both the Secondary Plan and Block Plan.

### **O. Reg. 166/06**

The subject property is located immediately adjacent to Campbell’s Cross Creek, a tributary and valley corridor of the Humber River Watershed. A wetland feature, flood hazard and valley wall are also located within the valley corridor system. As such, a significant portion of the subject property is regulated by TRCA under O. Reg. 166/06. Based on our review of the proposed development, it appears the proposed development is located within the Regulated Area and TRCA Permits will be required from TRCA prior to any works commencing within the regulated portion of the site.

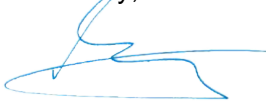
TRCA staff will discuss permit fees and requirements with the applicant as such time that the review and approvals have advanced and TRCA Permits are required to facilitate the proposed development.

### **Recommendation**

Based on the comments noted in this letter and Appendix ‘B’, there are outstanding technical comments and concerns that must be addressed as part of the future Site Plan Application and detailed design phase. Recognizing the future planning mechanisms to adequately resolve these outstanding matters, TRCA staff have **no objection** to the above noted OPA/ZBA applications. As part of the future Site Plan Application, please advise the applicant to include a comment matrix identifying how the comments in Appendix ‘B’ have been addressed.

I trust these comments are of assistance. Should you have any questions, please contact me at (437) 880-1938 or at [Anthony.Syhlonyk@trca.ca](mailto:Anthony.Syhlonyk@trca.ca).

Sincerely,



Anthony Syhlonyk  
Planner

Development Planning and Permits | Development and Engineering Services

## **Appendix 'A' Materials Received by TRCA**

The following materials were received by TRCA on November 11, 2022:

- Cover Letter, dated September 26, 2022, prepared by Blackthorn Development Corporation;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Scoped Environmental Impact Study (EIS), dated November 3, 2022, prepared by Palmer;
- Functional Servicing and Stormwater Management Report, dated September 2022, prepared by Urbanworks Engineering Corporation;
- Geotechnical Investigation Report, dated July 7, 2022, prepared by Canada Engineering Services Incorporated;
- Various Architectural Drawings, dated September 8, 2022, prepared by Kirkor Architects and Planners;
- Functional Servicing Plan, Drawing No. SS-1, dated September 14, 2022, prepared by Urbanworks Engineering Corporation;
- Functional Grading Plan, Drawing No. SG-01, dated September 14, 2022, prepared by Urbanworks Engineering Corporation.

## **Appendix 'B' Application-Specific Comments**

The following comments are based on a review of the materials noted in Appendix 'A':

### **Comments Related to Mandatory Programs and Services**

1. The submitted Geotechnical Report does not include a slope stability analysis to verify the location of the Long-Term Stable Top of Slope (LTSTOS) (i.e., the extent of the erosion hazard). The LTSTOS is required to determine the development limit. It is highly recommended that the applicant contacts Ali Shirazi, Senior Manager, Geotechnical Engineering at [ali.shirazi@trca.ca](mailto:ali.shirazi@trca.ca) or (416) 388-3987 to establish a Terms of Reference (TOR) for the required study.
2. The 5 mm retention volume is a minimum requirement, and no abstraction (subtraction) should be accounted for in the required storage calculation. Please advise the applicant to refer to TRCA's Stormwater Management Criteria Document (Section 4.3 on page 12) for further details and guidance. Please provide an irrigation plan indicating the amount of runoff that will be stored and the frequency of use. Staff suggest using/emptying the stored runoff at least every 72 hours to allow for the retention of runoff on back-to-back rainfall events.
3. Section 4.3.3 and Figure 4-2 of the Functional Servicing Report note that stormwater infrastructure (enhanced swale, outfall, and flow spreaders) is to located within the TOB buffer setback. Please note that TRCA does not support the development of infrastructure with buffer spaces. Please remove flow spreaders and outfalls from the buffer.
4. TRCA staff have concerns with proposed post-construction storm flows outletting down the valley slope to Campbells Cross Creek, noting that increases in concentrated storm flows directed down valley slopes result in increased erosion risks. Please clarify storm flow outfall locations and provide appropriate erosion protection measures.
5. Erosion prevention and sediment control (ESC) measures shall be implemented to mitigate erosion and sediment processes during construction. At the detailed design stage, please provide a comprehensive ESC plan indicating how runoff will be managed onsite. Details, locations and supporting calculations for each ESC measure should be included in the plans. The ESC plans should be consistent with TRCA's Erosion and Sediment Control Guideline for Urban Construction (December 2019). Further details (cross-sections) and locations of the proposed Low Impact Development (LID) measures will be required at the detailed design stage.

### **Advisory Comments for the Municipality**

6. A restoration and enhancement planting plan should be provided for the Open Space Block. This plan can be provided at the detailed design stage.
7. As an element of these applications, it is our recommendation that the Open Space Block be placed into public ownership and gratuitously dedicated to the TRCA or the City.

ORIGINAL

November 15, 2022

City of Brampton  
Planning & Development Services  
2 Wellington Street West, 3rd Floor  
Brampton, Ontario  
L6Y 4R2

Attention: Mr. Alex Sepe,  
Planner III

Dear Sir:

**RE: Countryside Villages Community (Brampton Area 48 Development Area)  
Cost Sharing Agreement dated November 10, 2011, as Amended  
Brampton Area 48 Landowners Inc.  
Blackthorn Development Corp. O/B/O 2794465 Ontario Inc.  
Application for Official Plan Amendment & Zoning By-law Amendment  
11556 Bramalea Road  
Part of Lot 17, Concession 4, EHS  
City File No. OZS-2022-0042  
City of Brampton  
Region of Peel**

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I am the President of and an Authorized Signing Officer for Brampton Area 48 Landowners Inc., the Trustee appointed pursuant to the provisions of the Countryside Villages Community (Brampton Area 48 Development Area) Cost Sharing Agreement dated November 10, 2011, as amended by Amending Agreement #1 dated April 11, 2018, as amended by Amending Agreement #2 dated July 29, 2021 (collectively the "CSA"). The lands encompassed by the CSA are situated in the City of Brampton (the "Brampton Area 48 Community"). A majority of the landowners within the Brampton Area 48 Community are signatories to the CSA (the "Brampton Area 48 Group" or the "Group").

I am in receipt of a Public Notice advising of a Complete Application submitted by **Blackthorn Development Corp. O/B/O 2794465 Ontario Inc.** in respect of property owned by 2794465 Ontario Inc. and located at **11556 Bramalea Road** (legally described as Part of Lot 17, Concession 4, EHS) (**City File No. OZS-2022-0042**).

Please be advised that, as of the date of this letter, **2794465 Ontario Inc. has NOT signed the CSA OR paid its Cost Share Obligations** to the Group.

I therefore ask that the following condition be inserted by the City of Brampton in any development application submitted by **2794465 Ontario Inc.** in connection with **any of its land** located in the Brampton Area 48 Community:

Prior to the earlier of plan of subdivision approval, site plan agreement approval, severance approval, or the issuance of any building permits, the Owner is required to enter into the Countryside Villages Community (Brampton Area 48 Development Area) Cost Sharing Agreement dated November 10, 2011, as amended by Amending Agreement #1 dated April 11, 2018, as amended by Amending Agreement #2 dated July 29, 2021 (collectively the "CSA") and receive a Clearance Letter from the Trustee appointed pursuant to the provisions of the CSA.

Please confirm receipt of this letter and that my request will be implemented by the City of Brampton. Please note I have copied both Mr. Peter Fay, City Clerk, and Mr. Allan Parsons, Director of Development Services, on this letter.

Should you have any questions or concerns regarding the contents of this letter please do not hesitate to contact the writer.

Thank you.

Yours truly,

**BRAMPTON ARE 48 LANDOWNERS INC.**



Andrew Orr  
President, A.S.O.

- cc. City of Brampton – Mr. Allan Parsons (via email only)  
City of Brampton – Mr. Peter Fay (via email only)  
2794465 Ontario c/o Blackthorn - Mr. Maurizio Rogato (via email only)  
CSA Project Manager (RB2) – Mr. Peter Campbell (via email only)  
CSA Engineer – Mr. Nick Zeibots (via email only)  
CSA Solicitor – Ms. Helen Mihailidi (via email only)  
CSA Accountant – Mr. Joseph Di Ilio (via email only)  
Brampton Area 48 Landowners (via email only)

## Sepe, Alex

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2022/11/25 2:26 PM  
**To:** Sepe, Alex  
**Subject:** [EXTERNAL]RE: [OZS-2022-0042] Notice of Application and Request for Comments: DUE NOV 25/2022

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

Thank you for your circulation.

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

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

### Jasleen Kaur

Municipal Planning Coordinator  
Engineering

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

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**From:** Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>  
**Sent:** Friday, November 4, 2022 4:44 PM  
**To:** ZZG-PlanningInfo <zzg-planninginfo@peelregion.ca>; Hardcastle, John <john.hardcastle@peelregion.ca>; Jenkins, Dana <dana.jenkins@peelregion.ca>; suzanne.blakeman@peelsb.com; Nick.gooding@peelsb.com; Sousa, Phillip <phillip.sousa@peelsb.com>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Dennis De Rango <landuseplanning@hydroone.com>; Municipal Planning <MunicipalPlanning@enbridge.com>; circulations@wsp.com; gtaw.newarea@rci.rogers.com; Fay, Peter <Peter.Fay@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>  
**Cc:** Sepe, Alex <Alex.Sepe@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>  
**Subject:** [External] [OZS-2022-0042] Notice of Application and Request for Comments: DUE NOV 25/2022

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Good Afternoon,



November 25, 2022

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

Dear Alex Sepe,

RE: **Official Plan Amendment and Zoning By-law Amendment  
OZS-2022-0042  
Part of Lot 17, Concession 4  
11556 Bramalea Road  
City of Brampton**

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The Peel District School Board (PDSB) has reviewed the above-noted applications for the proposed residential apartment consisting of 168 apartment units located at 11556 Bramalea Road, Brampton. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

<b>Kindergarten to Grade 8</b>	<b>Grade 9 to 12</b>
18	2

The students generated from this development would reside within the boundaries of the following schools:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Occupied Portables</b>
Countryside Village PS (K-8)	816	885	0
Louise Arbour SS (9-12)	1332	1530	0

This proposed development is located in the Countryside Villages community of Brampton which will increase student accommodation pressures at local schools. PDSB therefore requires the following warning clauses be placed in the Development Agreement and conveyed to potential residents:

- 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)."

PDSB also requests that the developer agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the subdivision 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.

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](mailto:nick.gooding@peelsb.com) or 905-890-1010, ext. 2215.

Thank you,



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

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



**November 8, 2022**

Alex Sepe  
Planning Department  
City of Brampton,  
Ontario

**Re: 11556 Bramalea Road**

**Rogers Reference #: M225522**

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Dear Alex:

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](mailto: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](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications Canada Inc.  
3573 Wolfedale Rd, Mississauga Ontario

November 18, 2022

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

Dear Alex:

**Re: Notice of Application and Request for Comments  
Application to Amend the Official Plan and Zoning By-law  
11556 Bramalea Road  
West side of Bramalea Rd, south of Mayfield Rd  
File: OZS 2022-0042  
City of Brampton – Ward 9**

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

The applicant proposes the development of a 15-storey building with 168 residential units, which are anticipated to yield:

- 7 Junior Kindergarten to Grade 8 Students; and
- 2 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. Isaac Jogues	384	602	0
Secondary School	St. Marguerite d'Youville	1210	1458	11

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

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

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

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

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

Yours sincerely,



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

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