
Results of Application's External Circulation

January 15, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Kelly Henderson

Re: Request for Comments
Candevcon Limited – Crystal Homes Corporation
1626, 1646, 1654 Queen Street West
City Files: OZS-2020-0029
Alectra EP File: C3-84

Dear Kelly,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate the new roads or driveways.

B) The owner/developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF) and to discuss the electrical service installation requirements and schedule. The owner/developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).

If you have any questions or concerns, feel free to contact me at 416.859.8126.

Yours Truly,

Ryan Erzek, CET
Design Tech., Distribution Design – Subdivisions

Henderson, Kelly

From: Mahmood, Nasir
Sent: 2020/12/09 7:28 PM
To: Henderson, Kelly
Subject: FW: [EXTERNAL]OPA, ZBLA and Draft Plan of Subdivision (OZS-2020-0029), 1626, 1646 and 1654 Queen St. W., Brampton.

Follow Up Flag: Follow up
Flag Status: Flagged

FYI.

Nasir Mahmood MCIP, RPP
Planner III, Planning, Building & Economic Development Services
City of Brampton, 2 Wellington St. W., ON L6Y 4R2
T: 905-874-2094 | TTY 905-874-2130
nasir.mahmood@brampton.ca | www.brampton.ca



From: circulations@wsp.com <circulations@wsp.com>
Sent: 2020/12/09 5:51 PM
To: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Subject: [EXTERNAL]OPA, ZBLA and Draft Plan of Subdivision (OZS-2020-0029), 1626, 1646 and 1654 Queen St. W., Brampton.

2020-12-09

Nasir Mahmood

Brampton

, ,

Attention: Nasir Mahmood

Re: OPA, ZBLA and Draft Plan of Subdivision (OZS-2020-0029), 1626, 1646 and 1654 Queen St. W., Brampton.; Your File No. OZS-2020-0029

Our File No. 89275

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/cas/. For any concern or if you believe you should not be receiving this message, please forward this message to cascompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au www.wsp.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message,

Henderson, Kelly

From: Trdoslavic, Shawntelle
Sent: 2020/12/08 4:30 PM
To: Henderson, Kelly
Subject: FW: [EXTERNE] - OZS-2020-0029 Review : DUE DEC 28/2020 (EXTERNAL)

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Thanks

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

Our Focus Is People 



From: planification <planification@csviamonde.ca>
Sent: 2020/12/08 4:25 PM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: RE: [EXTERNE] - OZS-2020-0029 Review : DUE DEC 28/2020 (EXTERNAL)

Good afternoon,

The Conseil scolaire Viamonde has no comment regarding OZS-2020-0029 for 1626, 1646, 1654 Queen Street West.

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



De : Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Envoyé : 8 décembre 2020 11:11

À : FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Sepe, Alexander <alex.sepe@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Koops, Krystina <krystina.koops@dpacsb.org>; Cox, Stephanie

<stephanie.cox@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification <planification@csviamonde.ca>; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>

Cc : Henderson, Kelly <Kelly.Henderson@brampton.ca>

Objet : [EXTERNE] - OZS-2020-0029 Review : DUE DEC 28/2020 (EXTERNAL)

Good Morning,

Please find below the FTP Site login for more **OZS-2020-0029** applicant submitted documents for **1626, 1646, 1654 Queen Street West**.

If you have any concerns please contact the assigned planner, Kelly Henderson at

Kelly.Henderson@brampton.ca

Please note comments are due to Kelly by **December 28, 2020**.

FTP Log in instructions below:

For External Commenters:	<p>https://ftp.brampton.ca/ThinClient/Transfer.aspx</p> <p>1) Sign-in with username and password: Username: cobguestx Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: OZS-2020-0029 Note: Files will remain on the FTP only until the due date.</p>
---------------------------------	--

Thanks 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

Our Focus Is People 



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

Externe : Ce courriel provient d'une source à l'externe du conseil. S'il vous plait, faire preuve de prudence avec des pièces jointes, des liens ou des demandes d'information. Si vous avez des questions concernant la validité du courriel en question, veuillez communiquer avec aideinfo à aideinfo@csviamonde.ca.

AVIS IMPORTANT: Les renseignements contenus ou joints à ce courriel sont pour l'usage exclusif du destinataire ou de l'institution à qui ce courriel s'adresse et peuvent contenir des renseignements privilégiés, confidentiels et exempts de divulgation conformément à la Loi sur l'accès à l'information municipale et la protection de la vie privée. Dans l'éventualité que le récepteur du présent courriel n'est pas le destinataire concerné ou la personne autorisée à acheminer le message au destinataire concerné, vous êtes, par la présente, avisé(e), que toute divulgation, diffusion, distribution ou reproduction de la présente communication est strictement interdite. Si vous recevez ce message par erreur, veuillez immédiatement en informer l'expéditeur

ou l'expéditrice par courriel et détruire celui-ci ainsi que toutes les pièces jointes qu'il comporte. Merci de votre collaboration.

IMPORTANT: The information contained in or attached to this email is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If the reader of this email is not the intended recipient or the person authorized to deliver the message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication is strictly prohibited. If you receive this message in error, please notify the sender immediately by return email and destroy all copies of the information contained in or attached thereto. Thank you for your cooperation.

Henderson, Kelly

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2020/12/24 10:45 AM
To: Henderson, Kelly
Cc: Erik Mirtsou
Subject: [EXTERNAL]OZS-2020-0029 and 21T-20010B - Preliminary Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kelly,

Credit Valley Conservation (CVC) staff received the submission for 1626, 1646 and 1654 Queen Street West in Brampton under City file OZS-2020-0029 (21T-20010B) on December 8, 2020. Please be advised that the materials are still under technical review. Some preliminary comments are provided below, and I will follow-up with technical comments in the new year.

Site Characteristics

Based on information currently available in our office, a portion of the site is regulated due to Springbrook Creek West Tributary and the associated floodplain and meander belt allowance. There is also a wetland that was previously identified on the property through a site visit. As such, a portion of the site is regulated by CVC pursuant to Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. This regulation prohibits altering a watercourse, wetland or shoreline, and prohibits development (e.g. new structures, additions, site grading, etc.) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion), and wetlands without the prior written approval of CVC (i.e. the issuance of a permit).

Proposal

It is my understanding that the proposal is for a Zoning By-Law Amendment and Draft Plan of Subdivision to enable a residential development.

Preliminary Comments

This site is within the Springbrook Special Study Area within the Block 2 Springbrook Settlement Area (45-2 Block Plan area). The site is also within the Springbrook Tertiary Plan area. Additional information is available on the City's website.

A permit from CVC pursuant to Ontario Regulation 160/06 will be required for any development proposed within the regulated area.

Please note that we are still reviewing the technical documents/plans circulated with this application and will provide additional comments following completion of our technical review in the new year.

Should you have any questions, please let me know.

Kind regards,

Trisha Hughes

Planner | Planning and Development Services | Credit Valley Conservation
905.670.1615 ext 325 | 1.800.668.5557
trisha.hughes@cvc.ca | cvc.ca

The information contained in this Credit Valley Conservation electronic message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed including attachments. The message may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection and Privacy Act and by the Personal Information Protection Electronic Documents Act. The use of such personal information except in compliance with the Acts, is strictly prohibited. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you.

Ambrico, Angelo

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2022/02/11 4:13 PM
To: Ambrico, Angelo
Cc: Sanders, Donna; Kassaris, Stavroula; abiral.homagain@peelregion.ca; Sebti, Saleh; Cook, Lori; dmckay@mhbcplan.com
Subject: [EXTERNAL]21T-20010B - 1626, 1646, 1654 Queen Street West - 2nd Submission Comments

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

Hello Angelo,

CVC staff have now had the opportunity to review the second submission for the above noted application, including the Resubmission Response Matrix (December 23, 2021), Draft Plan of Subdivision prepared by MHBC (December 17, 2021), Functional Servicing Reports (Subdivision & Condominium) prepared by Trafalgar Engineering (December 20, 2021), engineering drawings prepared by Trafalgar Engineering (last revised December 2021), Environmental Impact Study prepared by Natural Resource Solutions Inc. (December 2021), Landscape Concept prepared by MHBC (December 21, 2021), and Tree Evaluation Report prepared by Natural Resource Solutions Inc. (December 2021).

Based on our review of the second submission, we have the following comments.

GENERAL COMMENT

1. Please show all natural hazard, natural heritage feature and buffer constraints on all plans. This will help to confirm the limit of development reflects all constraints, and help CVC staff to confirm any future permitting requirements.

ENGINEERING COMMENTS

2. The response noted that a separate study by others is underway to determine the flood hazard limits, and the Draft Plan will be updated once the study is acceptable to CVC. With the next submission, please provide a hydraulic assessment to support the limit of flood hazard shown on the plans. Also, update the meander belt on the plans based on the geomorphic assessment completed for Block 2 (Aquafor Beech Limited, June 2006).

SWM Design Criteria for Huttonville Creek Catchment – follow-up comments

3. Quantity Control: The following information must be provided in the FSR to support the modelling results:
 - Conceptual design of all SWM components.
 - Preliminary calculations for control structures.
 - Confirmation that the external areas have been included in sizing the storage.
 - Confirmation from Region of Peel allowing connection to the Regional Storm sewer at Queen Street West.
 - Quantifying the site uncontrolled outflow during Regional Storm event based on the storage provided.
 - The overflow route to Huttonville Creek during Regional Storm event.
 - Confirmation from Region of Peel allowing site overflow during Regional Storm to enter Queen Street West.

4. Quality Control: The locations of the proposed OGS units have not been clearly identified on the servicing plan and the FSR does not provide sizing calculations for the OGS units. Note that any combination of facilities that can achieve less than or equal to 60% TSS removal will not be capable of achieving the enhanced level of protection. Therefore, a combination of two OGS units in series is not acceptable as a stand-alone quality control measure. Please revise the FSR and provide local quality control measures capable of providing Enhanced level of protection (80% TSS removal) prior to discharge of the site runoff to the Region's storm sewer. A combination of lot level LID measures and end-of-pipe filtration or infiltration facilities can be implemented to achieve enhanced level of protection. Filtration facilities such as bio-retentions, membrane filtration units such as Jellyfish units, and infiltration facilities can be implemented to achieve enhanced level of protection.
5. Erosion Control: Infiltration facilities can potentially satisfy the quality and erosion control as well as water balance criteria; however, at the FSR stage, a soil/groundwater study is required to confirm the infiltration facilities are feasible, it must be demonstrated that the infiltration facilities can capture the first 10 mm from the entire site including roadways, and preliminary sizing calculations must be provided for the proposed infiltration facilities.

LID Design – follow-up comments

6. The response to our previous comments notes that confirmation of the 1m separation will be provided once soil and groundwater conditions have been determined by the hydrogeologist. As such, our previous comments still need to be addressed in the next submission:
 - a. LIDs such as infiltration and filtration facilities are acceptable if feasible based on soil/groundwater condition. Provide reference to soil investigation and demonstrate that at least 1m separation between the bottom of infiltration facilities and both the seasonally high ground water table and the bedrock is available, in accordance with the MECP SWM Planning and Design Manual (2003). Note that the soil infiltration capacity used in preliminary design of infiltration facilities must be confirmed by soil specialist/hydrogeologist at the FSR stage.
 - b. The conceptual design of the proposed LID measures is required at the FSR stage. Please provide preliminary plan and cross section views for any proposed LID measures (typical details) and preliminary calculations to support. Details about LID components (e.g. inlet design and configuration, underdrain, outlet structure, etc.) will be revisited at site plan/detailed design stage. Please refer to LID SWM Planning and Design Guide (2010) https://cvc.ca/wp-content/uploads/2014/04/LID-SWM-Guide-v1.0_2010_1_no-appendices.pdf and wiki website https://wiki.sustainabletechnologies.ca/wiki/Main_Page for design requirements.
7. Please note that any combination of facilities that can achieve less than or equal to 60% TSS removal will not be capable of achieving the enhanced level of protection. Therefore, a combination of two OGS units in series is not capable of providing water quality control beyond basic level of protection and is not acceptable as a stand-alone quality control measure. Please update Section 3.3.3 of the FSR accordingly.

Stormwater Management Design – follow-up comments

8. Please provide the following supporting information for the hydrologic model:
 - A summary of the model inputs and outputs.
 - A model schematic to identify all model elements.
 - A summary of modelling parameters.
 - The storm distributions used in the model.
 - A printout of the model outputs such that the tabular data are readable.
9. Please provide a digital copy of the hydrologic model. Please include all input data files as well as all external data files used in the model (e.g., time series, rain data, etc.).
10. Please provide a discussion about operation and maintenance of the proposed SWM facilities (e.g., OGS, LIDs, etc.) in the report.

Additional Comments on the Condominium Block

11. The storage provided in the reuse tank (rainwater harvesting) can satisfy the site-wide 10 mm retention target for the proposed catchment; however, the feasibility must be confirmed based on actual usage throughout the year for irrigation or grey-water reuse, as water usage for irrigation is limited to a portion of the year. Please provide a conceptual design of the proposed system including water usage and provide calculations to support.
12. Please provide preliminary calculations and demonstrate that the proposed rainwater harvesting can satisfy the water quality storage requirement as identified in the MECP Stormwater Management Planning and Design Manual (2003), drawdown between storms is available based on actual usage throughout the year, and it can achieve the Enhanced level of protection (80% TSS removal in annual basis). Alternatively, a combination of lot level LID measures and end-of-pipe filtration or infiltration facilities can be implemented to achieve enhanced level of protection. Filtration facilities such as bio-retentions, membrane filtration units such as Jellyfish units, and infiltration facilities can be implemented to achieve enhanced level of protection.
13. Details about the LID components will be revisited at site plan/detailed design stage. Please refer to LID SWM Planning and Design Guide (2010) https://cvc.ca/wp-content/uploads/2014/04/LID-SWM-Guide-v1.0_2010_1_no-appendices.pdf and wiki website https://wiki.sustainabletechnologies.ca/wiki/Main_Page for design requirements.
14. It appears that the hydrologic model provided for the subdivision considers an entirely impervious Catchment CH7 for the Condominium Block and it seems that no quantity control is considered for the Condominium Block in the subdivision model. Please clarify.
15. Please provide the following supporting information for the hydrologic model:
 - A summary of the model inputs and outputs.
 - A model schematic to identify all model elements.
 - A summary of modelling parameters.
 - The storm distributions used in the model.
 - A printout of the model outputs such that the tabular data are readable.
16. Please provide a digital copy of the hydrologic model, including all input data files and all external data files used in the model (e.g., time series, rain data, etc.).
17. Please provide a discussion about operation and maintenance of the proposed SWM facilities in the report.

ECOLOGY COMMENTS

18. To avoid disturbance in the buffer and ensure that the intended objective of a fully planted woodland edge for the entire 10m buffer is met, please move the proposed infiltration galleries completely outside of the woodland buffer. Further, please reduce/remove grading accordingly and update all affected drawings.
19. Please clearly show/label the buffer limits on the constraint mapping in the EIS. Currently, only Tree Protection fencing is shown, but the 10m buffer is not clearly labelled/shown on the plans.
20. The high level Concept Landscape Plans are suitable and as such CVC looks forward to further review of a comprehensive buffer restoration plan at detailed design. The Comprehensive buffer restoration plan is to include a canopy layer (native trees planted at 1200 trees/ha), a native shrub layer (10 000 tree/ha) and a herbaceous layer. Please see CVC's Plant Selection Guideline for further guidance on nurse crops and native seed mixes. Please also include soil decompaction notes and soil amendment notes, as appropriate.
21. As "the details of the water balance are not yet known" (page 39 of the EIS), CVC looks forward to the submission of this report addendum at detailed design to ensure the hydroperiod and hydrological function of the wetland and HDF are maintained.

With the next submission, the applicant should include a comment-response matrix to identify how each of our above comments have been addressed. Additional comments may be provided upon review of the response and the revised plans.

Please let us know if you have any questions regarding the above comments.

Kind regards,

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

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

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

trisha.hughes@cvc.ca | cvc.ca



[View our privacy statement](#)

Li, Wang Kei (Edwin)

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2023/03/30 1:54 PM
To: Li, Wang Kei (Edwin)
Cc: Sanders, Donna; Saini, Sakshi; Dokoska, Kristina; Kathy Di Silvestro; Nicole Sylvester; David McKay; Sebti, Saleh; Cook, Lori
Subject: [EXTERNAL]21T-20010B - 1626, 1646 and 1654 Queen St W - 3rd Submission Comments

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

Hello Edwin,

CVC staff have had an opportunity to review the 3rd submission for the above noted OPA/ZBA and Draft Plan of Subdivision application, including the Comment Response Matrix, Functional Servicing Report and engineering plans (Trafalgar Engineering, February 9, 2023), Hydrogeological Site Assessment (PETO MacCALLUM LTD., February 6, 2023), Environmental Impact Study (Natural Resource Solutions Inc., February 23, 2023), and Landscape Concept (MHBC, February 6, 2023).

Based on our review, we offer the following remaining comment at this stage:

1. The limit of flood hazard shown on the submitted preliminary grading, servicing, and drainage plan (DWG G1, S1, and S2) and Map 4a of the submitted EIS do not match with the results of the latest hydraulic assessment (Trafalgar, July 26, 2022). Please update the drawings to accurately show the floodline and confirm that the natural hazards will be contained within Blocks 7 & 8 and reflected in a restrictive zoning (e.g. F Zoning).

Should further changes be made to the plans or SWM strategy to address other reviewer comments, please identify those changes in the next submission for ease of our review.

Further details will be reviewed at the detailed design stage, including detailed engineering plans and buffer restoration plans.

The applicant should be advised that CVC does have fees associated with the review of repeat submissions after the 3rd submission. As we only have one comment remaining, we will not require a fee with the next submission unless major changes to the plans are made requiring another full review.

Should you have any questions on the above, please let us know.

Kind regards,

Trisha Hughes | she/her/hers
Planner, Planning and Development Services | Credit Valley Conservation
905-670-1615 ext 325 | M: 437-855-4056
trisha.hughes@cvc.ca | cvc.ca



**Credit Valley
Conservation**
inspired by nature

August 23, 2023

VIA EMAIL

City of Brampton
Planning & Building Dept.
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Attention: Edwin Li

**RE: City File No. OZS-2020-0029
CVC File No. 21T-20010B
Crystal Homes
1626, 1646, 1654 Queen Street West
Part of Lot 6, Concession 4 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received and reviewed the above noted Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision made by MHBC on behalf of Crystal Homes (Wildflower) Corporation, and provide the following comments.

CVC Regulated Area

Based on our existing mapping and information available, a portion of the property is regulated by CVC due to Springbrook Tributary and the associated floodplain and meander belt allowance, as well as wetland. As such, the property is subject to CVC's Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation No. 160/06). A permit will be required from CVC for any development proposed within the regulated area.

General Comments

CVC staff have reviewed the Functional Servicing Report prepared by Trafalgar Engineering (February 9, 2023) and the Environmental Impact Study prepared by Natural Resource Solutions Inc. (February 23, 2023) and have found them generally satisfactory.

A portion of the subject property drains to municipal infrastructure towards Huttonville Creek and a portion of the site drains towards Springbrook Creek.

CVC staff will continue to review the proposed development through the detailed design stage, including review of the detailed engineering plans and the buffer planting plans appropriately showing the limits of CVC Regulated features and buffers.

CONDITIONS OF DRAFT APPROVAL

On this basis, CVC staff have **no objection** to the approval of the draft plan of subdivision provided that the following draft conditions are fulfilled:

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Block 7 (Buffer) and Block 8 (Natural Heritage System) in an appropriate designation such that the natural hazards are protected in perpetuity.

2. That the natural hazard lands on the property (Block 7 & 8) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of any phase of the plan and any site grading and servicing in the respective phase, that the following information, relevant to that phase, be prepared to the satisfaction of the CVC and the City of Brampton:
 - a) Detailed engineering and grading plans for the overall draft plan of subdivision, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - b) Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.
4. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
 - a) That buffer restoration plans are submitted to the satisfaction of CVC and the City of Brampton.
 - b) Plans/reports demonstrating the details of any proposed development within the regulated area, including the fulfilling of all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06.
 - c) That the Subdivision Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 3 & 4.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned at trisha.hughes@cvc.ca or 905-670-1615 ext. 325.

Sincerely,


Trisha Hughes
Acting Senior Planner

c.c. Dana Jenkins, Region of Peel
Kristina Dokoska, City of Brampton
Donna Sanders, City of Brampton

December 14, 2020

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

Dear Ms. Henderson:

**Re: Notice of Application and Request for Comments
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
Candevcon Limited – Crystal Homes Corporation
1626, 1646, 1654 Queen Street West
North side of Queen St W, west of Creditview Rd
File: 21T-20010B (OZS 2020-0029)
City of Brampton – Ward 5**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 31 detached and 67 townhouse units which are anticipated to yield:

- 13 Junior Kindergarten to Grade 8 Students; and
- 9 Grade 9 to Grade 12 Students

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

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Jacinta Marto	308	504	0
Secondary School	St. Roch	1520	1404	0

The Board requests that the following condition 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.
 - (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,

K. Koops

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

c: N. Hanson, Peel District School Board (via email)

Henderson, Kelly

From: Trdoslavic, Shawntelle
Sent: 2020/12/14 9:13 AM
To: Henderson, Kelly
Subject: FW: [EXTERNAL]Brampton - 1626, 1646, 1654 Queen Street West - OZS-2020-0029

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Thanks,

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

Our Focus Is People 



From: Dolly.Shetty@HydroOne.com <Dolly.Shetty@HydroOne.com> **On Behalf Of** LandUsePlanning@HydroOne.com
Sent: 2020/12/14 9:12 AM
To: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Subject: [EXTERNAL]Brampton - 1626, 1646, 1654 Queen Street West - OZS-2020-0029

Hello,

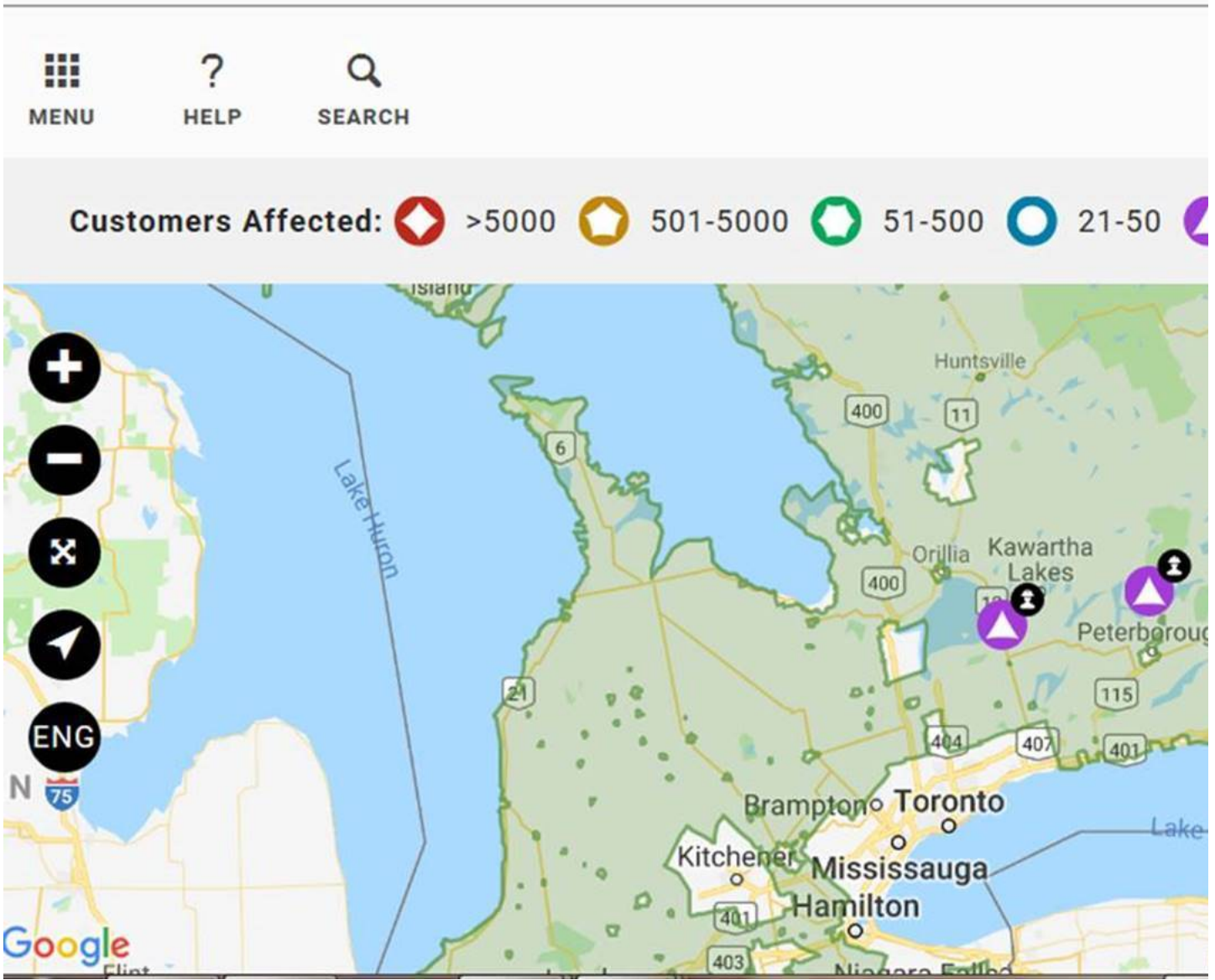
We are in receipt of Draft Plan of Subdivision Application December 8, 2020 dated OZS-2020-0029. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

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



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty
Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.
185 Clegg Road (R32)
Markham, ON | L6G 1B7
Email: Dolly.Shetty@HydroOne.com



This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: Tuesday, December 8, 2020 11:11 AM
To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Sepe, Alexander <alex.sepe@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Henry Gamboa <henry.gamboa@alectrautilities.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification@csviamonde.ca; christopher.fearon@canadapost.ca; circulations@mmm.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>
Subject: OZS-2020-0029 Review : DUE DEC 28/2020 (EXTERNAL)

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good Morning,

Please find below the FTP Site login for more **OZS-2020-0029** applicant submitted documents for **1626, 1646, 1654 Queen Street West**.

If you have any concerns please contact the assigned planner, Kelly Henderson at Kelly.Henderson@brampton.ca
Please note comments are due to Kelly by **December 28, 2020**.

FTP Log in instructions below:

For External Commenters:	<p>https://ftp.brampton.ca/ThinClient/Transfer.aspx</p> <p>1) Sign-in with username and password: Username: cobguestx Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: OZS-2020-0029 Note: Files will remain on the FTP only until the due date.</p>
---------------------------------	--

Thanks 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

Our Focus Is People 

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, 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.”
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

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

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

Public Works

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

peelregion.ca

March 12, 2021

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

**RE: Draft Plan of Subdivision
1626, 1646, and 1654 Queen Street West
Crystal Homes Corporation
Brampton
City File: OZS-2020-029B
Region File: 21T-20010B**

Dear Ms. Henderson,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20010B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

The following general comments are provided to assist the developer in the preparation of the related drawings.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm sanitary sewer on Links Lane, a 450mm sanitary sewer main along Elbern Markell Drive and Queen Street West, and a 250mm sanitary sewer along Creditview Road.
 - External easements and construction may be required.

Water Facilities

- The subject lands are located in Water Pressure Zone 5.
- Existing infrastructure consist of a 150mm and 600mm diameter watermains located along Queen St West, a 200mm diameter watermain located along Haywood Drive, and a 200mm diameter watermain located along Links Lane.
 - External easements and construction may be required.

- The Region may require a Condominium Water Servicing Agreement and draft Declaration and Description with completed Schedule A for the future Common Elements Condominium (Block 8).

Regional Roads

- The proposed development abuts Queen Street West (RR #6)
- The Region of Peel will not permit any changes to grading within Queen Street right of way along the frontage of proposed development.

Functional Servicing Report

The Region has reviewed the Functional Servicing Report (dated March 2020) prepared by Candevcon. The report must be revised addressing the following:

- **Water:**
 - A hydrant flow test is required to confirm pressure and flows.
 - Clarification as to the size of watermain along “Street A” is required. The engineering drawing shows a 150mm diameter watermain, whereas the FSR proposes a 200mm diameter watermain. The watermain along Street A must be a 200mm diameter watermain as per the Springbrook Settlement Area Study.
- **Wastewater:**
 - As per the Springbrook Settlement Area Study completed by the Region of Peel in 2018 and FSR of the Springbrook Tertiary Plan completed by WSP in April 2020, a new east-west local sewer along the north side of Queen Street connecting to the 450mm sanitary sewer on Elbern Markell Drive is proposed to service this area.
 - In the future, the proposed development will be reconnected to the new local sewer along the north side of Queen Street, once completed. This must be reflected in a revised report. All costs associated with this future connection will be at the developer’s expense.
- **Regional Roads/Storm Sewer:**
 - Post-to-pre peak flow control/quantity control must be demonstrated at both outlets prior to release into Region’s sewer. The Region requires an orifice pipe between the development and the outlet, to keep flows at expected levels as opposed to the proposed orifice plate.
 - The Queen Street sewer was sized to account for 2.6ha of external drainage with runoff coefficient of 0.5. The proposed drainage area is 2.75 ha and the runoff coefficients are greater than 0.5, exceeding the drainage allowance. This must be addressed in a revised report.
 - Quality control must be performed on site prior to release to both proposed outlets. The Region requires 80% TSS removal on an annual basis. This can be through control of the 90th percentile rain event using the Control hierarchy.
 - The proposal incorrectly identifies the SWM pond west of Elbern Markell Drive as the outfall for the regional sewer. The sewer goes to an OGS and directly into Huttonville Creek.

Traffic Impact Study

The Region has reviewed the traffic impact study (dated March 2020) prepared by Candevcon, and notes the following:

- Street A is proposed to connect to Regional Road 6 (Queen Street West), in line with Links Lane to complete the fourth leg of the intersection.

Public Works

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

peelregion.ca

Public Works

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

peelregion.ca

- It is noted a tertiary plan has been prepared of the surrounding area, considering internal connections to the future lands. The Region finds the tertiary plan satisfactory.
- Detailed comments on the traffic impact study will be provided by the traffic engineer directly to the consultant.

Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast.

Waste Management Requirements

- The Region of Peel will provide curbside collection of garbage, recycling, and organics materials for the single detached and standard townhouse units provided that future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- A Waste Collection Plan is required for the proposed condominium townhouse block (Block 8) to confirm waste collection can be accommodated within the limits of the private road.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Public Health Recommendations

- Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.
- The Sustainability Assessment submitted in support of this application has reached a bronze level threshold with a score of 30 points. The proposed subdivision meets a pass on the score and can help to achieve more physical activity and walkability for residents. To further enhance the site, the following is recommended:
 - Sidewalks of at least 1.5m on each side of the street throughout the development. It is mentioned within the Assessment, however not labelled on the concept plan.
 - Pedestrian connections from the subdivision to the existing open space, if permitted by the conservation authority.
 - Pedestrian amenities on site such as lighting and benches along the sidewalks.

Public Works

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

peelregion.ca

Conditions of Draft Approval

The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan.
 - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
 - a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.
 - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

3. In respect of the water meter fees:
 - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands.
 - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time.
 - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Land Dedication

4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:
 - a. A road widening pursuant to the Region's Official Plan along Regional Road #6 (Queen Street West). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45 metres right-of-way. Additional property as per the Official Plan requirement will be required within 245

Public Works

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

peelregion.ca

metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Queen Street West) and 54.0 metres for a dual left turn lane intersection configuration (27 metres from the centerline of Queen Street West).

- b. The intersection of the Links Lane and Queen Street West has a single left turn configuration, as so, the property requirement along the 245 meters from the intersection is 50.5 meters, 25.25 meters measured from the centreline of the Queen Street West.
- c. A 15 meter by 15 meter daylight triangles are required at the intersection of street A and Queen Street West.
- d. The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of the property and the daylight triangle.
- e. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.
- f. Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate the required lands as well as any permanent easements in support of the Capital Project #05-4045 Regional Road #6 road improvements (Project Manager, Barry Mulcahy), to the Region of Peel, free and clear of all encumbrances.
- g. All costs associated with land transfers and easements shall be borne by the Developer.

Clauses shall be included in the Subdivision Agreement in respect of same.

Access

5. Clauses shall be included in the Subdivision Agreement stating that:
 - a. Prior to the Registration of the plan of subdivision the Developer shall remove any existing driveway/accesses along the frontage of Queen Street West that do not conform to the approved plans at its sole cost.
 - b. No lots or blocks shall have direct access to Queen Street West.
6. The Region will accept in principle the location of the proposed Street A intersection. The roads and intersection improvements required to support the Development will be finalized through the review of a Traffic Impact Study.

Clauses shall be included in the Subdivision Agreement in respect of same.

7. Construction Access
 - a. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Developer.
 - b. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

Clauses shall be included in the Subdivision Agreement in respect of same.

8. Prior to the registration of this Plan, or any phase thereof:
 - a. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$200,000---- (HST included) for future traffic control

Public Works

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

peelregion.ca

signals at the intersection of Queen Street West and Street A. All actual costs associated with the traffic control signals at the Regional road intersections shall be 100% the Developer's expense. A clause shall be included in the Subdivision Agreement in respect of same.

- b. The Developer shall provide to the Region, Public Works Department, a certified cheque in the amount of \$71,190.00 (HST included) for maintenance of future traffic control signals at the intersection of Queen Street West and Street A. A clause shall be included in the Subdivision Agreement in respect of same.
- c. The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings on Queen Street West and Street A. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time.
- d. The Developer shall be responsible for the design and construction of Queen Street West and Street A at its sole cost. The Developer shall be responsible bearing the costs for the boulevard works related to the plan of subdivision and within the Region's right of way limits adjacent to the plan of subdivision. Prior to the commencement of such works within the Region's right-of-way, the Developer shall submit to the Region the following:
 - i. A Letter of Credit in the total amount of the estimated cost to construct the required road and access works within the Region's right-of-way.
 - ii. Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works.

Clauses shall be included in the Subdivision Agreement in respect of same.

9. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.
10. Landscaping and encroachment:
 - a. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way.
 - b. Noise walls adjacent to Regional roads shall be installed at the property line and be to the City of Brampton's Noise Wall specifications with steel posts. Region's requirements to be referenced in the noise abatement report and on all applicable drawings.
 - c. The Region will not permit any alteration to grading within Queen Street West right-of-way along the frontage of the Lands.

Clauses shall be included in the Subdivision Agreement in respect of same

Public Works

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

peelregion.ca

11. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the City and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until Queen Street West is completed to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title.

A clause shall be included in the Subdivision Agreement in respect of same.

Drawings – Servicing and “As Constructed”

12. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
13. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

A clause shall be included in the Subdivision Agreement in respect of same.

General Conditions

14. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
15. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:
 - a. Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
 - b. Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region.
16. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
17. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
18. Prior to registration of the plan of subdivision, the Developer shall ensure that:
 - a. All lots and blocks must be serviced via an internal road network;

Public Works

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

peelregion.ca

Clauses shall be included in the Subdivision Agreement with respect of same.

19. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
20. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

21. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

- 22.
- a. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision.
- b. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
- c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
- a) Bacteriological Analysis - Total coliform and E-coli counts
- b) Chemical Analysis - Nitrate Test
- c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

Public Works

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

peelregion.ca

- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

23. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that Queen Street/Street A intersection improvement works including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that Queen Street/Street A intersection and the internal and external sanitary sewers and water mains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

A clause shall be included in the Subdivision Agreement in respect of same.

24. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Queen Street.
25. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.
26. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s)
 - c. Easement and conveyance documents required pursuant to this Agreement and registration of this plan.

A clause shall be included in the Subdivision Agreement in respect of same.

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

October 17, 2022

Angelo Ambrico
Principal Planner
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Kelly.Henderson@brampton.ca

Public Works

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

peelregion.ca

**RE: Draft Plan of Subdivision
1626, 1646, and 1654 Queen Street West
Crystal Homes Corporation
Brampton
City File: OZS-2020-029B
Region File: 21T-20010B and OZ-20-029B**

Dear Mr. Ambrico,

Further to the comments provided March 12, 2021, regional staff have reviewed the second submission materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Draft Plan Conditions will not be provided at this time as the proposed servicing for the subject site significantly differs from the Tertiary Plan servicing strategy outlined in the Springbrook Tertiary Plan Background, Analysis and Recommendation Report dated July 20, 2018 as the basis for Regional Support. Staff had previously noted these differences in the first submission comment letter and these differences have not been addressed adequately to demonstrate conformance with the preferred servicing strategy.

We request that the applicant work with the city of Brampton and Region of Peel Water/Wastewater Program Planning staff to review the previous Tertiary Plan servicing strategy (prepared by WSP January 7, 2019) and finalize the preferred servicing strategy for the entire Springbrook Tertiary Plan Area prior to Region providing further engineering review comments and updated Conditions of Draft Approval.

It is noted a tertiary plan has been prepared of the surrounding area, considering internal connections to the future lands. The Region finds the tertiary plan satisfactory. The Region has reviewed the traffic impact study (dated March 2020) prepared by Candevcon. Street A is proposed to connect to Regional Road 6 (Queen Street West), in line with Links Lane to complete the fourth leg of the intersection. The intersection with Queen Street West has a single left turn configuration, as such, the property requirement along the 245 meters from the intersection is 50.5 meters, 25.25 meters measured from the centreline of the Queen Street West. A 15 x 15 metre daylight triangle is required at the intersection of Queen Street West and Street A. The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of the property and behind the daylight triangle. The Region will require the gratuitous dedication of any permanent easements in support of the Capital Project #05-4045 Regional Road #6 road improvements (Project Manager, Barry Mulcahy finbarr.mulcahy@peelregion.ca), to the Region of Peel, free and clear of all encumbrances. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Public Works

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

peelregion.ca

The Region of Peel will provide curbside collection of garbage, recycling, and organics materials for the single detached and standard townhouse units provided those future submissions satisfy the requirements outlined in sections 2.0 and 3.0 of the Waste Collection Design Standards Manual. A Waste Collection Plan is required for the proposed condominium townhouse block (Block 8) to confirm waste collection can be accommodated within the limits of the private road. For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Regional staff look forward to working with the City and the applicant on refining and revising the servicing strategy to address identified issues with respect to the tertiary plan area. In addition, regional staff are available to work through other matters such as traffic requirements, site access, location, configuration and construction and waste management through subsequent discussions as part of the proposed subdivision application.

If you have any questions or concerns, please contact me (abiral.homagain@peelregion.ca 905.791.7800 x8730) at your earliest convenience.

Yours truly,



Abiral Homagain
Planning and Development Services
Region of Peel

Cc. John Hardcastle Manager Development Services

Public Works

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

peelregion.ca

August 25, 2023

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

**RE: Region of Peel Comments
Official Plan Amendment, Rezoning, and Draft Plan of Subdivision
1626, 1646, and 1654 Queen Street West
Crystal Homes Corporation
Region Files: 21T-20010B and OZ-22-029B
City Files: 21T-20010B and OZS-2020-0029**

Dear Mr. Li,

I am writing to provide Region of Peel comments on the third submission for the properties cited above as received on February 28, 2023. These follow our comments of March 21, 2021 (where Conditions of Draft Approval were provided based on the original plan proposing a total of 98 units (detached and townhouse dwellings)); and our second submission comments of October 17, 2022, where the proposal had been revised to reflect approximately 480 dwelling units.

With that second submission, the applicant was advised by the Region that the proposal would require an updated Tertiary Plan and overall servicing strategy to support the increased densities. The application as currently presented includes a mid-rise (10-storey) building with 415 units; 61 townhouses, and 2 detached dwellings.

Since late in 2022, the City of Brampton, the Region of Peel, and the participating landowners within the Springbrook Tertiary Plan area have been working cooperatively to amend the Tertiary Plan to accommodate a higher density neighbourhood and to develop an overall servicing strategy to support the new vision and increased densities proposed.

The intent has been that the appropriate tertiary plan amendments and overall servicing strategy be agreed upon to aid in the subsequent processing of individual development applications. Weekly meetings have been held and much progress made, although the Master Servicing Plan for Springbrook has not yet been finalized.

We have been advised of the City's desire to now bring this application forward for Council consideration at the September 11, 2023 Planning and Development Committee meeting in advance of finalizing the Springbrook Tertiary Plan Amendments and Master Servicing Plan. As noted, there has been progress made but a servicing strategy to demonstrate feasibility for the land use change is not yet

in place, nor has it been demonstrated to the degree that the Region can support the proposed use of an 'H' holding provision.

As you are aware, 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;
- 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.

Without receipt of an approved servicing strategy, the Region cannot confirm that this proposal meets the exemption criteria outlined in By-law 1-2000.

Appreciating all the effort that has gone into the Springbrook Tertiary Plan Amendments and developing a servicing strategy, we may be close to achieving the point at which demonstrable feasibility can be achieved and we can endorse moving the application forward for Council consideration; however, we do not believe this should advance until we can confirm that the exemption criteria are met, and without an approved servicing strategy in place, the Region cannot confirm that this proposal meets the exemption criteria outlined in By-law 1-2000.

It is our position that the proposal is premature until such time as the Springbrook Tertiary Plan and Master Servicing Plan are approved.

We appreciate the opportunity to work with the applicant and the City of Brampton moving forward to bring the Springbrook Tertiary Plan Amendments to address any matters of regional interest.

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

Regards,

Dana Jenkins

Dana Jenkins
Principal Planner
Development Services

cc: John Hardcastle, Manager, Development Services, Region of Peel
David Vanderberg, Manager, Development Services, City of Brampton

Public Works

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

Henderson, Kelly

From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/12/21 2:09 PM
To: Henderson, Kelly
Cc: GTAW New Area
Subject: FW: OZS-2020-0029 Review : DUE DEC 28/2020 (EXTERNAL)
Attachments: Notice of Application and Request for Comments (December 2, 2020).pdf; R0_Draft Plan of Subdivision.pdf; R0_Registered Owners Authorization.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly

Rogers Communications Canada Inc. has no objections.

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

From: Trdoslavic, Shawntelle [mailto:Shawntelle.Trdoslavic@brampton.ca]
Sent: Tuesday, December 08, 2020 11:11 AM
To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; 'Alex Martino (alex.martino@peelregion.ca)' <alex.martino@peelregion.ca>; Sepe, Alexander <alex.sepe@peelregion.ca>; Olive-Thomas, Cathy-Ann <cathyann.olivethomas@peelregion.ca>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; planification@csviamonde.ca; christopher.fearon@canadapost.ca; circulations@mmm.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>; Dennis De Rango <landuseplanning@hydroone.com>
Cc: Henderson, Kelly <Kelly.Henderson@brampton.ca>
Subject: OZS-2020-0029 Review : DUE DEC 28/2020 (EXTERNAL)

Good Morning,

Please find below the FTP Site login for more **OZS-2020-0029** applicant submitted documents for **1626, 1646, 1654 Queen Street West.**

If you have any concerns please contact the assigned planner, Kelly Henderson at Kelly.Henderson@brampton.ca

Please note comments are due to Kelly by **December 28, 2020**.

FTP Log in instructions below:

For External Commenters:	<p>https://ftp.brampton.ca/ThinClient/Transfer.aspx</p> <p>1) Sign-in with username and password: Username: cobguestx Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: OZS-2020-0029</p> <p><i>Note: Files will remain on the FTP only until the due date.</i></p>
---------------------------------	---

Thanks 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

Our Focus Is People 



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

This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel
