

## Public Works

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

peelregion.ca

May 30, 2023

Alex Sepe  
Development Services  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[alex.sepe@brampton.ca](mailto:alex.sepe@brampton.ca)

**RE:     Region of Peel Comments  
          Official Plan Amendment & Zoning By-law Amendment  
          22, 24, 26, 28, 32 John Street, City of Brampton  
          City File: OZS-2022-0035  
          Regional File: RZ-22-035B**

Dear Mr. Sepe,

Regional staff have reviewed the third submission materials for the above noted Official Plan Amendment and Zoning By-Law Amendment application to permit the development of the lands for a residential apartment building use to a maximum of 39-storey, 353-unit residential apartment, and student residence with ground floor commercial. The Region has reviewed the submitted material and offer the following comments.

### **Servicing Requirements**

#### **Water**

- The Regions Stage of Good Repair team is planning a 400mm watermain along Chapel Street, from Wellington Street to Queen Street. It is currently planned that this watermain will possibly go to construction in 2025.
- The FSR indicates that the proposed development will be serviced by a newly constructed 300mm watermain on Chapel. The FSR will need to be revised to clearly indicate that the 300mm watermain will be constructed and paid by the developer. Given this, Region staff have no objection to supporting the water & fire demand for this development from the developer constructed 300mm watermain. The revised FSR can be submitted at the Site Plan Application stage.
- An engineering submission will be required for the construction on the watermain, and additional comments/conditions may be required based on the engineering review.

#### **Wastewater**

- The Region does not have any objections to the proposed wastewater demand. Should the proposal change, the Region may have to remodel to confirm capacity.

#### **Servicing Fees**

- Staff note the application's report fee outstanding, required prior to OZ approval.

- Please be advised that the 2023 Fees by-law update included an increase in Engineering Fees. Please refer to the Latest Fees Bylaw for the updated fees. All fees may be subject to change on annual basis pending Council approval
- Due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).
- Please complete the table below with your information and provide the completed table to Finance at [eftadvice@peelregion.ca](mailto:eftadvice@peelregion.ca) for payment processing (all fields are mandatory).
- We will not be able to accept or process the payment without the completed table.
- Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

|  |         |
|--|---------|
| Payer's Name (Individual or Company)                       |         |
| Payer's Phone Number                                       |         |
| Payer's Address (Where the securities will be returned to) |         |
| Payer's Email Address                                      |         |
| Company name representing the Payer                        |         |
| Contact person name from company representing the Payer    |         |
| Contact person representing the Payer - email address      |         |
| Dollar Amount of Payment                                   | \$1000  |
| Region of Peel File Number (C#####)                        | C603142 |
| Credit Card if Under \$1,000.00 (Yes/No)                   |         |
| For Credit Card – Person to Call                           |         |
| For Credit Card – Phone Number for the Above Person        |         |

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

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## **Waste Management Requirements**

Unfortunately, the collection point shown on the attached Waste Management Plan does not meet the requirements of the WCDSM.

- **As per the standards the collection point area must have must the following requirements:**
- The collection point must have a minimum width of 6 m and a minimum 18 meter straight head-on approach to the front of the first bin positioned in the staging area.
- Overhead clearance at the Collection Point – A minimum of 7.5 metres from the concrete pad is required at the Collection Point. The clear height of 7.5 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies. The drawing is showing 4.25 vertical clearance which is too low for the vehicle.
- A Collection Point: solid level (+/- 2%) concrete pad is required. The concrete pad must extend a minimum of 1.5 metres in length outside of the concealed collection point to accommodate the front wheels of the waste collection vehicle. This must be labeled on the drawing.
- The Collection Point must also show 10 square meters for the set-out of Bulky Items. This must be shown on the drawing.

The collection area should not require the jockeying of front-end bins (i.e., manually positioning one front-end bin at a time for the waste collection vehicle to pick up) by property management staff. The Region discourages waste collection area designs that rely on property management staff to move front-end bins during waste collection. Please see Appendix 4 for indoor waste collection point specifications. However, where all reasonable attempts have been undertaken and these requirements cannot be met, reliance on property management staff to facilitate waste collection will be considered at the Region's discretion subject to the following requirements

1. The bins should be properly positioned in the collection area on the day of collection before 7 am.
  2. The driver is not required to exit the collection vehicle to facilitate collection.
  3. Property management is responsible for moving bins during collection.
  4. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
  5. Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
  6. Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
  7. Property management staff will be responsible for moving bins to the staging area at the time of collection and returning to storage room following collection.
- If jockeying is required, please the developer provide the following jockeying notes stated above 1 to 7 on the site plan drawing.

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>

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**Concluding Comments**

We look forward to working with the City of Brampton staff members and applicant team in the future resubmissions to address outstanding matters of Regional interest. If you have any questions or concerns, please contact the undersigned at ([megan.meldrum@peelregion.ca](mailto:megan.meldrum@peelregion.ca) / 905.791.7800x3558).

Yours Truly,



Megan Meldrum, MPI  
Junior Planner  
Planning and Development Services  
Region of Peel

CC John Hardcastle (Region of Peel)  
Marc DeNardis (Gagnon Walker Domes Ltd)

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**Date:** May 15, 2023

**To:** Alex Sepe, Development Planner

**From:** Donna Sanders, Engineering Technologist

**Subject:** Functional Servicing Report  
Gagnon Walker Domes Professional Planners – Mario Matteo Silvestro,  
Guido D’Alesio, and 2088205 Ontario Ltd.  
22, 24, 26, 28 and 32 John Street

**File:** OZS-2022-0035

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**Submission for Zoning Bylaw Amendment:**

- Functional Servicing Report for 22-32 John Street prepared by Candevcon Limited dated **May 2023**, and received May 3, 2023
- Summary of Sustainability Metrics dated May 2022 prepared by Gagnon Walker Domes, and received July 22, 2022 – **no updated provided**

**Comments:**

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are generally satisfied that the site can achieve the grading, storm servicing, and stormwater management proposed therein.

At this time, we feel the remaining comments can be addressed at detailed design:

1. Clarification regarding runoff coefficient and site imperviousness as they are used interchangeably in the report;
2. Confirmation of subject site area as minor inconsistencies occur within the report;
3. Controlled flow roof drain details;
4. Letter of condominium tenure.

cc. Maggie Liu  
Olti Mertiri  
Frank Mazzotta

June 13, 2023

**BY EMAIL: Alex.Sepe @brampton.ca**

Mr. Alex Sepe  
Planner III, Development Services  
Planning, Building and Economic Development Services Department  
City of Brampton  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

Dear Mr. Sepe:

**Re: Application to amend the Official Plan and Zoning By-law  
OZS-2022-0035  
22, 24, 26, 28, 32 John St.  
City of Brampton  
Mario Matteo Silverstro, Guido D'Alessio and 2088205 Ontario Ltd. (Agent: Gagnon Walker  
Domes Ltd.)**

Toronto and Region Conservation Authority (TRCA) staff provided comments in response to the circulated applications on October 3, 2022. The purpose of this letter is to amend the previously provided comments in light of further review.

**TRCA Comment**

TRCA staff has no objection to the subject applications to facilitate the development of a proposed 39-storey, 353-unit, residential apartment and student residence with ground floor commercial.

**Ontario Regulation 166/06**

As noted in our October 3, 2022 correspondence, the subject lands are outside of TRCA's Regulated Area and a TRCA permit would not be required.

**Technical Comments**

Negative impacts to the Etobicoke Creek through any potential dewatering associated with the development are not anticipated with this application. A hydrogeological assessment is therefore not required in our opinion.

Given that the site is less than 5 hectares and will not outlet to a TRCA-regulated feature, we defer detailed design stormwater management review to the City of Brampton.

We trust these updated comments are of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Wagler', with a stylized flourish at the end.

**Jason Wagler MCIP RPP**

Senior Manager | Development Planning and Permits  
Development and Engineering Services

[jason.wagler@trca.ca](mailto:jason.wagler@trca.ca)

cc: Marc DeNardis, GWD Planners: [mdenardis@gwdplanners.com](mailto:mdenardis@gwdplanners.com)