
Results of Application's External Circulation

May 4, 2023

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

Re: Notice of Application and Request for Comments – 8383 Mississauga Rd., Brampton
COB File: OZS-2023-0007

Dear WangKei,

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

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

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

- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

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 52 weeks or longer.

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 Alectra Utilities property plant and/or equipment 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

Alectra Utilities Corporation

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8 | t 905 840 6300

alectrautilities.com

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

Henderson, Kelly

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2022/09/20 2:17 PM
To: Henderson, Kelly
Cc: Sanders, Donna; Dokoska, Kristina
Subject: RE: [External] [OZS-2022-0038] Notice of Application and Request for Comments: DUE SEPT 26/2022

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kelly,

As per our preliminary comments, the subject property is outside the CVC Regulated Area. Further, it appears that stormwater is proposed to be directed to existing municipal infrastructure. As such, we defer review of the stormwater management strategy to the City. Should you have any questions, or if the City would like our technical support in review of any specific studies, please let me know.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



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From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Monday, September 12, 2022 4:06 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification <planification@csmiamonde.ca>; christopher.fearon@canadapost.ca; Municipal Planning <municipalplanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>
Subject: [External] [OZS-2022-0038] Notice of Application and Request for Comments: DUE SEPT 26/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **1724 & 1730 Queen Street West** with an assigned file number of **OZS-2022-0038** as 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, **Kelly Henderson by September 26, 2022**

If you have any concerns please contact Kelly at Kelly.Henderson@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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September 21, 2022

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Kelly:

Re: Notice of Application and Request for Comments
Application to Amend the Official Plan and Zoning By-law
1724 and 1730 Queen Street West
Northeast corner of Queen St W and Elbern Markell Dr
File: OZS 2022-0038
City of Brampton – Ward 5

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 2 buildings with 520 residential units and 130 townhouse units which are anticipated to yield:

- 36 Junior Kindergarten to Grade 8 Students; and
- 16 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	335	504	0
Secondary School	St. Roch	1481	1404	0

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,

A handwritten signature in blue ink, appearing to read 'K. Koops', is positioned above the typed name.

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)

Henderson, Kelly

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: 2022/09/26 10:01 AM
To: Henderson, Kelly
Subject: [EXTERNAL]RE: [OZS-2022-0038] Notice of Application and Request for Comments: DUE SEPT 26/2022

Follow Up Flag: Follow up
Flag Status: Flagged

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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.

Regards,

Casey O'Neil (she/her)
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Monday, September 12, 2022 4:06 PM
To: planninginfo@peelregion.ca; Hardcastle, John <john.hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca; Homagain, Abiral <abiral.homagain@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification <planification@csmiamonde.ca>; christopher.fearon@canadapost.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; gtaw.newarea@rci.rogers.com
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; BramPlanOnline_Automated <SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>; Jaswal, Gagandeep <Gagandeep.Jaswal@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>
Subject: [External] [OZS-2022-0038] Notice of Application and Request for Comments: DUE SEPT 26/2022

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Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **1724 & 1730 Queen Street West** with an assigned file number of **OZS-2022-0038** as 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, **Kelly Henderson by September 26, 2022**

If you have any concerns please contact Kelly at Kelly.Henderson@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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September 14, 2022

Kelly Henderson
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Kelly:

RE: **Application to Amend the Official Plan and Zoning By-law
OZS-2022-0038
Cal-Markell Developments Inc. – KLM Planning Partners Inc.
1724 and 1730 Queen Street West
Intersection of Elbern Markell Drive and Queen Street
City of Brampton (Ward 5)**

The Peel District School Board has reviewed the above-noted application (130 townhouse units, 520 apartment units, totalling 650 residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to Grade 12
122	35

The students generated from this development will attend the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Ingleborough P.S. (<i>Kindergarten to Grade 8</i>)	745	764	6
Jean Augustine S.S. (<i>Grade 9 to Grade 12</i>)	1,178	1,533	0

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, 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. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases 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 or 905-890-1010, ext. 2217.

Yours Truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP
Planner - Development
Planning and Accommodation Dept.

- c. S. Blakeman, 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

November 22, 2022

Kelly Henderson
Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
kelly.henderson@brampton.ca

RE: Region of Peel Comments
Official Plan and Amendment Rezoning Application
1724 and 1730 Queen Street West
Cal-Markell Developments Inc.
City File: OZS-2022-0038
Regional File: OZ-22-038B

Dear Ms. Henderson,

Region of Peel staff have received the above noted official plan amendment and rezoning application to the proposed change in use to construct 520 apartment units within two (2) towers of 18-storeys and 17-storeys in height on a shared 5-storey podium, and 130 units within six blocks of stacked townhouses for a combined total of 650 residential dwelling units at the corner of Queen Street West and Elbern Markell Drive. Regional staff have reviewed the first submission and offer the partial comments below to be addressed within the subsequent submissions. Additional servicing comments will be provided when available.

Prior to Local Official Plan and Zoning Bylaw Amendment Approval:

Planning and Development Services Requirements:

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

Regional Traffic Requirements:

Access Requirements:

- The Region is in receipt of a Traffic Impact Study (TIS); comments will be provided under a separate cover.
- The Region acknowledges that no accesses are proposed along Queen Street West.

Property Dedication Requirements:

- As part of the subsequent site plan application, land dedication requirements will be finalized. To assist for future materials please see below our current high level property requirements for the subject site.
- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 6 (Queen Street) which has a right of way of 50.5 metres, 25.25 metres from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the 15m x 15m daylight triangle at the intersection of Queen Street West and Elbern Markell Drive;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 6 (Queen Street) and the daylight triangle, behind the property line except at any approved access point;
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.
- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted.

Traffic Engineering Requirements:

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission **MUST** include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 6 (Queen Street);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
 - Completed [Road Occupancy Permit](#) and a permit fee as per the Region's user fees and charges By-law;
 - Completed [Notice to Commence Work](#);

Public Works

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- Provide proof of insurance with the Region of Peel added to the [certificate](#) as an additional insured with \$5 million minimum from the Contractor;
- Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner;

Public Health:

- Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- With the Sustainability Assessment reaching a Bronze threshold on the assessment, the site design is on it's way to contributing to a healthy built form. To achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment. The following are our recommendations:
 - i. Bicycle racks in visible and easily accessible locations
 - ii. Provide landscape sidewalks with pedestrian scaled lighting
 - iii. Explore age friendly development design guidelines when designing spaces for multi-generational use
 - iv. Consider providing benches and other furniture to provide opportunities for rest and social interaction

Affordable 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](#).
- While it is noted that details on unit split, tenure and pricing will become available during the site plan application process:
 - The applicant noted that all of the proposed residential units are intended to be of condominium ownership tenure. As a result, there is an opportunity for the applicant to demonstrate a stronger contribution towards the rental housing target. The applicant is encouraged to review

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opportunities for rental such as purpose-built rental apartment or townhome units.

- 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 newly adopted Peel 2051 Regional Official Plan and the Provincial Policy Statement to contribute to the affordability target and address Brampton Official Plan Policy 4.2.5. 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 low-income households.
- As part of the applicant's contribution to the Peel-wide new housing unit target for affordability, the applicant may 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 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.
- It is appreciated that the anticipated unit mix includes larger family-sized unit options (two and two plus den bedroom units). The applicant is encouraged to explore the opportunity to provide three-bedroom unit options.
- The applicant is encouraged to explore the opportunity of co-locating a licensed childcare centre in this development, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca to further connect with staff in the Region of Peel's Human Services Early Years and Child Care Services Division.

Please be advised that the subject site is within an ongoing city-initiated tertiary plan amendment. The current development proposal is not in line with the regional endorsed overall servicing strategy prepared by WSB in 2018. The region looks forward to working with the applicant and the City of Brampton to address any matters of regional interest to assist in the future submission of the subsequent site plan application or materials of the above noted application. If you have any questions or concerns, please contact me (abiral.homagain@peelregion.ca 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain
Planner, Planning and Development Services
Region of Peel

Public Works

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Public Works

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peelregion.ca

April 11-, 2023

Kelly Henderson, MCIP, RPP
Principal Planner, Development Services
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Kelly.Henderson@brampton.ca

**RE: Peel Region Comments – Updated
Official Plan and Rezoning Amendment
1724 and 1730 Queen Street West
Cal-Markell Developments Inc.
City File: OZS-2022-0038
Regional File: OZ-22-038B**

Dear Ms. Henderson,

Further to comments provided November 22, 2022, Peel Region staff have received and reviewed the 'Master Servicing Memo for Queen Street West from Elbern Markell Drive to 1453 Queen Street West dated February 28, 2023' (Master Servicing Memo) in support of the ongoing Official Plan and Zoning By-law Amendment application cited above.

The application proposes change in use to construct 520 apartment units within two (2) towers of 18-storeys and 17-storeys in height on a shared 5-storey podium, and 130 units within six blocks of stacked townhouses for a combined total of 650 residential dwelling units at the northeast corner of Queen Street West and Elbern Markell Drive.

Peel Region staff have reviewed the Master Servicing Memo and offer the high-level comments below to be addressed by the applicant's subsequent submissions, appreciating that the site is located within an area subject to an ongoing City-initiated tertiary plan amendment. As you are aware, the current development proposal does not align with the Peel Region endorsed overall servicing strategy prepared by WSP in 2018.

As proposed, the Master Servicing Memo is not consistent with the latest population projections from the City of Brampton, nor does it address the larger systems approach to adequately service the tertiary plan area. The memo does not explore alternative means to service for storm water management and relies on connections to Peel's system. Peel does not accept connections to our storm and culvert infrastructure where alternatives are available through the natural water course or local systems. The servicing memo also does not address how stormwater management will be addressed comprehensively throughout the tertiary plan area. The Master Servicing Memo does not satisfy the need for an area wide report that considers the future state of the tertiary plan area.

The ongoing tertiary plan amendment introduces significant population increase which will require additional upgrades to existing infrastructure to service the totality of the growth. Peel Region has no objection to the continued processing of the application in conjunction with the City-initiated tertiary plan amendment. Peel Region is not in support of advancing for Council consideration prior to the tertiary plan approval.

As part of the ongoing tertiary plan application initiated by the City of Brampton, an area wide study is preferred to determine where water, wastewater, and stormwater servicing improvements are required to ensure adequate capacity for the redevelopment of the Springbrook Tertiary Plan Area.

We look forward to working with the City and the Applicant on refining and revising the servicing strategy to address issues identified for the tertiary plan area and areas of interest to Peel Region. Advancement of the development application may require revisions subject to resolution of outstanding tertiary plan matters which are of interest to Peel Region.

Please be advised that servicing comments were recently provided and are relayed below:

Staff have modeled and reviewed the FSR dated July 2022 and have advised that there are no capacity constraints based on the proposed servicing connection locations as identified.

We appreciate the opportunity to work with the Applicant and the City of Brampton to address any matters of regional interest in future submission of this application and subsequent site plan applications.

Should you have any questions or concerns, kindly advise us at your earliest convenience at dana.jenkins@peelregion.ca or 905.791.7800 x4027, or at abiral.homagain@peelregion.ca. or 905-791.7800 x8730. Thank you, Kelly.

Regards,
Abiral Homagain
Abiral Homagain
Program Support Analyst

Dana L. Jenkins
Dana Jenkins
Principal Planner

cc: John Hardcastle, Manager, Development Services, Peel Region

Public Works

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

Public Works

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Brampton, ON
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peelregion.ca

August 3, 2023

Edwin Li, M.Sc.Pl
Development Planner III
Planning, Building, and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
WangKei.Li@brampton.ca

**RE: Peel Region Comments – Corrected for August 28 Agenda
Official Plan and Rezoning Amendment
1724 and 1730 Queen Street West
Cal-Markell Developments Inc.
City File: OZS-2022-0038
Regional File: OZ-22-038B**

Dear Mr. Li,

Further to comments provided on November 22, 2022, April 11, 2023, and August 2, 2023, Peel Region staff have received and reviewed the second submission in support of the ongoing Official Plan and Zoning By-law Amendment application cited above. This letter is sent to update the description of the proposal as presented in the second submission.

The application proposes change in use to construct 520 apartment units within two (2) towers of 16-storeys and 14-storeys in height with a shared 6-storey podium, and 130 units within six blocks of stacked townhouses for a combined total of 650 residential dwelling units at the northeast corner of Queen Street West and Elbern Markell Drive.

Please be advised that, subject to payment of servicing review fees cited below, the Region of Peel has no objection to the proposed Official Plan Amendment and Zoning By-law Amendment being brought forward for City Council consideration.

Functional Servicing Report

We have received and reviewed the updated FSR revised in May of 2023, which has been deemed acceptable in principle. Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code as well as the most current Region of Peel standards.

Water

- Demands can be accommodated.

Wastewater

- Demands can be accommodated

Springbrook Note:

- It is our understanding that the appropriate amendment of the Springbrook Tertiary Plan will be undertaken.

Stormwater (Conditions tied to future site plan stormwater management report)

There is no storm connection from the site, but there are external flows from 8.22 ha of wooded area being conveyed to the Region's storm system on Queen St via a DICB connection. The following comments and conditions are offered in advance of subsequent anticipated site plan applications for the lands:

1. Prior to approval of the engineering design, and if the applicant is adding or modifying any storm infrastructure within the Region's ROW that has been agreed upon to be owned by the Region, the applicant must meet the Region's CLI ECA 009-S701 conditions for pre-authorized alterations to the Regional Road Stormwater Management System. Complete Form SW1 for Region-owned system.
2. The applicant must demonstrate capacity in the Region's system for external flows from the 8.22 ha wooded area for up to the 100 year event.
3. Prior to approval of the engineering design, the applicant shall demonstrate to the satisfaction of the Region by submission of appropriate development concepts or by other suitable means that external lands can be developed, if applicable, with drainage directed away from Queen Street, in accordance with the Stormwater Drainage plan for the Springbrook Area Tertiary Plan.
4. Prior to approval of the engineering design, if there is any new or modified infrastructure proposed within the Region's ROW, it must be approved by the Region.
5. An ESC plan and regular records of ESC inspections must be submitted for alterations to the Region's system.
6. The elevation of the Region's Right-of-way at the property line shall be higher than the site's proposed elevations. If this is not achievable, an engineering solution must be provided along the property line, within the property limit, to the satisfaction of the Region.
7. For development that is lower than the Region's existing or proposed road ROW grade, the developer shall ensure that appropriate measures are applied on site to mitigate risk of erosion or flooding from any ROW drainage.
8. Regional Road Right-of-Way and stormwater system will not be utilized for outflow from any part of the site during or after construction unless specifically approved by the Region.
9. A clause shall be included in the Site Plan Agreement that the Applicant shall provide a 2-year maintenance warranty on any alterations to storm infrastructure within the Region's ROW that has been agreed to be owned by the Region. At the end of warranty and prior to final acceptance by Region, the applicant shall undertake any necessary cleaning as requested by the Region for such infrastructure, to the Region's satisfaction.

Public Works

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

Servicing Review Fees

Please complete the table below with your information and provide the completed table to Finance at eftadvice@peelregion.ca for payment processing (all fields are mandatory). We will not be able to accept or process the payment without the completed table.

Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Payer's Name (Individual or Company)	
Payer's Phone Number	
Payer's Address (Where the securities will be returned to)	
Payer's Email Address	
Company name representing the Payer	
Contact person name from company representing the Payer	
Contact person representing the Payer - email address	
Dollar Amount of Payment	\$2,920.25
Region of Peel File Number (C#####)	C603260 SWM + FSR and 1 st sub fee
Credit Card if Under \$1,000.00 (Yes/No)	
For Credit Card – Person to Call	
For Credit Card – Phone Number for the Above Person	

Owner name	
Owner contact person	
Owner address	
Owner contact person phone number	
Owner contact person email	

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We appreciate the opportunity to work with the applicant and the City of Brampton to address any matters of regional interest in future site plan applications.

Should you have any questions or concerns, kindly advise us at your earliest convenience at dana.jenkins@peelregion.ca or 905.791.7800 x4027. Thank you, Edwin.

Regards,

Dana Jenkins

Dana Jenkins
Principal Planner
Development Services

cc: John Hardcastle, Manager, Development Services, Region of Peel
David Vanderberg, Manager, Development Services, City of Brampton
Danny DiMeo, President, Caliber Homes

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