

February 16, 2022

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

Re: Application for Zoning by-Law Amendment – 227 Vodden Street West  
COB File: OZS-2022-0001

Dear Carmen:

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 grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

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

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

**Alectra Utilities Corporation**

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

[alectrautilities.com](https://alectrautilities.com)

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

## Caruso, Carmen

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**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** 2022/03/24 2:23 PM  
**To:** Caruso, Carmen  
**Subject:** [EXTERNAL]RE: [OZS-2022-0001] Notice of Application and Request for Comments: DUE FEB 17/2022

**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.

Regards,

### Casey O'Neil

Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-5180  
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, January 28, 2022 4:10 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>; peelplan@trca.ca; Adam Miller <Adam.Miller@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Municipal Planning <MunicipalPlanning@enbridge.com>; gtaw.newarea@rci.rogers.com; circulations@wsp.com; planninganddevelopment@planninganddevelopment@bell.ca; Dennis De Rango <landuseplanning@hydroone.com>  
**Cc:** Caruso, Carmen <Carmen.Caruso@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>  
**Subject:** [External] [OZS-2022-0001] Notice of Application and Request for Comments: DUE FEB 17/2022

### **CAUTION: EXTERNAL EMAIL**

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone. Do not interact with the email unless you are 100% certain it is legitimate. Report any suspicious emails.

Good Afternoon,

## Caruso, Carmen

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**From:** GTAW New Area <gtaw.newarea@rci.rogers.com>  
**Sent:** 2022/02/10 11:57 AM  
**To:** Caruso, Carmen  
**Cc:** GTAW New Area  
**Subject:** [EXTERNAL]RE: [OZS-2022-0001] Notice of Application and Request for Comments: DUE FEB 17/2022

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

Rogers Communications Canada Inc. has no objections.

Thank you

Monica LaPointe

Permit Coordinator

[MOB.Permits@rci.rogers.com](mailto:MOB.Permits@rci.rogers.com)

Outside Plant Engineering GTAW

3573 Wolfedale Road.

Mississauga ON L5C 3T6

416 913 0693/ 647 643 1446

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

**Sent:** 28-Jan-22 4:10 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>; peelplan@trca.ca; Adam Miller <Adam.Miller@trca.ca>; Colleen Bonner <Colleen.Bonner@trca.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; christopher.fearon@canadapost.ca; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; DaveA.Robinson@alecrautilities.com; Municipal Planning <municipalplanning@enbridge.com>; GTAW New Area <gtaw.newarea@rci.rogers.com>; circulations@wsp.com; planninganddevelopment <planninganddevelopment@bell.ca>; Dennis De Rango <landuseplanning@hydroone.com>

**Cc:** Caruso, Carmen <Carmen.Caruso@brampton.ca>; BramPlanOnline\_Automated <SVC\_AccelaEmail.SVC\_AccelaEmail@brampton.ca>; Ajitkumar, Richa <Richa.Ajitkumar@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>

**Subject:** [OZS-2022-0001] Notice of Application and Request for Comments: DUE FEB 17/2022

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**. An application for **227 Vodden Street West** with an assigned file number of **OZS-2022-0001** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

## Public Works

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

[peelregion.ca](http://peelregion.ca)

March 22, 2023

Stephen Dykstra  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[Stephen.dykstra@brampton.ca](mailto:Stephen.dykstra@brampton.ca)

**Region of Peel Comments**  
**Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law**  
**Amendment Applications**  
**227 Vodden Street East**  
**Centennial Mall Brampton Ltd**  
**City File: OZS-2022-0001 & OZS-2022-0046**  
**Region file: OZ-22-001B & 21T-22013B**

Dear Stephen,

Further to the Region's comments dated June 3, 2022, Region of Peel staff have received the following submissions related to the phased redevelopment of Centennial Mall (227 Vodden St E):

- Second submission of the official plan amendment and zoning by-law amendment application, for the proposed from the existing retail use to a mixed-use neighbourhood, and
- First submission for the draft plan of subdivision to create three blocks and a public road "Street A".

Regional comments are to be addressed within subsequent submissions. The following highlights key comments from the Region.

- The Region reiterates our request for a phasing, staging, and implementation strategy, supported by a satisfactory FSR and amendments to the Draft Plan of Subdivision and Rezoning applications, to ensure appropriate implementation of this proposed development. Without receipt of these requirements, the Region cannot confirm that this proposal meets the criteria for exemption from Regional approval of the Official Plan Amendment.
- The existing sanitary sewers do not have sufficient capacity to support Phase 1 of the proposed development.
- A revised FSR (broken down by all three phases of development for the totality of the development lands) is required so current and future water and wastewater servicing capacity can be appropriately evaluated.
- The Draft Plan of Subdivision and Zoning By-law Amendment Applications should also be amended to capture the totality of the development lands to evaluate the entire proposed development's feasibility.
- Draft Plan Conditions will be provided following the submission and acceptance of the phasing, staging, and implementation strategy.

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Detailed Regional comments follow:

### **Development Services Planning:**

- Local Official Plans amendments are exempt from Regional approval where they conform to the Regional OP policies and an amendment to the Regional OP amendment is not required (By-law 1-2000); 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.
- The Regional Official Plan speaks to ensuring that municipal services are provided to accommodate growth in the Urban System.
  - Compared to the Region's current plans to accommodate growth, this proposal is seeking a significant increase in density resulting from a proposed change in land use. The conceptual plan includes 2,723 residential units being developed over three phases.
- To ensure existing and future infrastructure needs are met and for the appropriate implementation of this proposed development, a satisfactory phasing, staging, and implementation strategy for the full buildout of this redevelopment, in alignment with the Region's Water and Wastewater Master Plan, shall be developed by the applicant to address the following:
  - Demonstrate how requirements will be achieved over the multiple phases for the totality of the development lands.
  - Identify the mechanisms for implementation to achieve full build out, which may include zoning, holding symbols, conditions of draft plan approval, and agreements, that are to be utilized prior to clearance and approval.
  - Staging shall be based on, among other things, the timing of servicing and access; extent, cost responsibility, and timing for infrastructure improvements; and scope and timing of the development applications.
- The Draft Plan of Subdivision and Rezoning Applications should also be amended to reflect to the totality of development lands in support of a satisfactory phasing, staging, and implementation strategy, and revised FSR.

### **Development Engineering:**

- The Region is in receipt of the Functional Servicing Report (FSR) submitted in support of the Phase 1 Zoning By-law Amendment and Draft Plan of Subdivision prepared by Counterpoint Engineering, dated December 2022.
- Note, the submitted FSR has been prepared to support the scope of the zoning by-law amendment and draft plan of subdivision applications (Phase 1 lands only) and does not capture the full scope of the official plan amendment application (Phases 1, 2, and 3).
- There is no available capacity in the existing sanitary sewers to support Phase 1 of the development.
- In order to review the servicing strategy, the Region requires that the FSR include all phases of the application for the totality of the development lands
- The proposed sanitary and watermain flow demands should be calculated for the ultimate commercial and residential population for the area.

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- The FSR should include the method of calculating the equivalent population using Region's or City of Brampton criteria.
- The Storm Water Management Report should include all blocks/phases in order to provide the comprehensive review.

### Traffic:

#### Studies/ Access

- The Region is in receipt of a Traffic Impact Study (TIS). **Detailed comments will be provided under separate cover.**
- The southerly access has not been identified on the drawings as a Right-in/Right-out, with a center median. As such, we would require engineering drawings to confirm.
- The Region in theory would support one full moves access onto Kennedy Road, which currently exists as the central signalized full moves access and one right-in/right-out access (at the southerly existing access), physically restricted by a centre median.
- The Region acknowledges that no new accesses are being proposed off of Kennedy Road;
- An auxiliary right turn lane will be required for the southerly right-in/right-out access.
- Additional details will be addressed and reviewed through the Engineering Submission.

#### Property Requirements

- Please note the provided Draft Plan of subdivision does not include the centerline of Kennedy Road. In order for us to confirm adequate land dedication has been provided, please revise the drawing to include the dimensions from the centerline to the property line.
- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 16 (Kennedy Road) which has a right of way of 41.5 metres, 20.75 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 gratuitous dedication of a 15 x 15m daylight triangle at the intersection of Kennedy Road and Vodden Street E;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 16 (Kennedy Road) behind the property line and daylight triangle 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.

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### **Landscaping/Encroachments**

- 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 licence has been granted.

### **Waste:**

- The subject development is not within the vicinity of a landfill site.
- For Mixed - Use Buildings with more than 500 Sq meters of commercial/retail space within a development, the Region of Peel will provide front-end collection of garbage and recyclable materials for the residential component only. Currently, the applicant has provided a high-level Autoturn Analysis (Figure 23 of TIS) illustrating the waste collection turning movements only. The Autoturn Analysis (Figure 23 of TIS) shall be updated to meet Section 2.0 and 4.0 of the Waste Collection Design Standards Manual (WCDSM).
- Private waste collection is required for retail commercial waste. Retail commercial waste must be stored and set out separate from residential waste and labeled on the Autoturn Analysis (Figure 23 of TIS) provided by the applicant.
- For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

### **Policy Planning:**

- On November 4, 2022, the Minister of Municipal Affairs and Housing issued a decision to approve the new Region of Peel Official Plan (RPOP) 2022, with modifications. The RPOP is available at the Region of Peel Official Plan webpage.
- As per the approved RPOP, the subject property at 227 Vodden Street East, Brampton is located within the Built-up Area within the Urban System, and within Kennedy Primary MTSA (QUE-2) which is required to be planned to achieve a minimum density of 160 residents and jobs combined per hectare. The relevant RPOP policies can be found under the following sections:
  - 5.4.18 – Intensification
  - 5.6 – Urban System
  - 5.6.17 – Strategic Growth Areas
  - 5.6.19 – Major Transit Station Area
- The Planning Justification Report (PJR), dated December 10, 2021, and its Addendum, dated December 19, 2022, provides information on the relevant Regional policies. The PJR states that the Master plan proposes a total of 2551 unit accommodating 5,222 people at a site specific density of 890 person/ha. However, based on our review of the second submission (the Drawing Information and Site Statistics, dated December 19, 2022), it appears the proposal has been updated to now include a total of 2,723 units in addition to a gross floor area of 2,659 sq m for non-residential uses and a gross floor area of 2,787 sq m for a grocery store.
  - A detailed breakdown of jobs by employment type would help to assess the conformity of this proposal with the requirement of Policy 5.6.19.18.e of the 2022 ROP (“Provides an appropriate mix of land uses and amenities that promotes transit supportive neighbourhoods”).



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- A fulsome assessment is required to demonstrate how the proposed development satisfies the approved policies and contributes towards the overall Growth Management, Strategic Growth Areas and Major Transit Station Areas objectives and targets identified in the approved RPOP.
  - Pursuant to Policy 5.6.19.18, the assessment must confirm the total number of proposed units and jobs, and demonstrate how the proposed density (person and job) contributes to the minimum MTSA target density.
  - The assessment must also provide consideration to municipally initiated studies and recommendations that support the requirements of Policy 5.6.19.10 of the RPOP. The applicant is encouraged to work with the local municipalities undertaking their MTSA study including the phasing and servicing plan.

### **Affordable Housing:**

- [Table 4](#) of the recently approved Peel 2051 Regional Official Plan identifies new Peel-wide 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.
- For planning applications of approximately 50 units or more, Regional policies require applicants to submit a housing assessment that is consistent with local and Regional housing objectives and demonstrates contributions towards the housing targets. We appreciate that the applicant has updated the planning justification report in their re-submission.
  - **Affordability:** It is acknowledged that the applicant notes that the entire development will provide apartment and townhouse dwellings that will provide family-sized units and a more affordable housing option. To contribute to the Peel-wide affordable housing target and respond to Brampton Official Plan policy section 4.2.5, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households. The definition of ‘affordable housing’ can be found in the [Glossary](#) section of the new Regional Official Plan and the [Provincial Policy Statement](#), 2020. Information on pricing (sale price or rent) and affordability period (i.e., 25 years or more) of units should be provided when available.
  - While 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 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 units to the Region and/or a non-profit housing provider for the purposes of establishing 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.
  - **Density:** It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing townhouse and

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apartment units. It is important to provide housing choices that contain dwellings with various bedroom sizes while creating complete communities. While it is appreciated that the anticipated unit mix includes larger family-sized (particularly two (2) bedroom and three (3) bedroom units), the applicant is encouraged to explore opportunities to incorporate more of these units in the proposal, particularly three-bedroom units in Buildings A, B, and C.

- **Rental:** There is an opportunity for the applicant to demonstrate a contribution towards the rental housing target. The applicant is encouraged to review opportunities for purpose-built rental apartment units.
- The applicant is encouraged to explore the opportunity of co-locating a licensed childcare centre, such as in the proposed retail and/or indoor amenity spaces. Please contact Paul Lewkowicz at [paul.lewkowicz@peelregion.ca](mailto:paul.lewkowicz@peelregion.ca) who can connect the applicant with staff in the Region of Peel's Human Services Early Years and Child Care Services Division.
- Regional staff can meet with applicants to clarify housing objectives and policies as needed. We encourage applicants to contact Regional staff to engage in an active dialogue about how development proposals can be adjusted to better respond to Regional housing policies. We look forward to working with applicants to review opportunities to contribute to Peel-wide new housing unit targets and identify options (including partnerships) that are most relevant to the proposed development.

### Public Health:

- We support the inclusion of sidewalks on both sides of the proposed municipal road
- We will review the Sustainability Assessment and will have additional comments once the detailed proposal for these lands has been submitted.

### Sustainable Transportation and Strategic Initiatives (STSI):

- There is an EA for 2023 on Kennedy goes from Steeles to Centre/Rutherford, Project Number will be 23-4350. Kennedy Road is to be downloaded to the City of Brampton, as such, it is advised that the developer works with the City of Brampton and the Region of Peel to keep all parties informed. For more information on the EA Project Number 23-4350, please contact [sally.rook@peelregion.ca](mailto:sally.rook@peelregion.ca)

### Notes:

#### **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";

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- 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 16 (Kennedy Road);
- A 5.25% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$15,000.00 for all services: water sanitary roads);
- 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](#) ;
  - 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 PUC approval (minimum six week process). Please note that PUC 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

The region looks forward to working with the applicant and the City of Brampton to facilitate a discussion for the phasing, staging and implementation of the redevelopment at the earliest convenience to move forward to assist in the future submission of the Draft Plan of Subdivision, Official Plan Amendment, and Rezoning applications.

If you have any questions or concerns, I can make arrangements to meet with you at your earliest convenience. Please contact me ([sonia.tam@peelregion.ca](mailto:sonia.tam@peelregion.ca) 905.791.7800 x4283).

Thank you,



Sonia Tam, RPP, MCIP  
Intermediate Planner  
Development Services  
Region of Peel

CC: John Hardcastle, Region of Peel, Manager, Development Services  
Richard Domes, Gagnon Walker Domes Ltd, Principal Planner  
Mark Hamidi, Davpart Inc, Director of Development,

February 28, 2023

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

Dear Stephen:

**Re: Notice of Application and Request for Comments  
Application for Proposed Draft Plan of Subdivision  
227 Vodden Street East  
Southeast corner of Kennedy Rd N and Vodden St E  
File: 21T-22013B (OZS 2022-0046)  
City of Brampton – Ward 1**

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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 creation of 3 blocks and a public road to accommodate the proposed development of 14 mixed use buildings with a total of 2,723 residential units which are anticipated to yield:

- 45 Junior Kindergarten to Grade 8 Students; and
- 38 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	Father C.W. Sullivan	276	225	8
Secondary School	Cardinal Leger	1245	1239	6

**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 include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
  - (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@dpacdsb.org

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

February 27, 2023

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

Dear Stephen Dykstra,

RE: **Draft Plan of Subdivision Application  
Gagnon Walker Domes  
227 Vodden Street East  
OZS-2022-0046  
City of Brampton**

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The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of mixed-use towers with 2,723 residential units located at the above-noted address. 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 5</b>	<b>Grade 6 to 8</b>	<b>Grade 9 to 12</b>
227	67	36

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>
Madoc Drive P.S. (K-5)	255	306	0
Gordon Graydon P.S. (6-8)	444	634	0
Central Peel S.S. (9-12)	1,085	1,224	4

Please be advised that the PDSB is aware of additional future growth within the area of this development. Although this particular development will not contribute to neighbourhood school's reaching capacity, the overall number of new developments may result in the need for additional school accommodations in the community.

PDSB requires the following conditions be placed in the Draft Plan of Subdivision Agreement, and warning clauses conveyed by the property owner to potential residents:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.

2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:

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

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

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 [zach.tessaro@peelsb.com](mailto:zach.tessaro@peelsb.com) or 905-890-1010, ext. 2217.

Thank you,

*Zachary Tessaro*

Zach Tessaro, BES  
Planner – Development  
Planning and Accommodation Dept.

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