

Public Works

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peelregion.ca

June 12, 2023

Simran Sandhu
Advisor, Special Projects
Planning, Building and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
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**RE: Request for Regional Comment on City Delegation
Ministerial Zoning Order (MZO) Request
545 Steeles Avenue West
City of Brampton
Region File: PRE-23-001B-MZO
City File: To be assigned**

Dear Ms. Sandhu,

I am writing in response to the City's request of June 7, 2023 for high-level Regional servicing and traffic comments on a proposal offered by a delegation and heard at the Planning and Development Committee meeting of June 5, 2023. The delegation sought consideration for a potential Ministerial Zoning Order (MZO) to redevelop lands at the southwest corner of Steeles Avenue West and McLaughlin Road South. The proposal is for a mixed use development with 1,227 residential units in five buildings ranging from 8 to 30 stories, a private street connecting Steeles and McLaughlin, and a public park.

The City of Brampton is advised that the following comments are preliminary and based solely on the materials circulated to the Region of Peel and as presented to the Committee Members by the delegation. Additional comments will be provided as the municipal process moves forward and additional materials are received.

The proposal has been reviewed from the technical perspective of a preliminary development application, and high-level Regional comments are outlined below:

Planning and Development Services

General

- Regional staff understand that the conceptual proposal presented to the City would develop 545 Steeles Avenue West with 1,227 residential units and a public park. It is recognized that MZOs are a *Planning Act* tool used by the Minister to expedite the delivery of priority developments. Regional staff are supportive of MZOs as a strategic tool to be used in limited cases where appropriate, but have concerns with proposals bypassing formal consultation (including consultation with Indigenous communities), technical review, and public planning processes. Further information can be found via the Region's [April 1, 2021 comments on the Proposed Changes to Minister's Zoning Orders and the Planning Act](#) (ERO 019-3233).
- On November 4, 2022, the Minister of Municipal Affairs and Housing approved the new April 2022 Region of Peel Official Plan. The Region of Peel conducted the [Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review](#) (MCR) to comprehensively update the Regional Official Plan to ensure conformity with Provincial plans, policies, and legislation. The updated Regional Official Plan addresses matters related to the allocation of growth to 2051, refining the Regional structure, and identifying strategic growth areas and employment areas.

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Engineering

Based on the information provided by Bousfield Inc., dated May 26, 2023, we determined the following:

- **Overview:** The proposal is for the redevelopment of the subject site with four Blocks of high-rise and mid-rise residential buildings with a total of 1,227 residential units. The estimated population for this general area based on current 2041 projections is to accommodate a residential population of 110 people and 200 jobs. (Scenario 16, October 2018). At a projected population of approximately 3,313, the proposed development population is **significantly** higher than the Region's currently forecasted growth and therefore requires full review for servicing needs, as generally discussed below.
- **Sanitary:** To accommodate the increased density and associated sanitary flows, some sections of the existing pipe would have to be upsized. Specifics on this can be provided once more information is available and the Region can undertake a detailed investigation, including the installation of a flow monitor and a modelling analysis. **Relocation and/or upgrading of the sewers** that service the development may be required, at developers cost.
- **Water:** Based on the modeling analysis of the water and fire flow demand, the existing water system has sufficient capacity to accept the flows from the proposed development. At the moment, and based on the information provided, the proposed development can be serviced by the existing 300mm watermain adjacent to the site on McLaughlin; however, when more information is available, detailed investigation will be required including a hydrant flow test.
- **Stormwater:** All stormwater flows should be directed to the City of Brampton's municipal infrastructure.
- **Functional Servicing Report:** A Functional Servicing Report (FSR) showing proposed sanitary sewer and water servicing plans for the development and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region as part of Draft Plan submission.

Please note that these recommendations and estimates are to be considered preliminary until a formal submission is provided. These estimates are subject to change should the proposed populations, water demands, and sanitary flows change.

Transportation Planning & Traffic

- Right of Way widening requirements should be considered to satisfy the Official Plan requirement through any forthcoming site plan application - 54m (27m from the centreline of Steeles Avenue), a 15x15m daylight triangle, and a 0.3m reserve except at the approved access location.
- The proposal indicates the closure of the existing left-in/right-in/right out at the western limits of the lands and utilizing a physically restricted right-in/right-out onto Steeles Avenue West.
- Regional staff have concerns about the operation and safety of the proposed access arrangement and will require a Traffic Impact Study (TIS). Terms of Reference (TORs) should be coordinated with City of Brampton staff to evaluate the adequacy of the proposed access arrangements operational and safety characteristics, Transportation

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Demand Management (TDM) measures, and any additional mitigation measures that may be recommended or required.

- Regional staff recommend looking into the potential of securing an easement over the lands to the south to utilize any additional access into McLaughlin Road South or Kingknoll Drive.

Region of Peel staff remain committed to working with the City and the applicant to expedite planning approvals which meet the foregoing standards / principles. We will of course require the appropriate technical materials including Functional Servicing Report and Traffic Impact Study to complete a comprehensive review. Should you have any questions or concerns, kindly advise me (dana.jenkins@peelregion.ca) at your earliest convenience. Thank you, Simran.

Regards,

Dana Jenkins

Dana Jenkins

Principal Planner

Development Services

cc: John Hardcastle, Manager, Development Services
Tara Buonpensiero, Acting Chief Planner and Director