
RESULTS OF CIRCULATION



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

July 25, 2023

Edwin Li, MScPI
Development Planner
Planning, Building & Economic Development Services
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Edwin,

Re: Zoning By-law Amendment
Avalon Developments Inc
137 Steeles Avenue West
City of Brampton
File No.: OZS-2023-0018

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

July 7, 2023

Wang Kei Li
 Planner
 City of Brampton
 2 Wellington Street West
 Brampton, ON L6Y 4R2

Dear Wang Kei Li,

RE: **Zoning By-law Amendment
 Weston Consulting
 137 Steeles Ave W
 OZS-2023-0018
 City of Brampton**

The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of two mixed-use towers with 1147 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:

The anticipated student yield from this plan is as follows:

Kindergarten to Grade 8	Grade 9 to 12
161	24

The students generated from this development would reside within the boundaries of the following schools:

Public School	School Enrolment	School Capacity	Number of Occupied Portables
Sir Winston Churchill P.S.	334	605	0
Brampton Centennial S.S.	1,431	1,380	5

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

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

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

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

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

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

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

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

Thank you,

Zachary Tessaro

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

- c. J. Rogers, Dufferin Peel Catholic District School Board
S. Blakeman, Peel District School Board

Public Works

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

peelregion.ca

October 6, 2023

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

**RE: Region of Peel Comments
 Application for Zoning By-law Amendment
 137 Steeles Avenue West
 Avalon Developments Inc.
 Regional File: RZ-23-018B
 City File: OZS-2023-0018**

Dear Mr. Li,

Region of Peel staff have reviewed the above noted Zoning By-law Amendment application received on June 22, 2023, to develop a mixed-use building with two residential towers containing a total of 1,147 residential units, connected by a 7-storey podium, 4 levels of underground parking, and retail spaces.

We understand that the application will be advanced to the November 6th, 2023 Planning and Development Committee meeting and that the application has been amended to include a Holding Symbol. Technical materials provided in support of this change in land use application continue to be deficient and inadequate to permit the completion of reviews. Peel staff remain concerned with the failure to develop a tertiary plan and the resultant lack of comprehensive consideration around technical matters of Regional interest such as access, servicing and waste collection for the subject lands and three adjacent properties within the tertiary plan area.

Should the subject application advance for consideration prior to addressing the servicing, access and waste collection concerns outlined in detail below we request that the following Holding Provisions be included in the zoning by-law amendment advanced for Brampton Council enactment:

- The Region of Peel provide written confirmation of the receipt of a satisfactory functional servicing report, traffic impact study and waste management prior to the removal of the holding symbol for a part or all of the lands.

Waste Management Requirements

For the residential units, The Region of Peel will provide Front-End collection of Garbage and Recyclable Materials subject to Section 2.0, and 4.0 of the Waste Collection Design Standards Manual (WCDSM) and the following conditions being met and **labelled** on a Waste Management Plan Drawing:

Vehicle Access Route:

- Overhead clearance outside of the Collection Point – Outside the Collection Point, a clear height of 4.4 metres from the top of the access road, along the Waste Collection Vehicle access and egress route is required. The clear height of 4.4 metres is free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies. This must be shown and labelled on subsequent revised submissions.
- The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the entrance and exit of the site and collection point.
- All roads shall be designed to have a minimum width of 6 metres.
- Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lock stone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.
- In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.
- If the waste collection vehicle is required to drive onto or over a supported structure (such as an air grate, or transformer cover) the Region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario) certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.
- The maximum grade permitted along the waste collection vehicle access route is 8 percent.

Collection Point:

- Please Note: The proposed waste collection point depicted on the TIS Figure 20, is a safety concern for the vehicle to reverse out of. A flashing warning light system and a stop sign is required to prevent pedestrian and vehicle traffic from crossing the path of a reversing collection vehicle exiting the collection point area.
- A minimum 18 meter straight head-on approach to the Collection Point is required.
- 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. This must be shown and labelled on subsequent revised submissions.
- 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.
- The Collection Point must also show 10 square meters for the set-out of Bulky Items.
- 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 4.0 of the WCDSM for 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.
- If jockeying is required, please provide the following jockeying notes stated above on the Waste Management Plan.

Garbage Rooms:

- The Garbage Rooms must also show 10 square meters for the storage of Bulky Items.
- If present, the location of the compactor must be shown and labelled.

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- The developer will need to identify the chute systems to be used.
Please refer to WCDSM Appendix 6 Front-End Garbage and Recycling Bins and Appendix 7 Waste Bin Calculations.
- Please Note: Under the Food and Organic Waste Framework in Ontario statement and the potential that the Region of Peel may have an organics collection program for residential buildings in the future, the Region of Peel is recommending residential buildings install a dedicated chute for organic material. In addition, the Region is recommending the storage area rooms will need to be larger to accommodate future organics bins. The rooms will also need to be well ventilated, equipped with running water and sewer drain for washdown, be well lit, located away from fresh air intakes and have measures for pest control.
- Private waste collection is required for commercial/retail waste. Commercial/retail waste must be stored and set out separate from residential waste and labeled on the Waste Management Site Plan Drawings.

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>

Servicing Connections Requirements

- The proposal shall be in line with a larger strategy for the area.
- Malta Tertiary Report was included in submission – it remains unclear how the servicing strategy be applied – phasing, staging and approach shall be updated in the FSR

Water Servicing

- An existing 300 mm diameter water main is located on Malta Ave
- Existing 600 mm and 900 diameter transmission water mains are located on Steeles Ave W - connection will not be permitted (Watermain Design Criteria 6.1)
- Servicing of this site may require municipal infrastructure improvements and/or private easements. 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.
- This proposal will require a secondary fire line in compliance with the Ontario Building Code, which is administered by the Local Municipality. We require confirmation that this has been addressed with the Local Municipality. We recommend a system looped to municipal water including a secondary domestic water supply where possible.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.

Sanitary Sewer Servicing

- An existing 525 mm diameter sanitary sewer is located on Steeles Ave W -due to the size and function connection will not be permitted (Sanitary Sewer Design Criteria 8.4)
- An existing 250 mm diameter sanitary sewer is located on Malta Ave
- Servicing of this site may require municipal infrastructure improvements and/or private easements. All works associated with the servicing of this site will be at the applicant's expense.

Regional Roads and Storm Water Requirements

- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards

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Region's ROW, and that no new connections are made to Regional Roads. To view the Region's CLI ECA please go to this link: <https://peelregion.ca/public-works/design-standards/pdf/cli-ca-swm-criteria.pdf>

- Development flows are to be directed to the Local Municipality's storm sewer system or watercourses, to the satisfaction of the Local Municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where a storm connection to the Region's system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction.
- The Region will require a satisfactory Stormwater Management Report prior to Site Plan Approval
- The Storm Water Management report shall adhere to the Region's report criteria found on-line at <https://peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf>
- No grading will be permitted within any Region of Peel ROW to support adjacent developments
- Grading and Drainage approval by the Region of Peel is required prior to Site Plan Approval
- We have received the SWMR dated 2023-06-09 and prepared by Urbantech/R.B.T. Merwin P.Eng. The Report is being reviewed and comments will be provided at later date.
- Please be advised that the Stormwater Management plan for the development proposes a connection to Regional storm sewer and/or additional drainage to the Region of Peel road allowance. As this is not in compliance with Region of Peel standards and the Region's current CLI ECA, additional time will be required for review of a nonstandard proposal and to allow for collaboration with our Transportation division. To reduce the review timeframe, the consultant is encouraged to revise the proposal to meet Region of Peel standards and resubmit the report. Please advise the Region if there will be a resubmission.
- The non-refundable Stormwater Management Report Review Fee of \$1500 is required as per the current Fees By-law, prior to OZ/RZ approval.

Functional Servicing Review Requirements

- A satisfactory Functional Servicing Report is required prior to Regional clearance for zoning approval.
- Consultant is required to complete and submit the Multi-Use Demand table for the Region to fulfil our modelling requirements and determine the proposal's impact to the existing system. This table will be required prior to Regional clearance for zoning approval
- Please find the latest demand table form on-line at <https://peelregion.ca/public-works/design-standards/pdf/water-wastewater-modelling-demand-table.pdf>
- We have received the FSR dated 2023-06-09 and prepared by Urbantech /R.B.T. Merwin P.Eng. The Report is incomplete and cannot be modeled at this time.

The report is missing a hydrant flow test and it shall be confirmed if the two towers will be sharing servicing (water and sani). If yes, ensure the fire demands reflect that.

How will the servicing strategy be applied from the Malta Tertiary Plan analysis in this scenario, is there an interim and ultimate scenario, please indicate in FSR.

- The non-refundable Functional Servicing Report/Demand Table Review Fee of \$1000 is required as per the current Fees By-law prior to RZ approval.

Regional Easement/Infrastructure Review Requirements

There is a Regional water easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted.

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General Servicing Comments

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at <https://www.peelregion.ca/public-works/design-standards/#procedures>
- Please refer to Section 3 of our Site Plan Procedure document found on-line.
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws <https://www.peelregion.ca/council/bylaws/archive.asp>
- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project.
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Servicing Connections at siteplanservicing@peelregion.ca
- 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.
- Should the tenure change to different ownership for each tower, please notify us if the servicing drawings are revised to reflect the Local Municipality's Requirements for the Ontario Building Code. We may have additional comments and requirements.

Traffic Requirements

Access and TIS

- The Region is in receipt of a Traffic Impact Study (TIS); comments will be provided under a separate cover.
- Access configuration to be determined after review of the TIS.

Land Dedication

- The Region will request the gratuitous dedication of lands through either a draft plan of subdivision or site plan approval application to meet the Regional Official Plan requirement for Regional Road 15 (Steeles Avenue)
- Land requirement to ultimate right of way of 54 meters or 27 meters from the centerline of the road allowance, within 245 metres of intersections in addition to a 15 x 15 metre daylight triangle at the intersection of Steeles Avenue and Financial Drive and a 0.3 metre reserve along the frontage Regional Road 15 (Steeles Avenue) behind the property line and daylight triangle, except at any approved access point.

Public Health Recommendations

- Through Section 7.5 of Regional Official Plan, the Region has implemented 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 is to inform decision-makers, in this case Brampton Council, of the health promoting potential of planning applications. As such, City of Brampton 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 development received a score of 45 (Bronze level). The site is on its way to contributing to a

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healthy built environment.

Please see below recommendations:

- Recommend landscaped pedestrian walkways with pedestrian scaled lighting (up to 4.6m in height).
- Consider unbundling parking from residential units by selling or leasing parking spaces separately.
- If feasible, explore a reduction in parking ration due to the proximity of Brampton Go Station.
- Explore preferential parking for carpool and/or carshare vehicles to reduce single occupant vehicle trips.
- Consider Age Friendly Development Design Guidelines when designing spaces for multi-generational use.

Public Housing

- [Table 4](#) of the Peel 2051 Regional Official Plan identifies new Peel-wide housing unit targets on rental, density, and affordability. These targets are based on need as determined through the [Peel Housing and Homelessness Plan](#) and the [Regional Housing Strategy](#).
- For planning applications of approximately 50 units or more, Regional policies require applicants to submit a housing assessment that is consistent with local and Regional housing objectives and demonstrates contributions towards the housing targets. The required housing assessment can be included as part of a planning justification report or housing report or as its own report. It is acknowledged that the applicant included a housing statement as part of a Planning Justification Report dated May 2023.
- **Affordability:** While it is acknowledged that the proposed development will provide a housing type and variety of unit sizes that are more affordable, the applicant is encouraged to provide units at prices that are affordable to low or moderate income households to better contribute to the Peel-wide affordable housing target, respond to City of Brampton Official Plan Policy [4.2.5](#), and respond to SPA 55 Hurontario-Main Corridor Policy [5.2.5](#). The definition of 'affordable housing' can be found in the [Glossary](#) section of the new Regional Official Plan. The applicant can consider providing information on pricing (sale price) and affordability period (i.e., 25 years or more) of units.
While it is anticipated that units identified to address moderate income needs will be predominantly provided by the private sector, partnerships between the applicant, the Region of Peel, the City of Brampton, and the non-profit sector could be explored to provide units that are affordable to low income households. As part of the applicant's contribution to the Peel-wide new housing unit target for affordability, the applicant may consider a contribution of units to the Region and/or a non-profit housing provider to be used for affordable housing. Regional staff would be interested in working with the applicant to establish terms of such a contribution involving the Region of Peel and/or connecting the applicant with a non-profit housing provider.
- This application is within an area in the City of Brampton that is eligible for inclusionary zoning (IZ). Consequently, the applicant should be aware of ongoing [consultation and policy development](#) regarding the potential for IZ and further efforts by the City of Brampton to develop and implement an IZ by-law. Affordable units secured through IZ are part of an applicant's demonstration of a contribution to the Peel-wide new housing unit targets.
- **Density:** It is appreciated that the applicant has demonstrated a strong contribution towards the density target by proposing to develop apartment units. It is greatly appreciated that the applicant has incorporated two bedroom and three-bedroom units in the anticipated unit mix as this will create more family-sized housing options for larger households that will better respond to community need. The applicant is encouraged to include units of all sizes that are affordable to moderate income households.

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- **Rental:** The applicant is encouraged to review opportunities for purpose-built rental apartment units. The applicant should explore all available funding sources to support affordable rental housing, such as the [\ Peel Affordable Rental Incentives Program](#), the [\ Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative](#) and [\ Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund](#). Where purpose-built rental units are not possible, the applicant is encouraged to explore opportunities for affordable condominium rental.
- The applicant is encouraged to incorporate universal accessibility and design features in the development.
- Regional staff are pleased to meet with applicants to clarify housing objectives and policies as needed. We look forward to working with the applicant to review opportunities to contribute to Peel-wide new housing unit targets, including partnerships.

If you have any questions or concerns, please contact me at dana.jenkins@peelregion.ca or 905.791.7800 x 4027 at your earliest convenience. Thank you, Edwin.

Regards,

John Hardcastle for

Dana Jenkins
Development Services
Region of Peel Public Works

Public Works

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Tel: 905-791-7800 www.peelregion.ca



07/20/2023

Ms/Mr. **Shawntelle Trdoslavic**
Planning Department
City of **Brampton**,
Ontario

Dear **Shawntelle Trdoslavic**:

Re: OZS-2023-0018 _ 137 Steeles Avenue West

Rogers Reference Number: M23AW04A01

Rogers Communications (“**Rogers**”) has reviewed the application for the above Condominium and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

- (1) Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the “**Communications Service Providers**”). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.
- (2) Prior to registration of the plan of Condominium, 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 Condominium, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees;
and

- (3) the planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com

Sincerely,

Anuradha Padmanabhan

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario



October 6, 2023

Edwin Li
Planning, Building & Growth Management
City of Brampton
2 Wellington Street W
Brampton ON L6Y 4R2

Dear Mr. Li,

Re: 137 Steeles Avenue West, Brampton
City File No. OZS-2023-0018
CVC File No. OZ 23/018

CVC staff have received the above noted application for a proposed Zoning By-Law Amendment on the subject lands to permit the development of two residential towers 50 and 45 storeys in height on a shared six storey podium, interim access and parking. The proposed development is on the northern portion of the overall lands and constitutes Phase 1. It is our understanding that this application is also part of a Tertiary Plan for the area, however detailed studies for the Tertiary Plan have not been provided. As such, our review is on the site specific Zoning By-Law Amendment and further comments on the Tertiary Plan will be provided once detailed studies to support the Plan will be submitted.

Site Characteristics

The subject property contains a regulated wetland based on CVC mapping and prior site visits conducted by CVC staff through preliminary discussions with prospective purchasers. Although the wetland has not been captured in our regulation mapping the presence of wetland has been identified. As CVC regulation text prevails over mapping, it is concluded that the site is regulated by Ontario Regulation 160/06 and a permit for development will be required from CVC.

It should be noted that the Planning Justification Report by Weston Consulting May 2023, acknowledges that the site is located within the CVC's jurisdiction, however incorrectly states that it is not subject to regulation. This is likely due to the current CVC regulation mapping not showing the wetland however this statement should be revised as noted above.

CVC Comments:

Wetland

As noted above, the subject site contains a field confirmed wetland that is also verified in our wetland mapping (regulation mapping subject to update to reflect this). CVC staff note that based on our mapping, the current proposal for Phase 1 may not contain the entirety of wetland and only a small portion or associated drainage feature. As such, it is advised that a site meeting with the applicant, CVC and City staff is arranged to discuss the wetland and drainage features on site and determine next steps.

Typically, avoidance first principles are encouraged and site constraints are identified at the rezoning stage and zoned in the appropriate restrictive provision. Further, CVC staff do not support the removal of wetlands where it can be avoided and an Environmental Impact Study (EIS) should be submitted to assess the feature and provide recommendations on its management etc. We are happy to have further discussions with the applicant and City in this regard, recognizing the pre-consultation done to date.

Functional Servicing Report

CVC staff have reviewed the Functional Servicing and Stormwater Management Report for Phase 1 development in 137 Steeles Avenue West by Urbantech, June 2023 and provide the following comments:

1. Section 4 of the FSR does not identify the CVC erosion control requirements. Please note that according to CVC Stormwater Management Guideline (July 2022), the CVC's minimum erosion control requirement is retention of the first 5 mm of every rainfall event. Please update the FSR accordingly.
2. According to CVC's Stormwater Management Guideline (July 2022), for Low Volume Groundwater Recharge Areas, best efforts to maintain recharge is expected. Please update Section 4 of the FSR and demonstrate how the overall site water balance will be satisfied.

Conclusion

Based on our review of the proposal, the subject site contains a wetland and further assessment through the form of an EIS should be undertaken to characterize the feature and recommend management solutions. Site constraints should be identified at this stage. CVC staff are happy to continue dialogue with the applicant and City in this regard and advise a site visit in the current season (for wetland identification).

We trust the above is satisfactory, however feel free to contact the undersigned should you have questions.

Sincerely,



Dorothy Di Berto, RPP
Senior Manager, Planning
Planning and Development Services

Cc: Kristina Dokoska, City of Brampton
Ashley Mannello, Weston Consulting

137 Steeles Ave W, Brampton



Sources: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, CVC

Credit Valley Conservation

-  Regulation Limit
-  CVC Parcels
-  CVC Boundary
-  Wetlands_ELC
-  Wetlands_NHP
-  Wetlands_MNR



Credit Valley Conservation
inspired by nature



km
0 0.04 0.08

This is not a plan of survey. Credit Valley Conservation makes no guarantees about the accuracy or currency of the information presented. Conclusions and decisions made on the basis of the information on this map are the sole responsibility of the user.

9/29/2023, 11:28:32 A.M

June 28, 2023

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n: Wang Kei (Edwin) Li

Re: Notice of Application and Request for Comments – 137 Steeles Avenue West
COB File: OZS-2023-0018

Dear Edwin,

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.
- Anticipated capacity is not guaranteed and must be confirmed with Alectra Utilities Brampton. If capacity is available, it is provided on a first come first serve basis and the applicant is responsible for any expansion costs when the system capacity would have to be enhanced/expanded due to the applicant's loading requirements.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 52 weeks or longer.

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

E/ If there is any existing Alectra Utilities property plant and/or equipment in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs

Alectra Utilities Corporation

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

alectrautilities.com

associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

July 10, 2023

Edwin Li
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Edwin:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law
137 Steeles Avenue West
South side of Steeles Ave W, west of Hurontario St
File: OZS 2023-0018
City of Brampton – Ward 4**

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 2 mixed-use buildings with a total of 1147 residential units, which are anticipated to yield:

- 69 Junior Kindergarten to Grade 8 Students; and
- 34 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. Kevin	213	600	0
Secondary School	Cardinal Leger	1245	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
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c: Z. Tessaro, Peel District School Board (via email)