
RESULTS OF CIRCULATION



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

May 30, 2019

David VanderBerg
Central Area Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear David,

Re: Zoning By-law Amendment
253 Queen Street Inc.
253 Queen Street
City of Brampton
File No.: C02E05-036

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

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

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS INC.

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Safety. Integrity. Respect.

June 5th, 2019

David Vanderberg
Central Area Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Vanderberg:

**RE: Application to Amend the Zoning By-Law – C02E05.036
Weston Consulting – 253 Queen Street Inc.
253 Queen Street East
City of Brampton (Ward 3)**

The Peel District School Board has reviewed the above-noted application (998 high-rise residential units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

91	K-5
30	6-8
25	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Madoc Drive P.S.	292	306	0
Gordon Graydon Sr. P.S.	467	620	0
Central Peel S.S.	1,180	1,224	6

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

Trustees

Stan Cameron, Chair
Sue Lawton, Vice-Chair
Carrie Andrews
Susan Benjamin
Robert Crocker
Nokha Dakroub

Will Davies
David Green
Brad MacDonald
John Marchant
Kathy McDonald
Balbir Sohi

Director of Education and Secretary

Peter Joshua

Associate Director, Instructional and Equity Support Services
Poleen Grewal

Associate Director, Operational Support Services
Jaspal Gill

Associate Director, School Support Services
Wendy Dowling

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 by the Peel District School 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. 2724.

Yours truly,



Branko Vidovic
Intermediate Planning Officer
Planning and Accommodation Dept.

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

May 29, 2019

David Vanderberg
Central Area Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Vanderberg:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
Weston Consulting – 253 Queen Street Inc.
File: C02E05.036
253 Queen Street East
Southside of Queen St E, West of Highway 410
City of Brampton – Ward 3**

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 998 high-rise residential units which are anticipated to yield:

- 17 Junior Kindergarten to Grade 8 Students; and
- 14 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 CW Sullivan	296	225	9
Secondary School	Cardinal Leger	1219	1239	6

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

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

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

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

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

Yours sincerely,



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

c: B.Vidovic, Peel District School Board (via email)

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tel: 905-791-7800

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June 19, 2020

Kevin Freeman
Central Area Planner
City of Brampton
Brampton ON, L6Y 4R2
Kevin.Freeman@brampton.ca

**RE: Region of Peel Comments
 Rezoning Application
 253 Queen Street East
 253 Queen Street Inc.
 City File: C02E05.036
 Regional File: RZ-19-2E5-36B**

Dear Mr. Freeman,

Region of Peel Staff have reviewed the above noted rezoning application proposing to rezone the lands to permit 3 highrise towers totaling 998 residential dwelling units and include office and retail space. We offer the following comments:

Development Services Planning

- The Region is currently updating the Water and Wastewater Master Strategy to support growth up to 2041 as per *A Place to Grow (2019): Growth Plan for the Greater Golden Horseshoe*
- Through review of the pre-consultation application (Regional file no. DT-17-062B) the applicant was advised that their proposal exceeded the forecasted growth within this small geographic unit and that infrastructure upgrades would be required.
- The current application, though less than what was originally proposed, is still above the Region's planned 2041 growth. When considering the existing population and the proposed development, the existing 450mm sanitary sewer on Hansen Road and downstream sewers between Queen Street East and Steeles Avenue do not have enough capacity to accommodate flows from this development at full buildout.
- Upon receipt of updated studies and plans that include the proposed phasing with applicable unit count and estimated construction timelines, the Region can better inform the applicant on how this site can proceed in relation to ongoing Regional projects.

Etobicoke Creek Trunk Sewer Improvements and Upgrades

- The subject lands drain to the Etobicoke Creek Sanitary Sewer.
- There is an ongoing [Environmental Assessment](#) Study to identify, develop, and implement a solution to address future capacity needs and existing sanitary sewer issues in the Etobicoke Creek Sanitary Sewer from Kennedy Road to south of Highway 407.
- The study will follow a Schedule 'C' Class EA process.

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Prior to Clearance for Rezoning:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Regional Clearance for Rezoning:

Development Services Planning Requirements

- In order to better understand the impact of this development to existing Regional infrastructure a phasing plan is required. The phasing plan must identify the proposed unit count for each building as well as timing of construction.
 - Interim and ultimate scenarios must also be identified. Based on review of a phasing plan the Region can better identify short term and long-term infrastructure impacts for the site to proceed.
- The applicant is advised that Regional clearance for rezoning cannot be provided until a satisfactory servicing scenario is in place to provide adequate servicing for the development at full build out.
- All plans and studies must be updated to include the proposed phasing.
- A USB/CD must be submitted with each resubmission containing digital copies of all plans and studies pertaining to that submission.

Site Servicing Requirements

- Prior to Regional clearance for recommendation, the applicant must submit a Conceptual Servicing Plan outlining the proposed servicing scenario in accordance with the most current Regional standards and City requirements for Ontario Building Code.
 - Phasing and interim connections must also be considered.
- Prior to Regional clearance for recommendation, a Functional Servicing Report will be required for review and approval to determine the adequacy of the existing services for the proposed development.
- The Region is in receipt of the FSR (dated 2019-02-08 prepared by Lithos).
 - The Region will require a revised FSR detailing the proposed unit count for each phase, phasing timeline, and estimated construction timeline for each phase.
 - Detailed servicing comments will be provided after review of the phasing plan in conjunction with Regional water/wastewater capital projects.
 - The population calculation in the FSR was not calculated according to Regional standards.
- Please include with the Functional Servicing Report the non-refundable \$515 Report fee as per current fee by-law 18-2019. Payment shall be in the form of a certified Cheque, money order or bank draft and made payable to the Region of Peel.
 - Alternatively, payment can be made in person by VISA or Debit at our counter at 10 Peel Centre Drive, Suite B, 4th Floor.
 - All fees may be subject to change on annual basis pending Council approval.

Waste Management Requirements

- The Region of Peel will provide Front-End collection of garbage and recyclable materials for the residential units subject to meeting the requirements outlined in Sections 2.0 and 4.0 of the Waste Collection Design Standards Manual.
 - For the retail units, waste collection will be required through a private waste hauler.
- As currently shown, the waste collection points are a safety concern for the vehicle to reverse out of. In addition, reversing around corners is not permitted. Prior to Rezoning

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approval, an interim and ultimate Waste Management Plan is required demonstrating that the waste collection vehicle can enter, collect, and exit the site meeting Regional requirements. The waste management plan shall identify the following:

- 13m turning radii to the centreline on all vehicular turns
- 18m head on approach to the collection point
- 7.5m height clearance at the indoor collection point
- Sufficient indoor storage of all bins and 10m² of bulky storage, as well as sufficient space at the collection point for garbage or recycling bins (whichever is more) and 10m² of bulky storage.
- The waste collection vehicle cannot reverse onto a municipal roadway.

Prior to Site Plan Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Site Plan approval:

Development Services Planning Requirements

- As of January 1, 2020, a new non-refundable Site Plan Review Fee is in effect. As part of the formal application the Region will require the Site Plan Review Fee in the form of a certified cheque for \$1,000.00 made payable to the “Region of Peel”.
- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 67-2019) in the form of a certified cheque for \$2,000.00 made payable to the “Region of Peel”.
- The Region will require 5 full sized folded copies of the Site Plan, Landscape Plan, Site Servicing Plan, Foundation Plan, Streetscape Plan, and Site Grading Plan.
 - Existing municipal infrastructure may be located within the municipal boulevard. The Landscape, Foundation, Grading, and Streetscape drawings must show the curbs, sidewalk, and the Region’s sanitary sewer.
- Prior to Site Plan Approval the Region will require 3 paper copies of the most current PINS and all easement documents for the subject lands.
- All plans must be updated to reflect Local road widening requirements as well as properly label any easements on the subject site.

Site Servicing Requirements

- Prior to Site Plan approval, private servicing easements may be required.
- Prior to Site Plan approval, where underground parking structures are proposed or structures abut property lines, review of foundation and/or shoring drawings are required to determine the impact to the Region’s infrastructure within the road allowance.

Waste Management Requirements

- Prior to Site Plan Approval the applicant must submit a satisfactory Waste Collection Plan meeting all applicable requirements of for front end collection in the Waste Collection Design Standards Manual.

Additional Notes and Links

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Development Services Engineering Notes

- An existing 300mm diameter watermain and an existing 250mm diameter sanitary sewer are located on Queen Street East.
- This proposal may require a secondary fire line in compliance with the Ontario Building Code, which is administered by the Local Municipality.
 - The Region requires confirmation that this has been addressed with the Local Municipality.
 - The Region recommends a system looped to municipal water including a secondary domestic water supply where possible.
- Please include with the with the Site Servicing Submission the \$410 First Submission Application fee as per current fee by-law 18-2019. Payment shall be in the form of a certified Cheque, money order or bank draft and made payable to the Region of Peel.
 - Alternatively, payment can be made in person by VISA or Debit at our counter at 10 Peel Centre Drive, Suite B, 4th Floor.
 - All fees may be subject to change on annual basis pending Council approval.
- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- To accompany the servicing review, mechanical drawings are required for review and approval prior to issuing Site Servicing Approval.
- A Condominium Water Servicing Agreement may be required prior to Condominium Registration.
 - The Region will require review of the Declaration and Description prior to Registration.
- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- In proposals with multiple or phased condominiums, the Region requires that the servicing drawings reflect the Local Municipality's requirements for the Ontario Building Code. Additional comments may apply.
- Provision(s) for the installation of the property line sanitary manhole and water valve and chamber must be made where parking structures abut property lines.
- Fire protection approval from the local municipality is required prior to Site Servicing Approval.
- For location of existing water and sanitary sewer infrastructure please contact Records at 905-791-7800 extension 7882 or by email at PWServiceRequests@peelregion.ca
- For Underground Locate Requests please go to the following link:
<https://www.peelregion.ca/pw/locaterequest/>
- Please refer to section 3 of our Site Plan Process for Site Servicing Submission Requirements:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- Please refer to the Latest User Fee By-law:
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>
- Please refer to our standard drawings to determine which standards are applicable to your project: www.peelregion.ca/pw/other/standards/linear/drawings/
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca

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- Please refer to the Region's Functional Servicing Report Criteria found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>

Waste Management Notes

- For more information about waste design requirements prior to Official Plan Amendment and Rezoning approval, please review the [Waste Feasibility Study Guidelines](#)
- For more information on waste management site design requirements, please review the [Waste Collection Design Standards Manual](#)

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Public Works

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October 18, 2021

Kelly Henderson
Planner III
Central Area Planner
City of Brampton
Brampton ON, L6Y 4R2
Kelly.Henderson@brampton.ca

**RE: Region of Peel Comments
 Rezoning Application
 253 Queen Street East
 U Developments
 City File: C02E05.036
 Regional File: RZ-19-2E5-36B**

Dear Ms. Henderson,

Region of Peel Staff have reviewed the second formal submission for the above noted rezoning application proposing to rezone the lands to permit a total of 1026 residential units across 3 high-rise towers with additional commercial and retail within. We offer the following comments:

Prior to Clearance for Rezoning:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Regional Clearance for Rezoning:

Development Services Planning and Infrastructure Planning Requirements

- The Region is currently updating the Water and Wastewater Master Strategy to support growth post-2041 as per *A Place to Grow (2019): Growth Plan for the Greater Golden Horseshoe*.
- Previous Regional comments requested updated studies and plans that include the proposed phasing with applicable unit count and estimated construction timelines, so the Region can better inform the applicant on how this site can proceed in relation to ongoing Regional projects. Based on the materials provided there is not enough capacity in the downstream sewer network to convey flows from the proposed development to the existing trunk sewer.
- There are currently no planned sanitary sewer upgrades in the area. Any upgrades to service additional growth will be borne by the developer. The applicant is advised that in recognition of recent planning forecasts to 2051 and current and future development activity across the Region, Region of Peel Infrastructure Planning has initiated a Region-wide study (*Post-2041 Growth and its impact on water and wastewater Servicing*) to consider potential impacts of post-2041 growth to our water and wastewater systems. The results of this study could identify new DC-eligible infrastructure to support the proposed development.
- The study will be looking at all areas, inclusive of the Queen Street Corridor, to ensure a broad and holistic approach to infrastructure planning is maintained. The study will identify additional infrastructure improvements to support forecasted growth to 2051

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with consideration to additional growth pressures. While the overall study will take some time to complete, recognizing development activity along the Queen Street Corridor this review is being expedited inclusive of the subject lands.

- Please be advised the findings of this study are not anticipated to be completed sooner than January 2022.

Etobicoke Creek Trunk Sewer Improvements and Upgrades

- The subject lands drain to the Etobicoke Creek Sanitary Sewer.
- There is an ongoing [Environmental Assessment](#) Study to identify, develop, and implement a solution to address future capacity needs and existing sanitary sewer issues in the Etobicoke Creek Sanitary Sewer from Kennedy Road to south of Highway 407.
- The study will follow a Schedule 'C' Class EA process.

Site Servicing Requirements

- Prior to Regional clearance for recommendation, a Functional Servicing Report will be required for review and approval to determine the adequacy of the existing services for the proposed development. The Region is in receipt of the revised functional servicing report (dated February 2021) prepared by Lithos Group Inc. The report has been modelled and there is not enough capacity within the downstream sanitary sewer network to accommodate sanitary flows from either phase of development.
 - Prior to Regional clearance for recommendation, the applicant must submit a Conceptual Servicing Plan outlining the proposed servicing scenario in accordance with the most current Regional standards and City requirements for Ontario Building Code.
 - The applicant is advised that Regional clearance for rezoning cannot be provided until a satisfactory servicing scenario is in place to provide adequate servicing for the development at full build out. A revised functional servicing report will be required detailing any interim and ultimate servicing scenario(s) once approved.
- Please include with the Functional Servicing Report the non-refundable Report fee as per current fee by-law 18-2019. Payment shall be in the form of a certified Cheque, money order or bank draft and made payable to the Region of Peel.
 - All fees are currently being processed through an EFT system. The site servicing technician will coordinate payment details and next steps to process payment.

Waste Management Requirements

- The Region of Peel will provide Front-End collection of garbage and recyclable materials for the residential units subject to meeting the requirements outlined in Sections 2.0 and 4.0 of the Waste Collection Design Standards Manual.
- For the retail and commercial units, waste collection will be required through a private waste hauler.
- The Region has reviewed the architectural package (dated January 2021) provided in this submission. The access route and collection areas for all buildings are satisfactory. All future technical requirements will be addressed through the associated site plan application(s).
 - Waste comments will be reconfirmed as part of any future resubmission(s).

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Public Works

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October 6, 2022

CFN 60836.02, X-Ref CFN 59013.11

BY EMAIL: angelo.ambrico@brampton.ca

Mr. Angelo Ambrico, MCIP, RPP
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Dear Mr. Ambrico:

**Re: Zoning By-law Amendment Application – C02E05.036
253 Queen Street East
City of Brampton
253 Queen Street Incorporated (Agent: Weston Consulting)**

This letter will acknowledge receipt of the City's recent circulation (received August 22, 2022) in support of the above noted Zoning By-law Amendment (ZBA) application. Thank you for the opportunity to review and provide comments. The following materials were received by TRCA via email:

- Cover Letter, dated August 17, 2022, prepared by Weston Consulting;
- Draft Zoning By-law, dated August 2022, prepared by Weston Consulting;
- Functional Servicing Report (FSR), dated August 2022, prepared by Lithos;
- Architectural Drawings, dated August 15, 2022, prepared by Quadrangle Architects Limited;
- Landscape Plans, dated July 27, 2022, prepared by DTAH.

As per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), staff provides the following comments as part of TRCA's commenting role under the *Planning Act*, the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2014); TRCA's Regulatory Authority under O. Reg. 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of Peel, wherein we provide technical environmental advice.

Purpose of the Application

It is our understanding that the purpose of the above ZBA is to rezone the subject property for a high-density, mixed-use development.

O. Reg. 166/06

The subject property is located adjacent to the Etobicoke Creek Tributary. As such, a significant portion of the site is regulated by TRCA under O. Reg. 166/06, and are subject to the policies of TRCA's LCP. A TRCA permit will be required prior to any works commencing within TRCA's Regulated Area of the Etobicoke Creek Watershed. Based on our review, the proposed development will require a TRCA permit. TRCA staff will discuss permit fees and requirements with the proponent at such time that the review and approvals have advanced and TRCA permits are required to facilitate the proposed development.

Comments

Given the draft Zoning By-law and Schedule, supplementary updated plans, technical memos and constructive discussions to date, the key priority issues that were identified by TRCA in our previous letters have in-principle been adequately addressed. We understand an Environmental Impact Study (EIS) will be completed prior to the lifting of the "H" holding symbol on the lands proposed to be rezoned "DC-Section YYYY", which will include an assessment for compensation for any removal or encroachment of natural heritage features, natural hazards, and applicable buffers in accordance with TRCA's Guideline for Determining Ecosystem Compensation. Based on our review of the architectural drawings submitted with the circulation, there appear to be encroachments into the buffer which will require compensation. However, that assessment can be prepared later.

Recommendation

Based on the above, TRCA staff has **no objection** to the ZBA application as currently submitted.

I trust these comments are of assistance. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Yours truly,



Adam Miller, BES, MCIP, RPP
Associate Director
Development Planning & Permits
Extension 5244
/am

cc: Robert Walters, Weston Consulting: rwalters@westonconsulting.com
Donna Sanders, City of Brampton: donna.sanders@brampton.ca
Brennan Paul, TRCA
Dilnesaw Chekol, TRCA

July 7, 2023

Angelo Ambrico, MCIP, RPP
Manager, Development Services
Planning Building and Growth Management
Corporation of the City of Brampton
2 Wellington Street West
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Angelo.Ambrico@brampton.ca

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**RE: Application for Zoning By-law Amendment
253 Queen Street East
City of Brampton
Regional File: RZ-19-2E5-36B
City File: C02E05.036**

Dear Mr. Ambrico,

This letter is provided as follow-up to our meeting of Friday, June 30, 2023 with representatives of the City of Brampton, the Region of Peel, and the applicant landowner for lands at 253 Queen Street East, currently occupied by single-storey commercial development. The rezoning application cited above and under review is to redevelop the site for three mixed-use towers (of 32, 33, and 38 storeys) with a total of 1,026 residential units, 8,154 square metres of office space, 1,860 square metres of retail, and 1,272 parking spaces.

While the proposal is in keeping with the overall vision for the urban growth area, the height and densities proposed are beyond the current sanitary servicing capacity for the site. The meeting was scheduled to review and discuss potential courses of action for the site considering this concern that the servicing feasibility for the proposed land use and increase in density cannot yet be demonstrated, but where there are actions in place for servicing feasibility to be demonstrable within a relatively short time frame.

The first of the options reviewed was the applicant's proposal to advance a zoning by-law amendment which would rezone the property while citing Section 34(5) of the *Planning Act*, a provision which prohibits use or erection of buildings or structures until such time as there are municipal services available to service the land.

Our primary concern with this approach is that the Section 34(5) cited is intended to be used in circumstances where feasibility of the land use change can be demonstrated based on servicing solutions that are both planned and approved but simply not yet in place. As all technical review to date has indicated, sanitary servicing capacity is not yet available or even approved.

The second option discussed was the use of the 'H' Holding zone symbol, where the zoning by-law amendment would be advanced with the 'H' in place and steps identified under which the 'H' could be lifted. In this case, removal of the 'H' would require provision of sanitary servicing capacity not yet available.

The Region's concern with the 'H' Holding symbol is the same as for the use of Section 34(5). It is a planning tool intended to accommodate instances where the ability to service the lands is planned and approved but not yet in place. We note that the applicant likewise did not find the 'H' Holding zone to be an acceptable solution based on lender / financing preferences.

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The third option discussed (and as proposed by Peel Region) is to hold off on advancing the zoning by-law until planned upgrades are considered by Regional Council. The required sanitary servicing upgrades to accommodate the density proposed for this project have now been included in our current 2024 budget request, which will be considered by Regional Council by the end of 2023. It is anticipated that the approval of the Master Plan and associated budget allocation by Council will occur, at which point the project can commence and capacity be in place by the time the applicant is seeking occupancy.

Regional staff have consistently held that the use of 'Holding' symbols is only appropriate in cases where there is an approved solution in place and feasibility for the proposed use has been demonstrated. Invoking Section 34(4) of the *Planning Act* presents a similar concern.

In light of the foregoing, Peel Region is obligated to take a position that the ***rezoning of the site is premature until such time as feasibility can be evaluated and confirmed***. This approach is consistent with best practices in planning; it will protect Regional interests until such time as upgrades are accommodated within the Master Plan and the associated budget as approved by Regional Council, and in summary represents orderly land use planning.

While we are cognizant that we are all operating in an arena of increased complexity and pressure of Provincial initiatives related to housing production, we seek to ensure that we are working collaboratively with the City to protect the public good. We respectfully request that our position be given due consideration.

Please let me know if you require any more detail or wish to discuss the Region's concern that the Master Plan and associated budget be in place prior to granting zoning approvals for the site. Full technical comments on the latest submission will follow, but should you have any questions or concerns in the meantime, Angelo, I can be reached at either dana.jenkins@peelregion.ca or 905-791-7800 ext. 4027. Thank you for your consideration.

Regards,

Dana L. Jenkins

Dana Jenkins
Development Services
Department of Public Works

cc: John Hardcastle, Region of Peel
Mahdi Tajbakhsh, U Developments