

## **Appendix 10 – Results of the Application Circulation**

**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2018/02/13 3:53 PM  
**To:** Dykstra, Stephen  
**Subject:** FW: C03W15.008 Application and Request for Comments (February 12, 2018)  
**Attachments:** Notice of Application and Request for Comments (February 12 2018).compressed.pdf

Hi Stephen

Please see below comments.

*Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision ( collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.*

*Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.*

Thank you

**Debbie Purves**  
**System Planner**

Outside Plant Engineering  
3573 Wolfedale Rd  
Mississauga, ON L5C 3T6

[Debbie.purves@rci.rogers.com](mailto:Debbie.purves@rci.rogers.com)  
416-305-0466



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**From:** Montague, Tarieka [<mailto:Tarieka.Montague@brampton.ca>]  
**Sent:** Tuesday, February 13, 2018 10:57 AM  
**To:** [circulations@mmm.ca](mailto:circulations@mmm.ca); Dennis De Rango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; [municipalPlanning@enbridge.com](mailto:municipalPlanning@enbridge.com); GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>  
**Cc:** Dykstra, Stephen <[Stephen.Dykstra@brampton.ca](mailto:Stephen.Dykstra@brampton.ca)>  
**Subject:** C03W15.008 Application and Request for Comments (February 12, 2018)

February 21, 2018

Stephen Dykstra, MCIP, RPP  
Development Planner  
City of Brampton  
2 Wellington St W  
Brampton, ON L6Y 4R2

Dear Stephen,

Re: Draft Plan of Subdivision  
2128743 Ontario Inc.  
1265, 1279, 1303 & 1323 Wanless Drive  
City of Brampton  
File No.: C03W15-008

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

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

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

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

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**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AC/jh

February 20, 2018

Stephen Dykstra  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Dykstra:

**Re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision  
Weston Consulting Group Inc. – 2128743 Ontario Inc.  
Files: C03W15.008 & 21T-18001B  
1265, 1279, 1303, 1323 Wanless Drive  
City of Brampton – Ward 6**

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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 6 single-detached and 50 townhouse units, which are anticipated to yield:

- 7 Junior Kindergarten to Grade 8 Students; and
- 5 Grade 9 to Grade 12 Students

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

Catchment Area	School (hosted)	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Aidan	488	435	5
Secondary School	St. Edmund Campion	1818	1542	16

**The Board requests that the following conditions be incorporated in the conditions of draft approval:**

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

2. 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 dark ink, appearing to read 'Keith Hamilton', followed by a long horizontal line extending to the right.

Keith Hamilton  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24224  
Keith.hamilton@dpcdsb.org

c: A.Singh, Peel District School Board (via email)

March 5<sup>th</sup>, 2018

Mr. Stephen Dykstra  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Mr. Dykstra:

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of  
Subdivision – 21T-18001B / C03W15.008  
Weston Consulting Group Incorporated – 2128743 Ontario Inc.  
1265, 1279, 1303 & 1323 Wanless Drive  
South side of Wanless Drive, west of Brisdale Drive  
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (6 detached and 50 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

15	K-5
7	6-8
7	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Brisdale P.S.	883	1,005	0
McCrimmon Middle	834	891	0
Fletcher's Meadow S.S.	1,731	1,488	9

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

**Trustees**

Janet McDougald, Chair  
Suzanne Nurse, Vice-Chair  
Carrie Andrews  
Stan Cameron  
Robert Crocker  
Nokha Dakroub

David Green  
Sue Lawton  
Brad MacDonald  
Kathy McDonald  
Harkirat Singh  
Rick Williams

**Director of Education and Secretary**  
Peter Joshua

**Associate Director,  
Instructional and Equity Support Services**  
Poleen Grewal

**Associate Director, School Support Services**  
Wendy Dowling

**Associate Director,  
Operational Support Services**  
Jaspal Gill

1. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
  - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
  - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."
2. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the 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 905-890-1010, ext. 2217.

Yours truly,



Amar Singh

Planner

Planning and Accommodation Dept.

- c. B. Bielski, Peel District School Board  
K. Koops, Dufferin-Peel Catholic District School Board (email only)



**Archived:** 2020/10/05 2:07:49 PM

**From:** [planification](#)

**Sent:** 2020/09/03 4:51:47 PM

**To:** [Dykstra, Stephen](#)

**Cc:** [Trdoslavic, Shawntelle](#)

**Subject:** French School Board

**Importance:** Normal

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Good Afternoon,

The Conseil scolaire Viamonde has no comments regarding application (C03W15.008 and 21T-18001B) for properties located at 1265, 1279, 1303, 1323 Wanless Drive.

Best regards,

**Kenny Lamizana**

Agent de Planification, Secteur de l'immobilisation, de l'entretien et de la planification  
Planning Officer, Building, Maintenance and Planning Department  
Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



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**De :** Dykstra, Stephen <[Stephen.Dykstra@brampton.ca](mailto:Stephen.Dykstra@brampton.ca)>

**Envoyé :** 2 septembre 2020 16:39

**À :** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>; [circulations@mmm.ca](mailto:circulations@mmm.ca); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Henry Gamboa <[henry.gamboa@electrautilities.com](mailto:henry.gamboa@electrautilities.com)>; [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [planification@csviamonde.ca](mailto:planification@csviamonde.ca); Dennis De Rango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>

**Objet :** [EXTERNE] - RE: C03W15.008 and 21T-18001B Notice of Application and Request for Comments DUE SEPT 10/2020

Good Afternoon,

In addition to the documents that Shawntelle provided (thank you), attached is a Concept Plan as well as an updated Draft Plan which will provide additional context.

Regards,

*Stephen Dykstra* MCIP, RPP  
Development Planner III  
Tel.: (905) 874-3841

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**From:** Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

**Sent:** 2020/09/02 1:59 PM

**To:** [circulations@mmm.ca](mailto:circulations@mmm.ca); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; Henry Gamboa <[henry.gamboa@electrautilities.com](mailto:henry.gamboa@electrautilities.com)>; [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [planification@csviamonde.ca](mailto:planification@csviamonde.ca); Dennis De Rango <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>

**Cc:** Dykstra, Stephen <[Stephen.Dykstra@brampton.ca](mailto:Stephen.Dykstra@brampton.ca)>

**Subject:** C03W15.008 and 21T-18001B Notice of Application and Request for Comments DUE SEPT 10/2020

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments** for the above noted file.

If you have any concerns please **contact the assigned Planner**, Stephen Dykstra at [Stephen.Dykstra@brampton.ca](mailto:Stephen.Dykstra@brampton.ca)

Please note comments are due to Stephen by **September 10, 2020**

Thank you and have a great day!

**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](mailto:shawntelle.trdoslavic@brampton.ca)

**From:** circulations@wsp.com  
**Sent:** 2018/02/22 12:00 PM  
**To:** Dykstra, Stephen  
**Subject:** ZBLA and Draft Plan of Subdivision (C03W15.008) - 1265, 1279, 1303, 1323 Wanless Dr.

**2018-02-22**

**Stephen Dykstra**

**Brampton**

, ,

Attention: Stephen Dykstra

Re: ZBLA and Draft Plan of Subdivision (C03W15.008) - 1265, 1279, 1303, 1323 Wanless Dr.;  
Your File No. C03W15.008

Our File No. 81991

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement

(PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM**. MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk  
Manager, Municipal Relations  
Access Network Provisioning, Ontario  
Phone: 905-540-7254  
Mobile: 289-527-3953  
Email: [Meaghan.Palynchuk@bell.ca](mailto:Meaghan.Palynchuk@bell.ca)

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**From:** Paul.Shllaku@HydroOne.com  
**Sent:** 2018/06/27 10:12 AM  
**To:** Dykstra, Stephen  
**Subject:** City of Brampton - 1265,1279,1303,1323 Wanless Drive - 21T-18001B

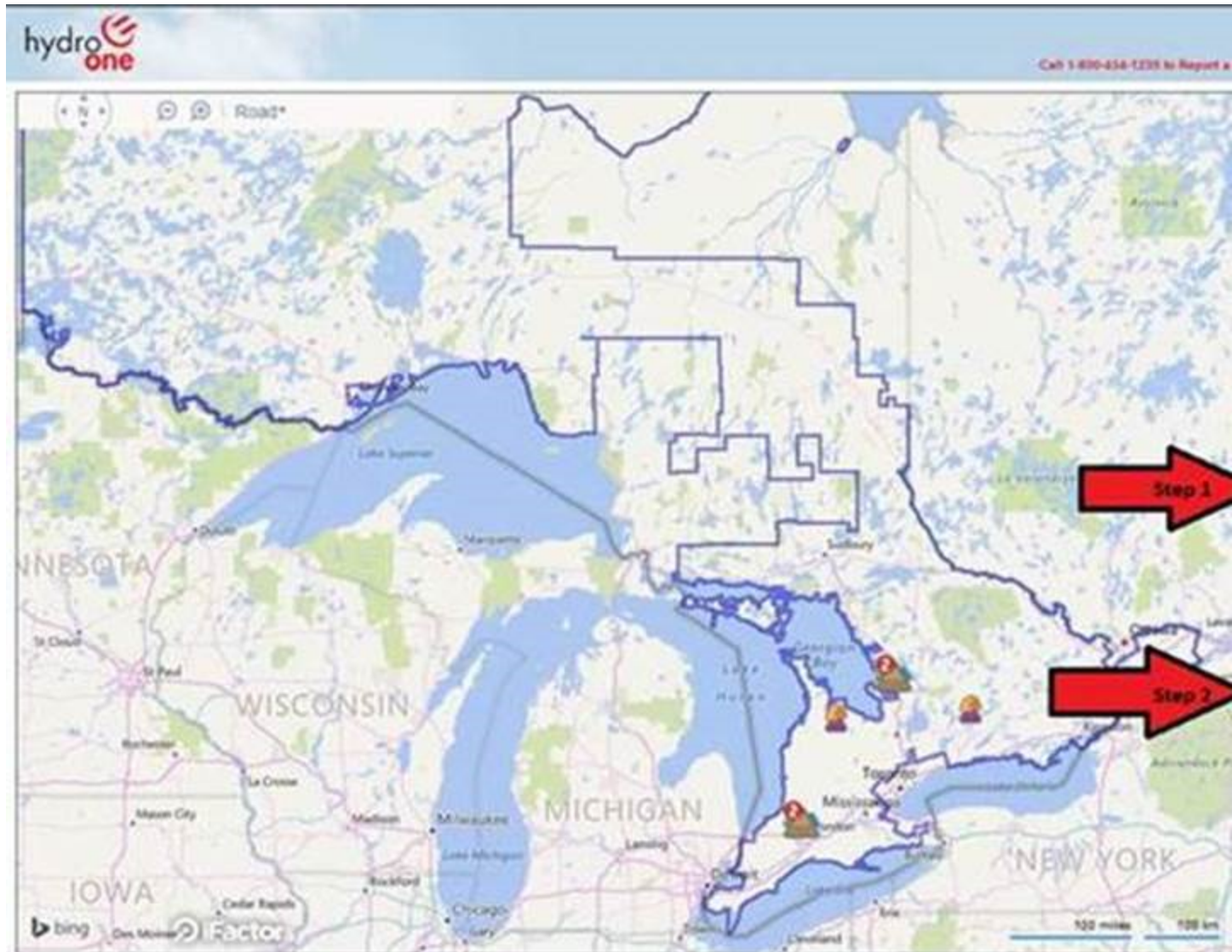
Hello,

We are in receipt of your Plan of Subdivision application, 21T-18001B dated June 27,2018. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

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



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

## **Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

**To:** Stephen Dykstra, Development Planner

**From:** Michelle Gervais, Policy Planner

**Date:** May 23, 2018

**Files:** C03W15.008 and 21T-18008B

**Type:** Application to Amend the Zoning By-law and a Proposed Draft Plan of Subdivision

**Subject:** Policy Planning Comments  
To permit 50 townhouse units and 6 single detached lots  
**Weston Consulting Group Inc. – 2128743 Ontario Inc.**  
1265, 1279, 1303 and 1323 Wanless Drive  
South of Wanless Drive between Creditview Road and Chinguacousy Road

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Policy Planning has reviewed the application submitted for the four properties located south of Wanless Drive between Creditview Road and Chinguacousy Road and provide the following comments:

Heritage Planning (comments from Cassandra Jasinski, Heritage Planner)

- The subject properties exhibit high archaeological potential because they are within 300 meters of known archaeological sites and present/past water sources.
- The Owner must provide an Archaeological Assessment(s) for all lands within the subject application, and shall mitigate adverse impacts to any significant archaeological resources found, to the satisfaction of the City and the Ministry of Tourism, Culture and Sport (MTCS) prior to the enactment of the Zoning By-law. No grading, filling, or any form of soil disturbances shall take place on the subject property prior to the acceptance of the Archaeological Assessment(s) by the City and the MTCS indicating that all archaeological resource concerns have met licensing and resource conservation requirements.
- Should a cemetery be discovered during any phase of the Archaeological Assessment(s), topsoil stripping, grading or construction, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner, Planning and Development Services.
- If the properties were subject to a previous Archaeological Assessment that was accepted by the Ministry of Tourism, Culture and Sport (MTCS) and City Heritage staff, the applicant must provide a copy of the report(s) and associated correspondence from the MTCS and Heritage staff confirming that all archaeological resource concerns have met licensing and resource conservation requirements.



Policy Planning (comments from Michelle Gervais, Policy Planner)

### Official Plan

Land Use Designation	Schedule	Section	Comments	Official Plan Amendment Required?
Communities	Schedule 1	3.2.8		No
Built Boundary	Schedule 1	3.2.2		No
Residential	Schedule A	4.2	The subject properties are located adjacent to lands that are designated "Open Space" on Schedule A and "Woodland" on Schedule D.	No
Secondary Transit Corridor	Schedule C	4.5.4.2		No
City Wide Pathway Network	Schedule C1	4.5.6		No

### *Communities*

New development with existing communities shall be planned to be complete communities. Priority will be given to compact development that creates a pedestrian friendly environment. Safety and security are important considerations in neighbourhood design as are accessibility and interesting built form. The existing natural heritage system, and built and social fabrics are to be preserved and enhanced to reinforce the sense of identity and to contribute to the stability and continuity of the community.

### *Residential*

The subject properties are designated as "*Residential*" on Schedule A - General Land Use Designations. The *Residential* designation permits predominantly residential land uses, including a full range of dwelling types.

The Official Plan speaks to the accommodation of a range of housing types through an appropriate mix of housing and density policy. The subject properties are located within a newer Secondary Plan area and are subject to the "*New Housing Mix and Density Categories*". The "*Low Density Residential*" housing category is described as having a maximum density of 30 units/net hectare (12 units/net acre) and permits single detached homes. The proposed development has a density of 33.55 units/net hectare and proposes both single detached dwellings and street townhouses.

The City's various Secondary Plans specify the overall residential density and housing mix targets for each Secondary Plan area and specify that "*minor variation to the housing density and mix targets in the applicable Secondary Plan, which do not alter the intent of this Plan, shall be considered without an Official Plan Amendment*". Based on this policy, the housing type and density policies contained within the Fletcher's Creek Secondary Plan will provide further direction on the applicable density permitted on the subject properties. Please refer to the Secondary Plan comments below.

### *Natural Heritage Features*

The subject properties are located adjacent to an identified "*Woodland*" feature, which is designated as "*Open Space*" on Schedule A and "*Woodland*" on Schedule D. It is the intent of the Natural Heritage policies to ensure that the natural heritage system and its associated features are identified and protected. An Environmental Impact Study, prepared by Natural Resources Solutions Inc. has been submitted in support of the proposed development to assess the potential impacts of the development proposal within/or adjacent to the natural heritage system.

Since the subject properties are located adjacent to an identified *Woodland*, a buffer is required to preserve and protect the natural feature. A minimum 10 metre environmental buffer is required to define the limit of development from all natural features. In this instance, it would be from the dripline of the woodland. Weston Consulting has indicated in their Planning Justification Report that the staked dripline, undertaken with the Credit Valley Conservation, is not consistent along the full extent of the woodland boundary. The dripline straddles the property line and in some instances is setback several metres from the property line. Policy 4.6.13.8 permits the refinement of the minimum environmental buffer allowance:

*"A buffer of up to and/or in excess of 10 metres may be refined from the buffer required in policy 4.6.13.7 as warranted, based on the results of environmental studies that are prepared which take into account the policies of all levels of government and the Credit Valley and Toronto and Region Conservation Authority, including the Greenbelt Plan."*

The applicant has prepared an Environmental Impact Statement that provides justification as to why the woodland buffer is proposed to be applied as a 'setback' of varying depths from the staked dripline and why it is sufficient in preserving the integrity of the feature. Environmental Planning is to confirm that they are satisfied with the proposed environmental buffer adjacent to the woodland.

### *Secondary Transit Corridor and City Wide Pathway Network*

The subject properties have frontage along Wanless Drive, which is designated as a "*Secondary Transit Corridor*" and a "*City Wide Pathway Network*". The Official Plan (Policy 4.5.4.19) encourages transit supportive forms of development along transit routes that facilitate direct access from the roadway for all pedestrians, including persons with



disabilities. In addition, multi-use pathway connections should be provided through and to residential areas to facilitate accessibility and promote visibility and safety.

In order to encourage walkability and access to the City's active transportation system, the proposed development includes a pedestrian sidewalk that will connect the development to the existing transit bus stop at Wanless Drive and Brisdale Drive and to the multi-use pathway on Wanless Drive.

### *Urban Design*

The proposed townhouses along the Wanless Drive frontage are proposed to be reverse frontages with a 5 metre landscaped buffer between the townhouses and the multi-use path along Wanless Drive. The applicant has indicated that all dwellings will front and gain access from the new proposed street. The City's Transit-Oriented Development policies state that reverse frontages and lotting along arterial roads are prohibited.

The Urban Design Brief that has been submitted in support of the proposed development includes built form guidelines that ensure rear yard facade massing and form articulation along Wanless Drive that will be treated more as a front condition and the utilization of enhanced landscaping for noise mitigation and public/private realm separation. The Urban Design Division shall ensure that the built form meets the intent of the City's Urban Design policies.

An amendment to the Official Plan is not required for the proposed residential uses.

### **Secondary Plan – Fletcher's Meadow Area 44**

The properties are designated "*Low Density Residential*" on Schedule SP44(a) of the Fletcher's Meadow Secondary Plan. The properties are also located adjacent to a designated "*Woodlot*". In areas designated *Low Density Residential*, residential uses within the Low Density Residential category (New Housing Mix and Density Categories) of the Official Plan are permitted. The permitted housing types within the Low Density Residential category are single detached dwellings.

The Secondary Plan states that lands that are designated as *Low Density Residential* shall have a maximum density of 12.4 units per hectare (5 units per acre) of net residential area and will include single detached homes. However, the Official Plan identifies *Low Density Residential* as permitting a maximum density of 30 units/net hectare (12 units/net acre). The Official Plan allows for greater density than what is identified in the Secondary Plan. The proposed development has a density of 33.55 units per net hectare. The Secondary Plan states, "Notwithstanding the housing policies for the various residential designations on Schedule 'SP44(a)', consideration will be given for proposals that vary from these housing mix and density requirements without an official plan amendment if a satisfactory planning justification is provided to demonstrate that the City's underlying housing mix and related objectives are thereby equally well achieved in accordance with relevant City guidelines."

If the lands were to be developed at the maximum permitted net density of 12.4 units per hectare, this would result in a unit yield of approximately 12 units. The applicant has indicated in their Planning Justification Report that given the location of the properties along a transit route and the fact that the built form is compatible with the surrounding low-density neighbourhood, it is appropriate that the subject properties be developed at a higher density than prescribed in the Secondary Plan. The proposed development also efficiently uses land, infrastructure and resources.

The Secondary Plan requires that the lands designated *Low Density Residential* that abut existing residential development shall be developed in a manner that is compatible with the scale and character of the existing development. In addition, residential lots shall be oriented towards and have primary access to the minor collector and local road system.

The proposed development is compatible with the surrounding low-density built form. The three single detached units at both ends of the development will provide a transition between the single detached homes located on Treegrove Crescent and Celestial Court to the townhouse blocks contained within the middle of the proposed development. The proposed development includes the extension of Treegrove Crescent which will provide vehicular access to the subject properties.

Lands designated *Woodlot* on Schedule SP44(a) are tableland woodlots identified for their ecological significance relative to the natural heritage system and water management function. Development proposals within or abutting woodlots shall be subject to all relevant policies of the Official Plan. The preservation or treatment of any woodlots shall be in accordance with the Environmental Implementation Report and Sanitary Sewer and Water Servicing Study (Marshall Macklin Monaghan, 1997) and the City's Woodlot Development Guidelines. In addition, development adjacent to natural features shall be shaped, oriented and developed in a manner that is compatible and complementary to the designated natural feature to the extent practicable. The applicant will be required to demonstrate how they conform to the *Woodlot* Secondary Plan policies.

An amendment to the Fletcher's Creek Secondary Plan is not required.

Thank you.



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Michelle Gervais, MCIP, RPP  
Policy Planner

**Date:** August 10, 2020

**To:** Stephen Dykstra, Development Planner

**From:** Donna Kozar, Engineering Technologist

**Subject:** Functional Servicing Report  
**WESTON CONSULTING – Coscorp Wanless Inc. (1403269 Ontario Inc.)**  
**1265, 1279, 1303 and 1323 Wanless Drive**

**File:** C03W15.008 / 21T-18001B

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**Submission:**

- Functional Servicing Report for Coscorp Wanless Inc. prepared by Crozier Consulting Engineers dated July 2020, and received July 23, 2020

**Comments:**

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Official Plan, Zoning By-Law and Plan of Subdivision and confirm that we have no further comments.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu  
Olti Mertiri

**From:** Lui, Michelle  
**Sent:** 2020/04/08 3:48 PM  
**To:** Dykstra, Stephen  
**Cc:** Stowe, David; Lafleur, Chris; Charles, Andrew  
**Subject:** C03W15.0008 - 1265, 1279, 1303, 1323 Wanless Drive - Information Report - Transit Comments

Hi Stephen,

Brampton Transit has reviewed the draft plan of subdivision for the subject line application and have the following comments:

- The applicant shall provide a concrete bus landing/shelter pad, to the west of the sidewalk that connects Lane 'A' to the multi-use path on Wanless Drive. Please reference Brampton Standard Drawings 260. Further details regarding the bus stop location and design will be provided once more detailed Aboveground Plans or Site Plan are provided.
- The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective transit service coverage.

Kindest Regards,

**Michelle Lui**

Planning Coordinator, Transit | City of Brampton

905 874 2750 x 62397

[michelle.lui@brampton.ca](mailto:michelle.lui@brampton.ca)

[www.bramptontransit.com](http://www.bramptontransit.com)

**Our Focus Is People** 

DATE: July 23, 2020

TO: Stephen Dykstra, Planner III;  
Planning, Building & Economic Development Services

FROM: Harsh Padhya, Assistant Heritage Planner;  
Planning, Building & Economic Development Services

**SUBJECT: Archeological Clearance for Stage 1 and 2 Archaeological Resource Assessment of the lands at 1323, 1303, 1279 and 1265 Wanless Drive (Part of Lot 15, Concession 3 West of Hurontario Street, Township of Chinguacousy, County of Peel), City of Brampton, Ontario.**

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### **Archaeological Assessment**

Heritage staff have reviewed Stage 1 and 2 Archaeological Assessment report of the lands at 1323, 1303, 1279 and 1265 Wanless Drive prepared by Archaeological Consultants & Contractors on May 28, 2018 with PIF# P120-0213-2017 (Stage 1) and P120-0214-2017 (Stage 2). The reports contained a copy of the MTCS Acceptance letter for Stage 1 and 2 Archaeological Resource Assessment of the lands at 1323, 1303, 1279 and 1265 Wanless Drive (Part of Lot 15, Concession 3 West of Hurontario Street, Township of Chinguacousy, County of Peel), City of Brampton, Ontario.

The report identifies that a Stage 1 & 2 study for the subject lands were conducted and was recommended that the lands are free of any further archaeological concerns.

Heritage staff confirms that the Archaeological Assessment requirement for the assessed lands has been satisfied.

*Note: Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 48 of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff.*

*The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.*

*In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.*

Thank you,

Harsh Padhya  
Assistant Heritage Planner  
Planning, Building & Economic Development Services  
905-874-3825  
[Harsh.Padhya@brampton.ca](mailto:Harsh.Padhya@brampton.ca)

Tang, Daniel

Michael Vani; Dykstra, Stephen

Hi Stephen,

I have reviewed the updated Noise Impact Study dated Sept 30, 2020 prepared by Sonair and found it capable of supporting Zoning and Draft Plan approval.

Regards,

Daniel Tang  
Environmental Technologist – Noise  
City of Brampton  
Engineering Division / Public Works & Engineering Department

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**From:** Michael Vani <mvani@westonconsulting.com>  
**Sent:** Wednesday, September 30, 2020 11:30 AM  
**To:** Tang, Daniel <Daniel.Tang@brampton.ca>; Dykstra, Stephen <Stephen.Dykstra@brampton.ca>  
**Cc:** Tom Baskerville <tbaskerville@coscorp.ca>; Liam O'Toole <lotoole@westonconsulting.com>  
**Subject:** [EXTERNAL] RE: C03W15.008 / 21T-18001B

Hi Daniel,

Per your comments below, attached is the revised Noise Impact Study and a memo from Sonair responding to your comments.

Please review and sign off/issue your DPS conditions on the attached at your earliest convenience. We are looking to meet the November Council deadline for approval of the zoning and draft approval, and this is one of the last outstanding items.

Kindly confirm receipt and let us know your review timeline.

Regards,

**Michael Vani, BURPL MCIP, RPP**  
**Senior Planner**



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Toronto office: 416.640.9917 ext. 252 | 268 Berkeley Street, Toronto, ON. M5A 2X5  
[mvani@westonconsulting.com](mailto:mvani@westonconsulting.com) | [www.westonconsulting.com](http://www.westonconsulting.com)

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**From:** Dykstra, Stephen <[Stephen.Dykstra@brampton.ca](mailto:Stephen.Dykstra@brampton.ca)>  
**Sent:** September 22, 2020 1:25 PM  
**To:** Tom Baskerville <[tbaskerville@coscorp.ca](mailto:tbaskerville@coscorp.ca)>  
**Subject:** FW: C03W15.008 / 21T-18001B

Tom,

Can you please ask the consultant to update the Noise report as per the comments below.

Regards,

**Stephen Dykstra MCIP, RPP**  
Development Planner III  
Tel: (905) 874-3841

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**From:** Tang, Daniel <[Daniel.Tang@brampton.ca](mailto:Daniel.Tang@brampton.ca)>  
**Sent:** 2020/09/22 11:46 AM  
**To:** Dykstra, Stephen <[Stephen.Dykstra@brampton.ca](mailto:Stephen.Dykstra@brampton.ca)>  
**Subject:** Re: C03W15.008 / 21T-18001B

Hi Stephen,

Yes I did, and I have just finished reviewing it, and have the following comments:

1. Traffic data set used in the noise report are from existing count; the applicant must use Ultimate AADT, data can be obtained from City's Transportation Planning department.
2. Methodology used in section 2.4 is not relevant. Sound measurement will only show sound level from existing traffic, while OIA must be protected with ultimate traffic count, and shall be calculated with STAMSON.
3. Barrier locations from the 2nd drawing in the noise report must be revised; barrier for lot 53 must be immediate to the lot, which will be registered on title that the owner is responsible of maintenance. Noise fence length for Lot 28 & 53 must be shorten as they are only protecting the OIA, such length proposed will create CPTED issues.

Regards,

Daniel Tang  
Environmental Technologist – Noise  
City of Brampton  
Engineering Division / Public Works & Engineering Department

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>