



Monday, June 17, 2019
7:00 p.m. – Regular Meeting

Council Chambers – 4th Floor – City Hall

Members: Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

For inquiries about this Agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact Shauna Danton, Legislative Coordinator, Telephone (905) 874-2116, TTY (905) 874-2130, cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request. Any difficulty accessing meeting rooms, buildings, elevators, etc. please contact security at 905-874-2111

Agenda
Planning & Development Committee

1. Approval of Agenda

2. Declarations of Interest under the Municipal Conflict of Interest Act

3. Consent

The following items listed with an asterisk (*) are considered to be routine and non-controversial by the committee and will be approved at one time. There will be no separate discussion of these items unless a committee member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(7.1, 7.2, 7.3)

4. Statutory Public Meeting Reports

- 4.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: **City-Initiated Draft Official Plan Amendment - Measuring the Sustainability of New Development**

If requested, staff presentation by Michael Hoy, Supervisor of Environmental Planning, Public Works and Engineering

- 4.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law – Caplink Limited – Weston Consulting Group Incorporated – 45 West Drive – North of Orenda Road, between West Drive and Dixie Road – Ward 3** (File C03E03.001)

If requested, staff presentation from Stephen Dykstra, Development Planner, Planning and Development Services; and applicant presentation from Weston Consulting Inc.

- 4.3. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law - To Permit a High-density, Mixed-use Development – 253 Queen Street East – Ward 3** (File C02E05.036)

If requested, staff presentation by David Vanderberg, Central Area Planner, Planning and Development Services; and applicant presentation by Weston Consulting Inc.

Agenda
Planning & Development Committee

- 4.4. Report from S. Swinfield, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – To Permit Motor Vehicle Sales, Leasing and Rental Establishment – 1968610 Ontario Limited and 1968611 Ontario Limited – Davis Webb LLP Lawyers – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) (RM 51/2019)

If requested, staff presentation by Shelby Swinfield, Development Planner, Planning and Development Services, and applicant presentation by Davis Webb LLP

5. Delegations

6. Staff Presentations

7. Planning

- * 7.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: **City Response to Regional Official Plan Amendment relating to Shale Policies – Heritage Heights – Ward 6**

Recommendation

- * 7.2. Report from K. Freeman, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Cal-Queen West Developments Inc. – KLM Planning Partners Inc. – 1324, 1328 and 1342 Queen Street West – East of Creditview Road, North side of Queen Street West – Ward 5** (File C03W06.007)

Recommendation

- * 7.3. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2604666 Ontario Inc. (Great Gulf Homes) – East side of Heritage Road, between Embleton Road and Lionhead Golf Club Road – Ward 6** (File C05W05.010)

Recommendation

Agenda
Planning & Development Committee

- 7.4. Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU)

Recommendation

- 7.5. Report from E. Corazzola, Manager, Zoning and Sign By-law Services, dated May 16, 2019, Re: **Second Unit Registration By-law – Update and Proposed Amendments – City Wide**

Recommendation

8. Minutes

8.1. Minutes – Brampton Heritage Board – May 28, 2019

Note: to be distributed prior to the meeting

To be approved

9. Other/New Business

10. Referred Matters

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current [Referred Matters List](#) for Council and its committees, including original and updated reporting dates, is publicly available on the City's website.

11. Deferred Matters

- 11.1. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002)

Note: deferred from the June 3, 2019, Planning and Development Committee Meeting

Recommendation

Agenda
Planning & Development Committee

12. Notice of Motion

13. Correspondence

14. Councillor Question Period

15. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

16. Closed Session

17. Adjournment

Next Meeting: Wednesday, July 10, 2019, at 7:00 p.m.

Date: 2019-05-24

Subject: **Information Report**
 City-Initiated Draft Official Plan Amendment
 Measuring the Sustainability of New Development

Contact: Yuri Mantsvetov, Policy Planner, Planning & Development Services,
 905-874-2141, yuri.mantsvetov@brampton.ca

Recommendations:

1. **THAT** the report from Yuri Mantsvetov, Policy Planning, dated May 24, 2019, to the Planning and Development Committee meeting of June 17, 2019, re: **City-Initiated Draft Official Plan Amendment - Measuring the Sustainability of New Development** be received; and
2. **THAT** Planning & Development Services Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and a staff recommendation.

Overview:

- Council approved the Sustainable Community Development Guidelines (Phase 1 Guidelines) and Measuring the Sustainability Performance of New Development (Phase 2 Sustainability Metrics) in September 2013.
- In April 2015, Council approved the Sustainability Threshold Scores, Bronze, Silver and Gold for Block Plans, Draft Plans and Site Plans, and required all new development applications, submitted after April 8, 2015 to include a Sustainability Score and Sustainability Summary as part of a complete application.
- Council directed staff to ensure that development applications submitted after April 8, 2015 strive to achieve the Bronze Sustainability Threshold Score at a minimum.
- In June 2018, staff informed Council of a variety of planning related initiatives to support the implementing the Brampton 2040 Vision, including adherence to the April 2015 direction to require new development applications to achieve a minimum Sustainability Score

4.1-2

(Bronze) threshold.

- **The principle of sustainable development represents the foundation of the City's Official Plan, which promotes a holistic approach to planning to achieve a balance between the social, and economic needs of the community, and environmental and cultural conservation.**
- **The purpose of this report is to present for public review and comment a draft City-Initiated Official Plan Amendment that intends to facilitate the implementation of the sustainability objectives of the Official Plan and the Brampton 2040 Vision.**
- **This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, as it represents open and accountable engagement with citizens.**

Background:

Developing policy and measuring progress towards environmental sustainability has become increasingly important in managing growth, efficiently using municipal resources, and improving the health and well-being of residents within cities.

Provincial legislation, plans and policies speak to the importance of sustainability including the Provincial Policy Statement 2014, the *Planning Act* Bill 51 amendments, and the Growth Plan for the Greater Golden Horseshoe 2017. This is further supported by local and regional plans including the City's Strategic Plan, Brampton Grow Green, the City's Environmental Master Plan, Development Design Guidelines, and the Brampton 2040 Vision.

In September 2013, Council approved the Sustainable Community Development Guidelines (Phase 1 Guidelines) and Measuring the Sustainability Performance of New Development (Phase 2 Sustainability Metrics), which were prepared in partnership with the City of Vaughan and Town of Richmond Hill (Council Resolution C250-2013).

In November 2014, the Ontario Professional Planners Institute announced that the Phase 2 Measuring the Sustainability Performance of New Development project won the Research and New Direction, Excellence in Planning Award.

The Phase 1 Guidelines were implemented immediately following Council's approval in 2013, through the submission of Community Design Guidelines and Design Briefs. The Phase 2 Sustainability Metrics included a two-stage approach for implementation; Testing, and Comprehensive Implementation. The Testing Stage commenced in October 2013 and completed in December 2014.

4.1-3

The Implementation stage of the Sustainability Metrics was presented and approved by Council on April 8, 2015 (Council Resolution C091-2015). This included approval of the Sustainability Score Thresholds of Bronze, Silver and Gold for Block Plans, Draft Plans of Subdivision, and Site Plans; the requirement to submit a Sustainability Score and Sustainability Summary as part of a complete application; and direction that new development applications strive to achieve a Sustainability Score within the Bronze threshold.

In 2016, the program was recognized by the American Planning Association with their Award of Excellence in Sustainability.

On June 25, 2018, Planning & Development Committee received a report entitled “Planning Regulatory Framework for the Brampton 2040 Vision”, whereby staff advised that the City would require new development applications to achieve at least the minimum (Bronze) Sustainability Score.

In addition to supporting the Brampton 2040 Vision, requiring new development applications to achieve a minimum sustainability score within the Bronze threshold would further support the implementation of the City’s Official Plan. As emphasized in Section 3: Sustainable City Concept, the principle of sustainable development represents the foundation of the Official Plan as it continues to guide Brampton’s growth.

Current Situation:

The Official Plan does not currently speak to the Sustainable Community Development Guidelines, Sustainability Score, Sustainability Thresholds, and related planning application submission requirements. By formalizing the existing process, the proposed City-Initiated Official Plan Amendment strengthens the current sustainability policies and provides clear direction for all incoming development applications. No new land uses or development process changes are proposed.

Specifically, this City-Initiated Official Plan Amendment proposes to:

- To add definitions to the Official Plan for Sustainable Community Development Guidelines, Sustainability Score, Sustainability Summary, and Sustainability Assessment Tool, and Bronze, Silver and Gold Thresholds;
- To clearly state that a minimum Sustainability Score within the Bronze Threshold must be achieved for new development applications;
- To identify that the Sustainability Score and Sustainability Summary is a mandatory submission requirement in order to deem a development application complete;
- To provide additional detail on the Sustainability Community Design Guidelines, Sustainability Score and Sustainability Summary, in the Urban Design section of the Official Plan; and
- To outline elements that should be considered as part of the Sustainability Score.

4.1-4

A copy of the draft Official Plan Amendment can be found in Appendix 1.

Public Meeting Notification Area

Notice of the Public Meeting was given by public notification in the Brampton Guardian and on the City's website: <http://www.brampton.ca/en/City-Hall/Pages/Public-Meetings-Notices.asp>

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Economic Development Implications:

There are no economic development implications associated with this report.

Term of Council Priorities (2019 – 2022):

This report directly aligns with A Green City (Sustainability) by mandating sustainable growth through environmentally efficient development. This report has been prepared in full consideration of the Term of Council Priorities (2019 – 2022).

Living the Mosaic – 2040 Vision:

This report directly aligns with Vision 1: Sustainability and the Environment, by mandating a minimum Sustainability Score threshold (Bronze) requirement. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.'

Next Steps

The City-Initiated draft Official Plan Amendment that proposes to facilitate the implementation of the sustainability objectives of the Official Plan and the Brampton 2040 Vision are being presented by the City for formal public review and comment.

Following the statutory public meeting, staff will report back to Planning and Development Committee with a final recommendation on the proposed Official Plan Amendment.

4.1-5

Conclusion:

In compliance with the requirements of the *Planning Act*, the City is holding a statutory public meeting to present the draft Official Plan Amendment for public comment.

By formalizing the current practice of requiring new development applications to achieve at minimum a Sustainability Score within the Bronze threshold is to reinforce a milestone in Brampton's sustainable development program. This will also reinforce the goals of the Brampton 2040 Vision, Brampton Grow Green Environmental Master Plan, and the recently adopted Term of Council Priorities for 2019-2022.

Approved by:

Approved by:

Bob Bjerke
Director, Policy Planning
Planning & Development
Services

Richard Forward
Commissioner, Planning &
Development Services

Attachment:

Appendix 1: Draft Official Plan Amendment

Report authored by: Yuri Mantsvetov, Policy Planner



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

To Adopt Amendment Number OP 2006-
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - _____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this day of 2019.

Approved as to
form.

20__/month/day

[insert name]

Patrick Brown, Mayor

Approved as to
content.

20__/month/day

[insert name]

Peter Fay, City Clerk

4.1-7

AMENDMENT NUMBER OP 2006 -
to the Official Plan of the
City of Brampton Planning Area

4.1-8

AMENDMENT NUMBER OP 2006 - TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to revise Section 3, 4 and 5 of the Official Plan to include Sustainability Community Development Guidelines and Sustainability Metrics.

2.0 Location:

All properties in the City of Brampton are subject to this amendment.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(1) by adding the following new policies as Section 3.4 and 3.4.1

“3.4 **Sustainable Community Development Guidelines**

The Sustainable Community Development Guidelines (SCDG) is a document that provides direction to development proponents and acts as a basis for the City to review development applications with regard to environmental sustainability. The SCDGs encourage and guide development at a level of planning and design that focuses on the community as a whole.

The Guidelines assist the City to inform and evaluate documents and technical reports provided in support of development applications, such as Community Design Guidelines and Urban Design Briefs, that describe the sustainable aspects of a proposed development.

3.4.1 **Sustainability Score and Sustainability Summary**

The Sustainability Score and Sustainability Summary are intended to implement the qualitative Sustainability Community Development Guidelines with specific quantitative metrics.

The Sustainability Assessment Tool offers the applicant and the City a means to evaluate the sustainability performance of development applications. In addition, it helps the City to:

- Inform, track and rank the sustainability performance of development proposals;
- Identify opportunities to improve the sustainability performance of a development proposal;
- Acknowledge developments that achieve a high sustainability score; and
- Qualify an acceptable minimum sustainability performance.

See Section 4.11.4.9 of this document for more detailed information about the Sustainability Score threshold.”

(2) by adding the following tools under Section 4.11.4.3:

- Sustainability Community Development Guidelines
- Sustainability Score and Sustainability Summary

(3) by adding the following new policy as Section 4.11.4.9:

“The “Sustainability Score and Sustainability Summary” are a mandatory submission requirement as part of a complete development application. Development applications must achieve a Sustainability Score within the Bronze Threshold, and strive to achieve a Sustainability Score within the Silver or Gold Thresholds. The scores are determined using the Sustainability Assessment Tool and considers site elements including, but not limited to:

- Compact Development
- Land Use Mix and Diversity

4.1-9

- Green Buildings
- Site Accessibility
- Landscape and Street Tree Plantation/Preservation
- Housing Unit Mix
- Community Form
- Natural Heritage
- Parking
- Pedestrian Connections
- Cultural Heritage
- Street Networks and Blocks
- Site Permeability
- Transit Supportiveness
- Active Transportation
- Walkability
- Stormwater Management
- Park Accessibility
- Soil Restoration/Enhancement
- Energy Conservation
- Potable Water Conservation
- Lighting
- Bird Friendly Design
- Materials and Solid Waste Management
- Reduction of Heat Island

Along with the Sustainability Score, applicants must also submit a Sustainability Summary, which outlines the component plans/drawings and studies where the points of the Sustainability Score can be verified.”

(4) by adding the following definitions under Section 5.2 as follows:

“Sustainability Community Development Guidelines, or “SCDG” is a comprehensive document that encourages and guides development at a level of planning and design that focuses on the community as a whole. The goal of the SCDG is to provide criteria for assessing development applications from a sustainability perspective.

“Sustainability Score” is tool to evaluate the sustainability performance of development applications in relation to the objective and policies of the City’s Official Plan.

“Bronze Threshold” is the minimum sustainability performance of development applications.

“Silver Threshold” is good sustainability performance of development applications.

“Gold Threshold” is excellent sustainability performance of development applications.

“Sustainability Summary” is a document that outlines where each sustainability metric and target can be verified.

“Sustainability Assessment Tool (SAT)” is a tool that generates the Sustainability Score.

(5) by adding the following complete submission requirements under Section 5.31.3:

- Sustainability Score
- Sustainability Summary

Approved as to Content:

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Date: May 24, 2019

Subject: INFORMATION REPORT
 Application to Amend the Zoning By-law
 45 West Drive
 Proposed Zoning By-law amendment to add a food processing facility as a permitted use.
Caplink Limited – Weston Consulting Group Incorporated
 North of Orenda Road, between West Drive and Dixie Road
 City File: C03E03.001
 Ward: 3

Contact: Stephen Dykstra, Development Planner, Development Services
 stephen.dykstra@brampton.ca, 905-874-3841; and,
 Krista Walkey, Manager, Development Services,
 krista.walkey@brampton.ca, 905-874-2089.

Recommendations:

1. **THAT** the report from Stephen Dykstra, Development Planner, Planning and Development Services, dated May 3, 2019 to the Planning and Development Services Committee Meeting of June 17, 2019 entitled “**Information Report**”, Application to Amend the Zoning By-Law, **Caplink Limited – Weston Consulting Group Incorporated**, Ward: 3, File: C03E03.001 be received; and,
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The application is proposing to re-develop the lands from a former training facility to a food processing facility. The facility is anticipated to have a gross floor area of approximately 110,000 square feet (10,140 m²) and provide approximately 300 full time jobs.
- The property is zoned ‘Industrial’, but does not permit ‘food processing’. An amendment to the Zoning By-law is required to permit the proposed use.

4.2-2

- **An associated Site Plan application is being processed concurrently.**
- **This Information Report and associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way**

Background:

The property is located at 45 West Drive. This property was the former location of the training facility of Nortel, which is presently the location of the Rogers operations site. The lands were zoned specifically for the existing training facility.

This application has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on May 6, 2019.

Current Situation:

Proposal (Refer to Appendix 1)

The applicant is proposing to amend the Zoning By-law to permit the additional use of the 'food processing'. The food processing plant is proposed to include the following features:

- Total gross floor area (GFA) of 109,129 square feet (10,140 m²), with 8,300 square feet (771 m²) of the GFA used for office space;
- Anticipating approximately 300 full-time jobs; and,
- Utilizes existing infrastructure.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 2.1 hectares (5.2 acres);
- has access to West Drive; and,
- is currently vacant (demolition permit issued on October 29, 2018).

4.2-3

The surrounding land uses are described as follows:

North: Watercourse (constructed), beyond are Industrial uses

South: Industrial uses

East: Industrial uses

West: Industrial uses

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in the future Recommendation Report to the Planning & Development Services Committee.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Current Issues

At this time, there are currently no outstanding issues that are inhibiting the processing of this application.

Public Meeting Notification Area:

Notice of the Statutory Public Meeting is provided by prepaid first class mail to all persons assessed in respect of land (based on the last revised assessment roll) within 240 metres from the area to which the proposal applies. Notification is also provided in the Brampton Guardian and posted on the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

4.2-4

Economic Development Implications:

The application proposes the creation of approximately 300 full time jobs within the 107,000 square foot industrial building. The mission of the Economic Development Master Plan is to create a business community and business climate in Brampton that supports the creation of new local jobs.

Economic development implications will be discussed in detail within the Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Living the Mosaic – 2040 Vision

This Application to Amend the Zoning By-law is consistent with the Brampton 2040 Vision by facilitating the creation of a ‘mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living’.

Term of Council Priorities 2019-2022:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022 including Brampton is a ‘City of Opportunities’, attracting investment and employment, and will be discussed in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received by the Planning and Development Services Department. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and evaluation of the planning merits of this application to amend the Zoning By-law.

Respectfully submitted by:

Stephen Dykstra, MCIP, RPP
Development Planner,

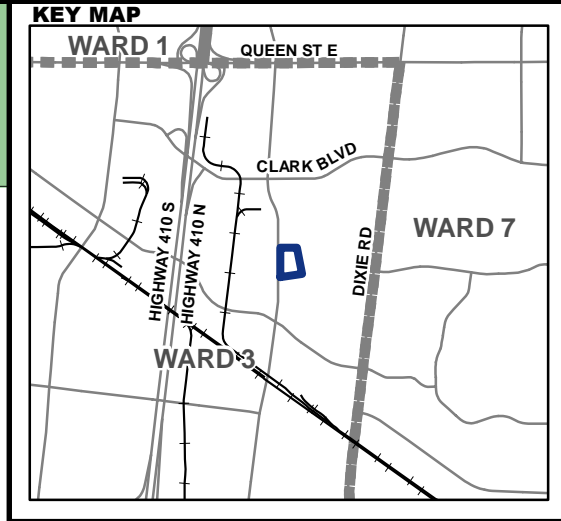
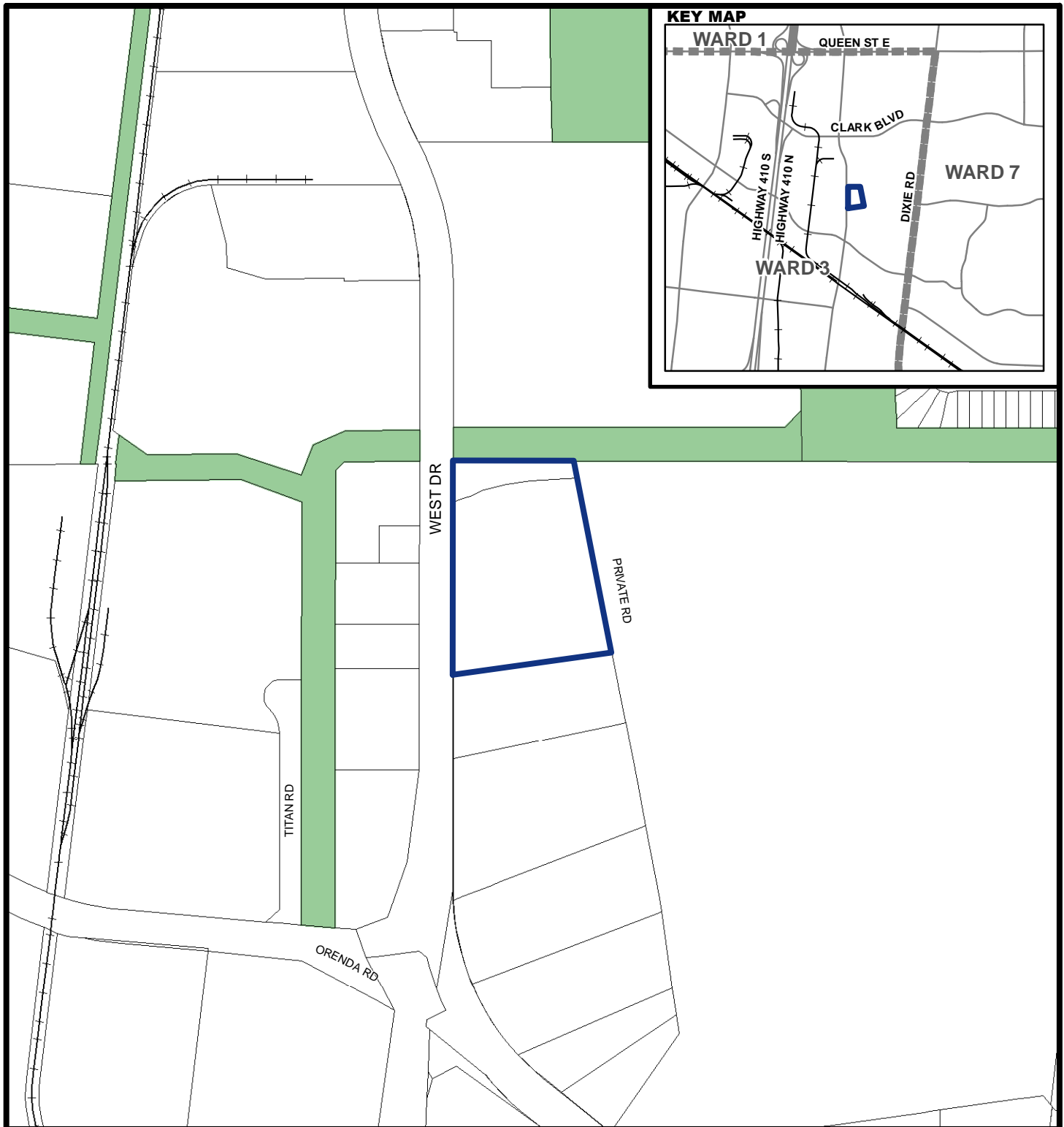
Recommended by:

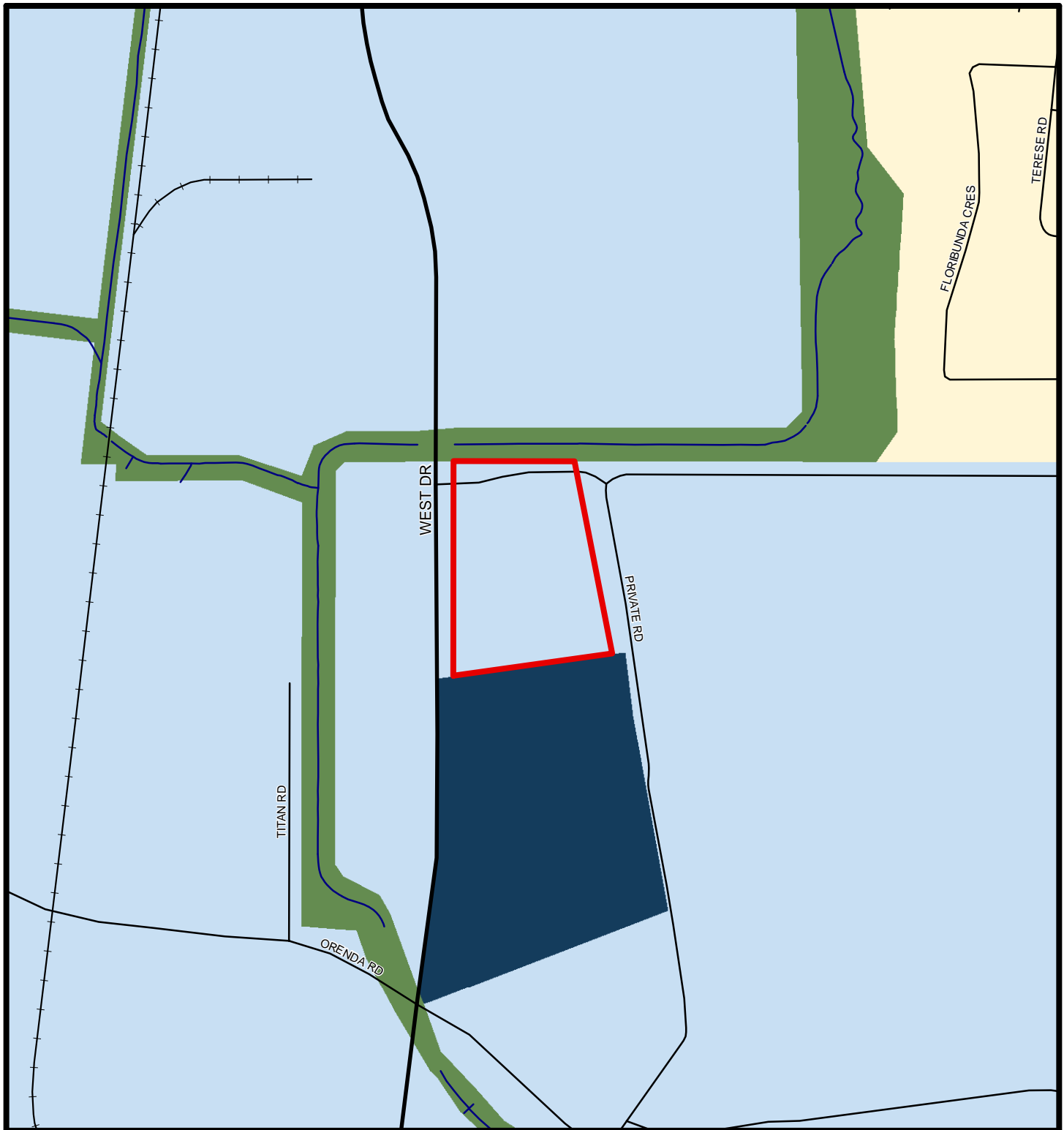
Allan Parsons, MCIP, RPP
Director, Development Services

Appendices:

Appendix 1:	Concept Site Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Information Summary







EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



SUBJECT LAND



INDUSTRIAL



RESIDENTIAL



BUSINESS CORRIDOR



OPENSOURCE



BRAMPTON
Flower City
PLANNING AND DEVELOPMENT SERVICES

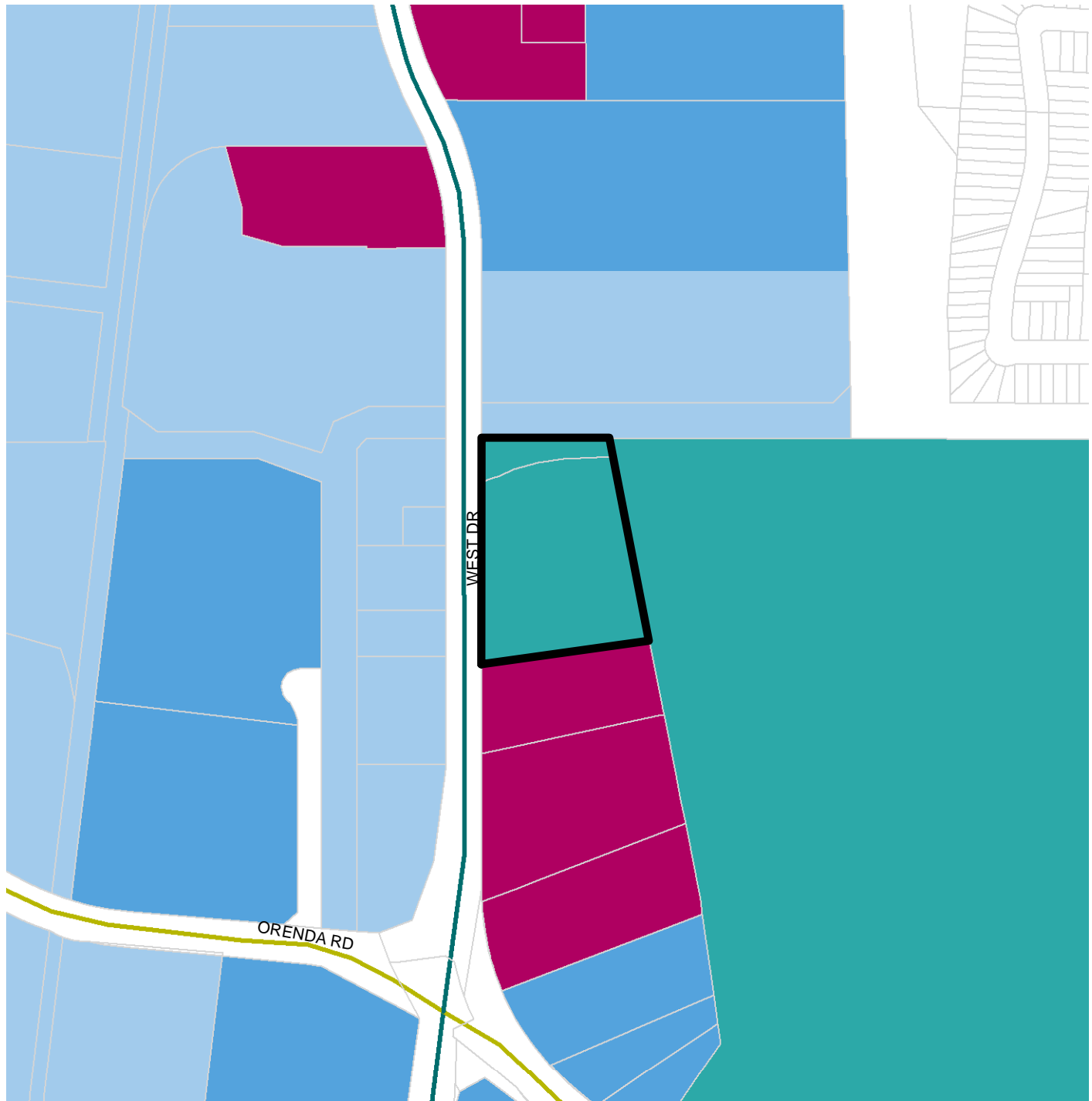


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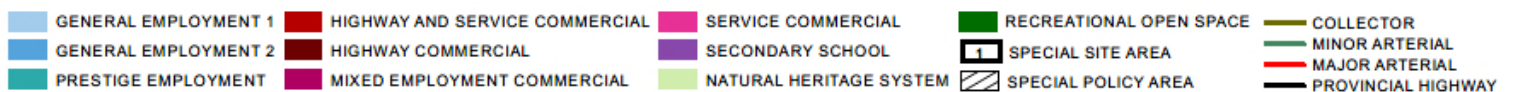
Author: ckovac
Date: 2019/05/03

APPENDIX 3
OFFICIAL PLAN DESIGNATIONS
WESTON CONSULTING GROUP
INCORPORATED - CAPLINK LIMITED

CITY FILE: C03E03.001



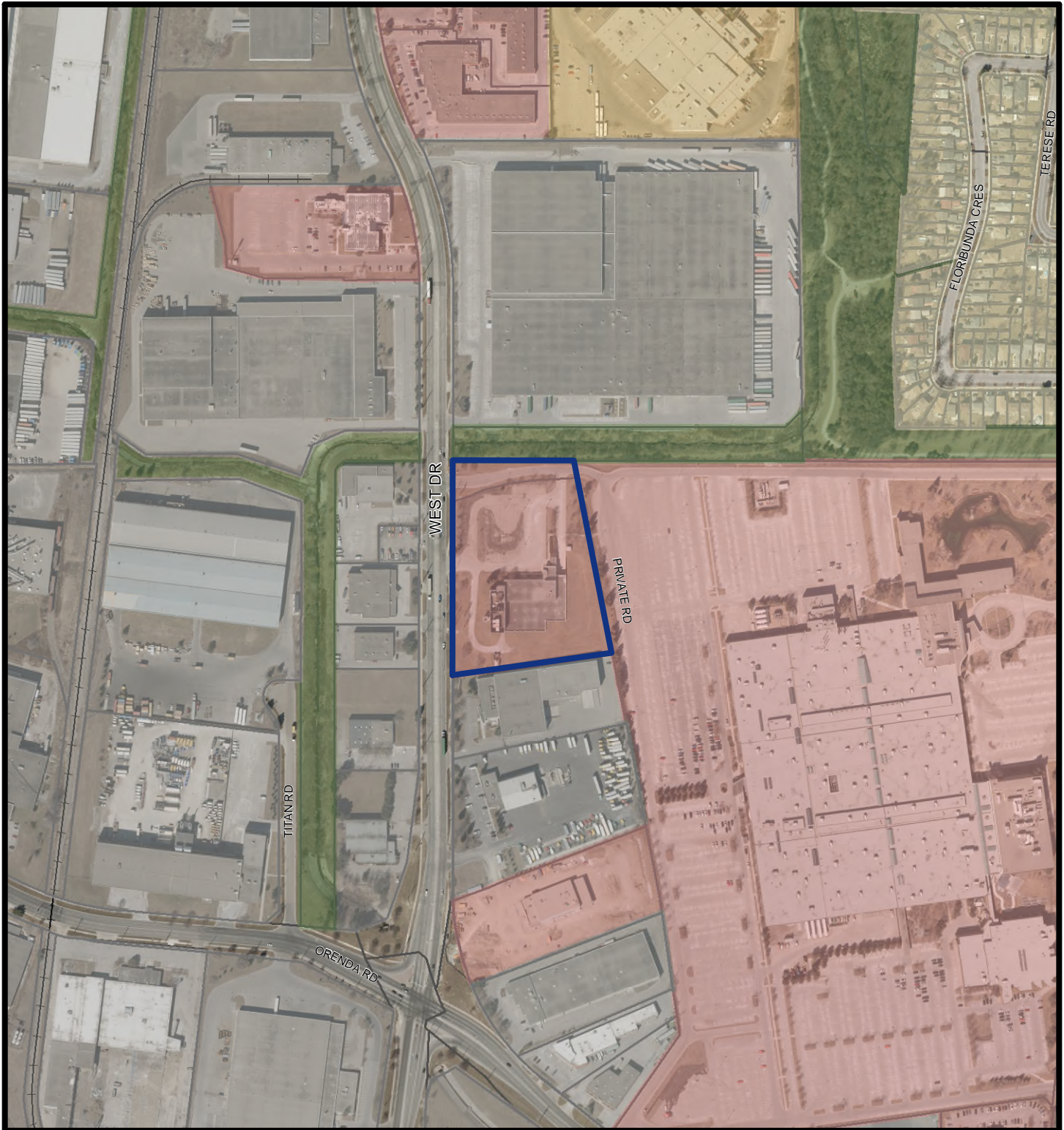
EXTRACT FROM SCHEDULE SP5(A) KNOWN AS THE HIGHWAY 410/STEELES AVENUE SECONDARY PLAN














 SUBJECT LAND
 COMMERCIAL
 OPEN SPACE
 RESIDENTIAL
 INDUSTRIAL





Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		

AERIAL PHOTO DATE: SPRING 2018



Information Summary (C03E03.001)

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2014), conformity with the Growth Plan for the Greater Golden Horseshoe (2017), the Regional of Peel Official Plan and the City of Brampton Official Plan.

Provincial Policy Statement (2014):

The Provincial Policy Statement section that is applicable to this application is:

- Promoting appropriate development standards which facilitate re-development while avoiding or mitigating risks to public health and safety (Section 1.1.3.4).
- Providing for an appropriate mix and range of employment and institutional uses to meet long-term needs (Section 1.3.1)
- Protection of employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations (Section 1.3.2.3)
- Providing employment uses that contribute to long-term economic prosperity (Section 1.7.1)

The future Recommendation Report will address any outstanding issues related to the application related to the Provincial Policy Statement.

Growth Plan for the Great Golden Horseshoe (2017):

The Growth Plan for the Greater Golden Horseshoe section that is applicable to this application is:

Section 2.2.5

1. Economic development and competitiveness in the GGH will be promoted by:
 - a) Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
 - b) Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
 - c) Planning to better connect areas with high employment densities to transit; and
 - d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

The future Recommendation Report will address any outstanding issues related to the application related to the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan:

The Region of Peel Official Plan policy that is applicable to this application is:

4.2-13

- Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate (Policy 5.3.1.9).
- Encourage area municipalities to develop employment and industrial uses adjacent to highways, rail corridors, rail yards and major truck terminals (Policy 5.3.2.8)
- To promote sustainable development of employment areas (Policy 5.6.1.3)
- To attract and retain a range of employment types in Peel (Policy 5.6.1.4)
- To plan for, protect and preserve employment areas for employment uses (Policy 5.6.1.6)

The future Recommendation Report will include all of the Region of Peel comments. Any outstanding issues related to the application related to Region of Peel matters will be addressed prior to the advancement of this application.

Official Plan:

The property is designated as “Industrial” on Schedule A – General Land Use in the Official Plan. The “Industrial” designation permits the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses. The proposed food processing facility with associated office space is a prime example of what use would be permitted within this designation.

The proposal is consistent with the “Industrial” land use designation. An amendment to the Official Plan land use designations is not required.

Secondary Plan:

The property is located within the Highway 410 and Steeles Secondary Plan (Area 5). It is designated as ‘Prestige Industrial’ and is within Special Policy Area 2. This designation states that “Primary permitted uses include, office uses, research and development facilities, manufacturing, cleaning, packaging, [and] processing...A training facility as a primary permitted use shall only be allowed at 45 West Drive”. The subject property is designated ‘Special Site Area 2’ in the Secondary Plan which allows for the former training facility, specific to this property alone.

The proposal is consistent with the Secondary Plan designation. An amendment to the Official Plan is not required.

Zoning By-law:

The property is zoned “Industrial One A – Special Section 1277 (M1A-1277)” by By-law 270-2004, as amended. The applicant has submitted a draft zoning by-law to implement the uses. Staff will evaluate and recommend on the implementing Zoning By-law in the future Recommendation Report to the Planning and Development Committee. An Amendment to the Zoning By-law is required to permit the proposed industrial uses.

Sustainability Score and Summary

The sustainability score that was submitted initially indicates that the score is 40. This score meets the Bronze Threshold as identified in the Sustainable Community Development Guidelines.

A full review and analysis of the Sustainability Score and Summary for this proposal will be provided in the future Recommendation Report to the Planning and Development Committee.

Documents Submitted in Support of the Application

- Site Plan (Prepared by Baldassarra.; dated January 7, 2019)
- Functional Servicing and Stormwater Management Report (MTE; March, 12 2019)
- Traffic Study (Nextrans.; February, 2019)
- Phase One Environmental Site Assessment (Pinchin.; August 29, 2017)
- Geotechnical Investigation Report (MTE; September 12, 2018)
- Arborist Report (Andrew White; November 19, 2018)
- Draft Zoning By-law Amendment
- Sustainability Score Matrix and Summary
- Planning Justification Report (Weston Consulting; April, 2019)
- Grading and Servicing Plans
- Elevations
- Landscape Plans and Tree Preservation Plan
- Site Survey

Date: 2019-05-24

Subject: Information Report
 Application to Amend the Zoning By-law
(To permit a high-density, mixed-use development)
Weston Consulting – 253 Queen Street East Inc.
 253 Queen Street East
 File: C02E05.036
 Ward: 3

Contact: David VanderBerg, Central Area Planner, Development Services,
 905-874-2325, david.vanderberg@brampton.ca
 Bernie Steiger, Manager, Development Services, 905-874-2097,
 Bernie.steiger@brampton.ca

Recommendations:

1. **THAT** the report from David VanderBerg, Central Area Planner, Planning and Development Services dated May 24, 2019, to the Planning and Development Committee Meeting of June 17, 2019 entitled **Information Report**, Application to Amend the Zoning By-law, **Weston Consulting – 253 Queen Street East Inc.**– 253 Queen Street East, Ward 3 (File:C02E05.036), be received; and
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The application is proposing to develop the lands for a mixed-use development that includes three high-rise towers.
- The subject lands are designated as “Central Area” in Schedule A and are located within the “Urban Growth Centre” on Schedule 1A of the City of Brampton Official Plan. An amendment to the Official Plan is not required.
- The subject lands are designated as “Central Area Mixed Use” in the Queen

4.3-2

Street Corridor Secondary Plan (Secondary Plan Area 36). An amendment to the Secondary Plan is not required.

- **The subject lands are zoned “Service Commercial – Section 3550” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed mixed-use development.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.**

Background:

This application proposes to amend the Zoning By-law to permit a high-density, mixed-use development at 253 Queen Street East. The applicant submitted the application on February 21, 2019. City planning staff has reviewed the application for completeness and found it to be complete in accordance with Section 35 (10.4) of the Planning Act. A formal Notice of Complete Application was provided to the applicant on April 3, 2019.

Current Situation:

Proposal (Refer to Appendix 1)

The details of the proposal are as follows:

- Three high-rise towers within two structures to be constructed over two phases:
 - Phase 1 would be located on the south portion of the property and includes a 30 storey tower.
 - Phase 2 would be located on the north portion of the property and includes a 46 and 32 storey tower.
- A total of 998 residential dwelling units.
- A total gross floor area (excluding parking garage) of 92,242 square metres (992,917 square feet). The overall gross floor area includes:
 - 82,228 square metres (885,124 square feet) of residential floor area.
 - 8,154 square metres (87,772 square feet) of office space.
 - 1,860 square metres (20,021 square feet) of retail space.
- A terraced podium that is 10 storeys in height at the tallest point.
- 1,272 parking spaces in 3 levels of underground parking and 6 levels of above ground parking.
- 850 bicycle parking spaces.

4.3-3

- Lands identified to be conveyed to the City for a future east-west road through the central portion of the site.
- A floor space index (ratio of the gross floor area of the building to the site area) of 5.82. This floor space index calculation does not include the area within the above ground parking garage.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- is located at 253 Queen Street East.
- has a site area of 1.59 hectares (3.93 acres).
- has a frontage of 60.8 metres (199.5 feet) along Queen Street East.

The surrounding land uses are described as follows:

North: Queen Street East, beyond which are low-rise commercial buildings.

South: A watercourse, beyond which are industrial uses.

East: Low-rise commercial buildings.

West: Low-rise commercial buildings.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. At this time, staff has noted the following specific considerations that will need to be addressed as part of the comprehensive analysis in addition to the general assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- The appropriateness of the proposed density and height, including whether they can be appropriately integrated into the planned overall development pattern for the surrounding area, the impact on servicing for the overall area, and the impact on ability for adjacent lands to develop in accordance with the Secondary Plan policies.
- The impact of the development on the environmental features located on the site and appropriateness of the proposed mitigation measures.
- Determining the location of a new east-west road and a new north-south road as schematically identified in the Queen Street Corridor Secondary Plan and the mechanisms to be used for the delivery of the roads.
- Determining any secondary links (e.g private driveways) that would help support integrated urban development across properties within the larger block

4.3-4

A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands on April 11, 2019 as per Planning Act requirements. This report, along with the complete application requirements including studies, has been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Economic Development Implications:

Economic Development staff view the Queen Street corridor as a prime location for intensification and a mix of uses that supports employment opportunities. Staff will review the application for any economic development implications and provide further comments at the Recommendation Report stage.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Living the Mosaic – 2040 Vision:

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This Report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”.

Term of Council Priorities (2019-2022):

This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community. The application

4.3-5

will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities, and this will be discussed in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan and Zoning By-law.

Respectfully submitted by:

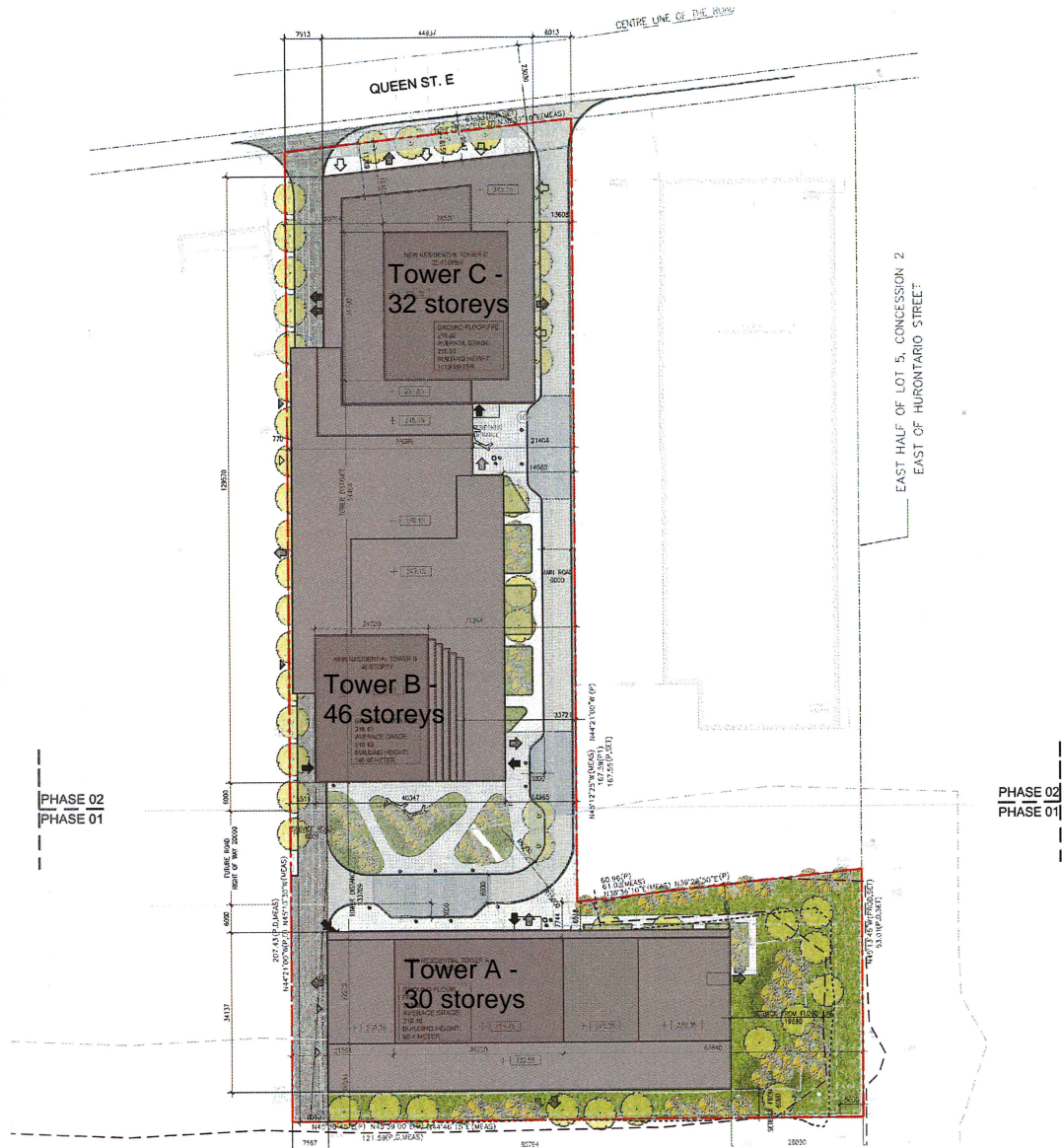
David VanderBerg
Central Area Planner
Planning and Development Services

Recommended by:

Allan Parsons, MCIP RPP
Director, Development Services
Planning and Development Services

Attachments:

- Appendix 1: Concept Site Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Information Summary



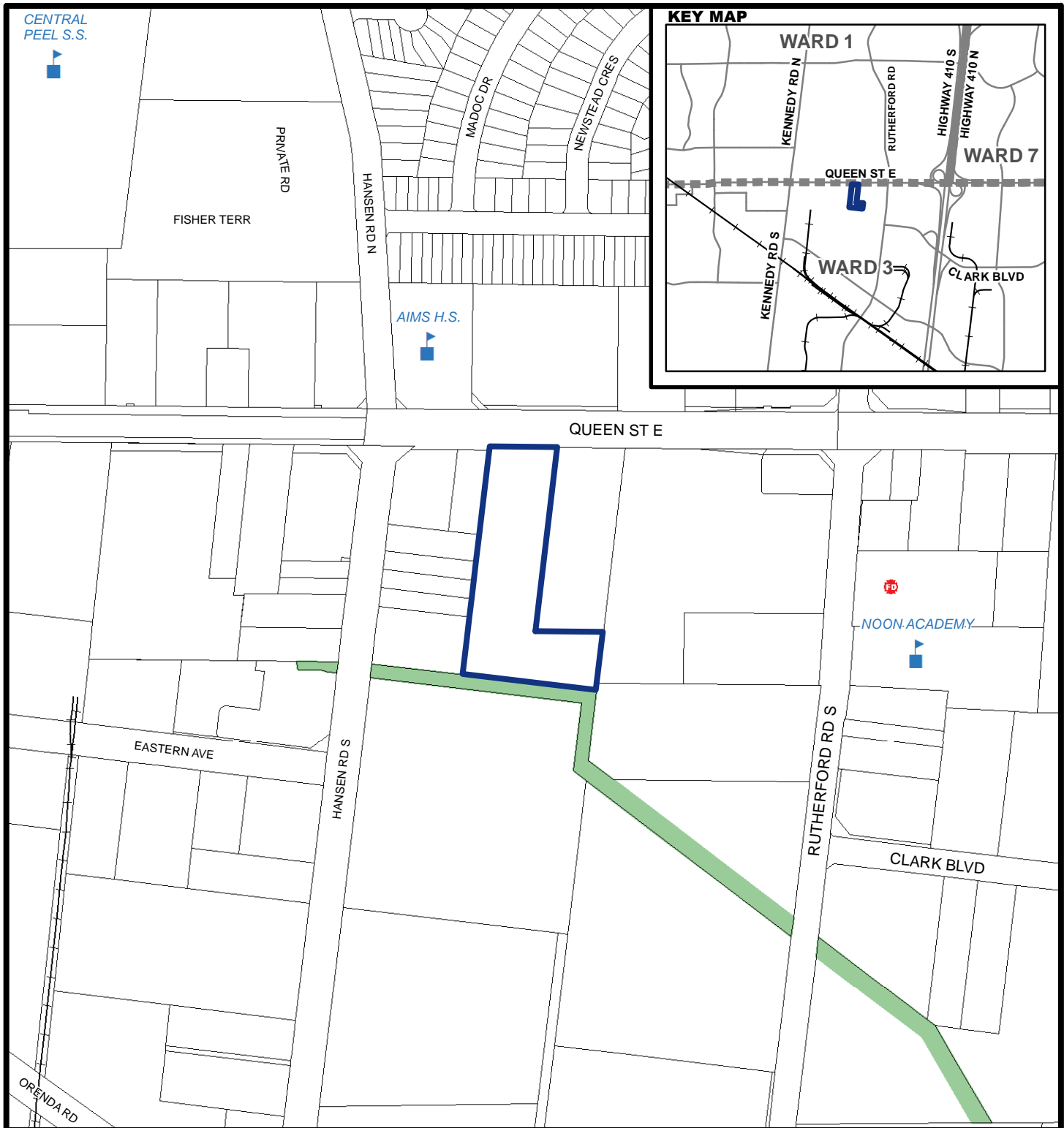
BRAMPTON
 Flower City

brampton.ca
 PLANNING AND DEVELOPMENT SERVICES

Author: ckovac
 Date: 2019/05/21

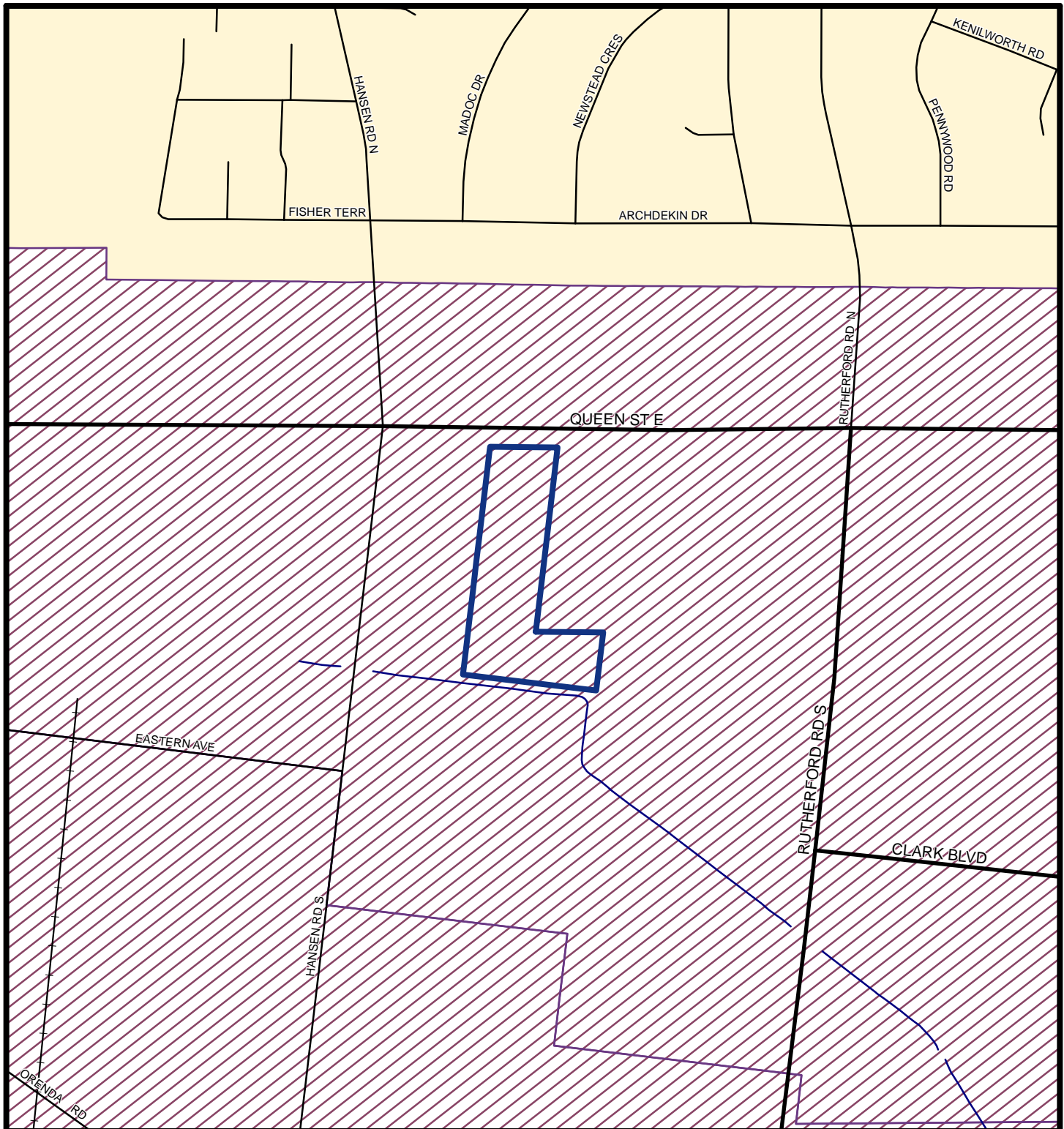
APPENDIX 1
CONCEPT SITE PLAN
WESTON CONSULTING - 253 QUEEN STREET INC.

CITY FILE: C02E05.036

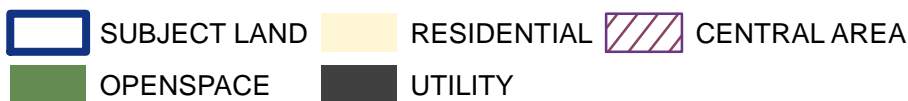


- SUBJECT LAND
 GREENSPACE
 SCHOOLS
 FIRE STATIONS
- PROPERTY LINE
 RAILWAYS

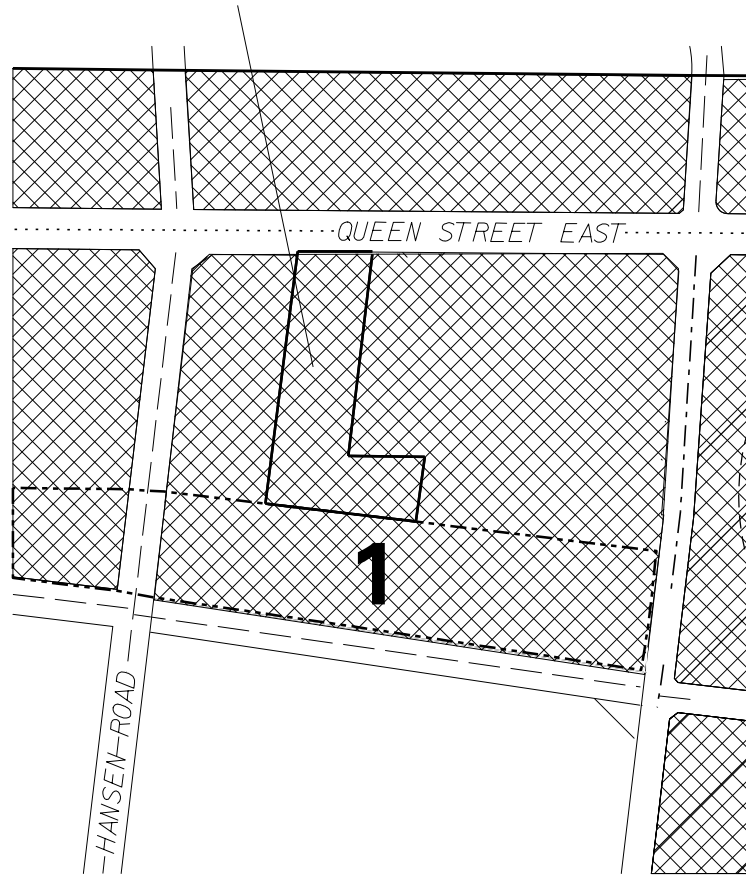




EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



SUBJECT LANDS



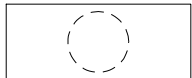
EXTRACT FROM SCHEDULE SP36(A) OF THE DOCUMENT KNOWN AS THE QUEEN STREET CORRIDOR SECONDARY PLAN

LAND USE

———— Subject Lands

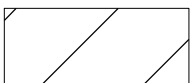
COMMERCIAL

**Central Area
Mixed Use**

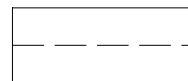


Primary Office Node

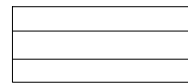
Industrial



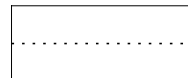
Special Study Area

TRANSPORTATION

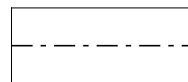
Collector Road



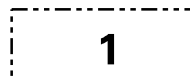
Local Road



**Major Arterial
Road**



**Minor Arterial
Road**



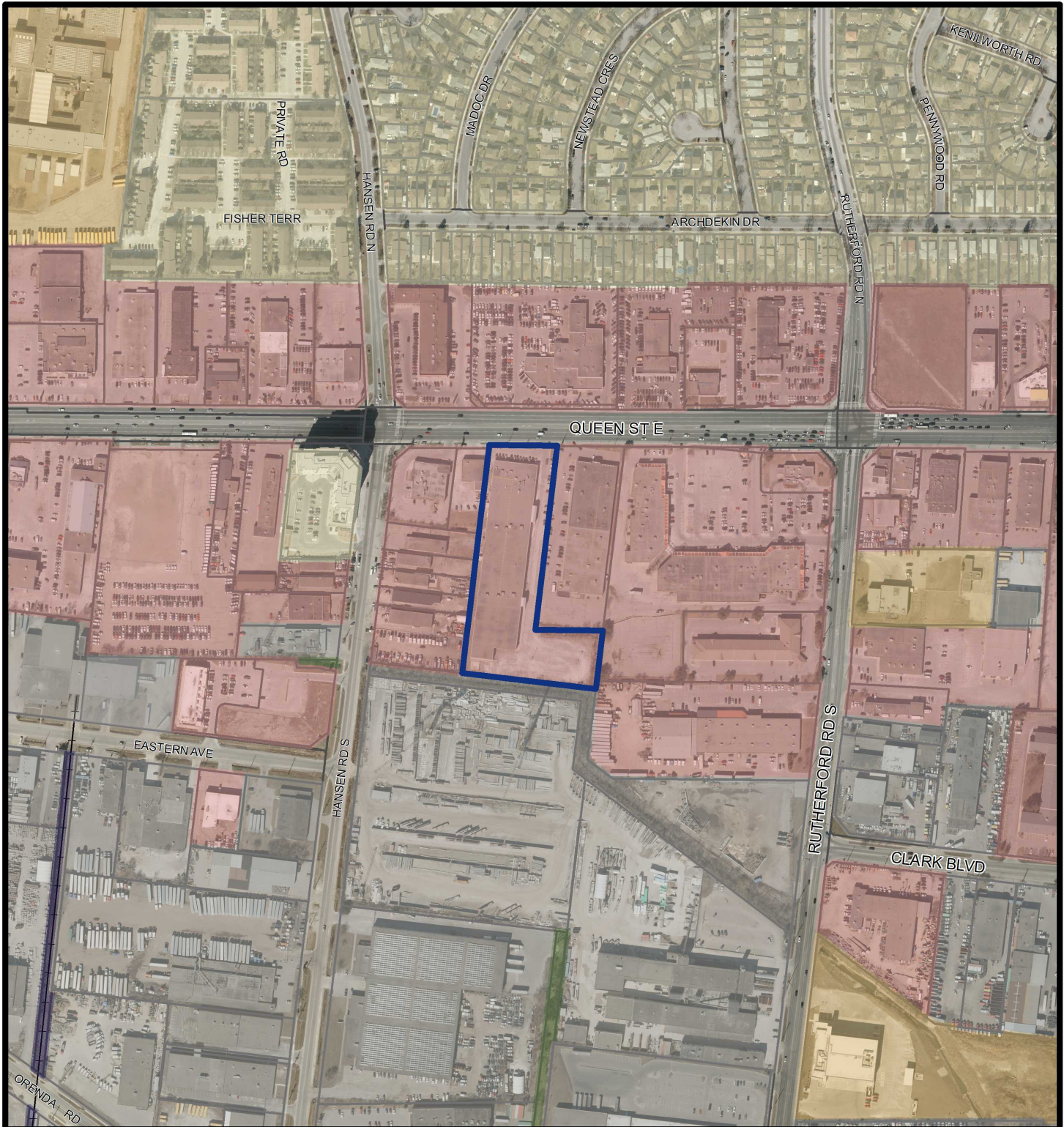
Special Policy Area 1





 SUBJECT LAND
 COMMERCIAL
 INSTITUTIONAL
 RESIDENTIAL
 INDUSTRIAL
 FLOODPLAIN





AERIAL PHOTO DATE: SPRING 2018

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		



Information Summary

Notwithstanding the information summary provided below, staff advises that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2014), conformity with the Growth Plan for the Greater Golden Horseshoe (2017), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the Planning Act. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (k) the adequate provision of employment opportunities;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- (r) the promotion of built form that:
 - (i) is well designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement

The proposal will be evaluated as to whether it is consistent with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). A preliminary assessment of the PPS sections applicable to this application include, but are not limited to:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - (a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - (b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

4.3-13

- (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within settlement areas shall be based on:
 - (a) densities and a mix of land uses which:
 1. efficiently use land and resources;
 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 4. support active transportation;
 5. are transit-supportive, where transit is planned, exists or may be developed; and
 6. are freight-supportive; and
 - (b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.
- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
 - (a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
 - (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - (c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
 - (d) ensuring the necessary infrastructure is provided to support current and projected needs.
- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
 - (a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier

4.3-14

municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

(b) permitting and facilitating:

1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;

(c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

(d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

(e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

- 1.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Growth Plan for the Greater Golden Horseshoe

The subject lands are within the “Urban Growth Centre” as defined by the 2017 Growth Plan for the Greater Golden Horseshoe. The following policies, among others, will apply to the proposal:

- 2.2.3 Urban growth centres will be planned:
 - (a) as focal areas for investment in regional public service facilities, as well as commercial, recreational, cultural, and entertainment uses;
 - (b) to accommodate and support the transit network at the regional scale and provide connection points for inter- and intra-regional transit;
 - (c) to serve as high-density major employment centres that will attract provincially, nationally, or internationally significant employment uses; and
 - (d) to accommodate significant population and employment growth.

Region of Peel Official Plan

The subject lands are designated “Urban System” and are within the “Conceptual Urban Growth Centre” in Schedule D of the Region of Peel Official Plan. The following policies, among others, will apply to the proposal:

- 5.2.3.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.
- 5.5.3.2.3 Accommodate intensification with urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.
- 5.8.2.3 Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.

City of Brampton Official Plan

The subject lands are designated as “Central Area” on Schedule A and are located within the “Urban Growth Centre” on Schedule 1A of the City of Brampton Official Plan. An amendment to the Official Plan is not required.

The Official Plan states in Section 3.2.3 that the vision for the Central Area and Urban Growth Centre is to continue reinforcing its role as a focal area for investment in institutional and region-wide public services, as well as commercial, recreation, cultural and entertainment uses. The Central Area is a major preferred location for investment and intensification, permitting a full range of office, retail, commercial and service activities as well as an array of residential, and institutional uses. A vibrant mixed use Urban Growth Centre will include planning to achieve a minimum gross density of 200 people and jobs combined per hectare, in a healthy balance that allows residents to live and work in close proximity. Major intensification will be directed away from stable low density neighbourhoods to ensure a compatible mix of land uses within the Central Area and Urban Growth Centre.

In addition to the above, the following policies, among others, have also been identified as applying to the proposal:

- 4.6.6.8 Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule “D” unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions.

Downtown Brampton Secondary Plan

The subject property is designated “Central Area Mixed Use” in the Queen Street Corridor Secondary Plan.

Lands designated “Central Area Mixed-Use” are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit (Section 5.1.2.1).

The maximum density identified for the subject site is an overall floor space index of 3.5 and a floor space index of 2.0 for residential uses (Section 5.1.2.2). Section 5.1.1.4 allows for increases beyond these maximums through a site specific rezoning application containing supporting rationale and documentation.

Schedule C to the Secondary Plan schematically shows that a new east-west road and a new north-south road are to be built within the Queen Street / Hansen Road / Rutherford Road. Both potentially would extend through the subject site. Section 6.2.4 of the Secondary Plan requires the proponents of a development application to convey the lands necessary for these roads and to build and/or provide financial contributions for them.

An amendment to the Secondary Plan is not required.

City of Brampton Zoning By-law

The property is zoned “Service Commercial- Section 3550” by By-law 270-2004, as amended. This zone allows the development of either a low-rise commercial development or a high-density, mixed-use development with a maximum floor space index of 3.5.

An amendment to the Zoning By-law is required to rezone the lands to facilitate the proposed mixed-use development.

Sustainability Score and Summary

The City of Brampton’s Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 56 points, which achieves the City’s Silver threshold. The score will be refined when more details become available as part of the future Site Plan application.

Studies Submitted in Support of the Application

The following studies have been submitted in support of the application:

- Planning Justification Report

4.3-17

- Urban Design Brief
- Traffic Impact and Parking Study
- Noise Feasibility Study
- Air Quality and Noise Compatibility Study
- Block Plan
- Shadow Study
- Functional Servicing Report
- Geotechnical Investigation and Design Report
- Environmental Impact Study
- Hydrogeological Assessment
- Phase One and Two Environmental Site Assessment
- Block Plan
- Sustainability Score
- Sustainability Summary
- Concept Site Plan, Elevation Drawings and Landscape Plans
- Draft Zoning By-law Amendment

The City may request further technical information necessary for its review, based on agency circulation or public input.

Date: May 24, 2019

Files: C03E17.005

Subject: INFORMATION REPORT

Application to Amend the Official Plan and Zoning By-Law
(To permit motor vehicle sales, leasing, and rental establishment,
accessory motor vehicle repair, body shop, outside storage, and
drive-through facilities.)

**1968610 Ontario Limited & 1968611 Ontario Limited - Davis
Webb LLP Lawyers**

0 Inspire Boulevard

East of Dixie Road, North of Inspire Boulevard

Ward: 9

Contact: Shelby Swinfield, Development Planner, Planning and Development
Services, shelby.swinfield@brampton.ca 905-874-3455, and
Krista Walkey, Manager, Planning and Development Services,
Krista.Walkey@brampton.ca; 905-874-2089

Recommendations:

1. **THAT** the report from Shelby Swinfield, Development Planner, Planning and Development Services, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019 entitled “**Information Report**”, Application to Amend the Official Plan and Zoning By-Law, **1968610 Ontario Limited & 1968611 Ontario Limited - Davis Webb LLP Lawyers** Ward: 9, File: **C03E17.005** be received; and,
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The application is proposing to amend the Official Plan and Zoning By-law to develop the lands to permit three motor vehicle sales establishments to be developed on site. The scope of the proposal also includes two smaller commercial buildings in addition to the motor vehicle sales establishments.**
- **The property is designated “Industrial” in the Official Plan and “Prestige Industrial” and “Special Policy Area 4” in the Countryside Villages Secondary Plan (Area 48a). The proposed motor vehicle commercial uses and outdoor storage are explicitly prohibited by the Secondary Plan. An amendment to the Secondary Plan is required to permit these uses.**
- **The property is zoned “Service Commercial, Special Section 2599 (SC-2599)” by By-Law 270-2004, as amended. Drive-through facilities are explicitly prohibited by the Zoning. An amendment to the Zoning By-law is required to permit the proposed motor vehicle commercial uses, the outside storage, and the drive-through facilities.**
- **This Information Report and the associated public meeting contribute to compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by engaging the community.**

Background:

Previously, two minor variance applications (A18-030 & A18-031) were submitted to permit motor vehicle commercial uses (i.e. motor vehicle sales, leasing and rental, and body shop uses) as well as outside storage on the subject properties. These variance applications were approved by Committee of Adjustment. The City appealed the decision of the Committee to the Local Planning Appeal Tribunal (LPAT) and the appeals were allowed, meaning that the variances were refused.

On April 8, 2019 the applicant delegated to the Planning & Development Committee, requesting support in principle for the proposed uses on the subject properties prior to submission of an application to amend the Official Plan and Zoning By-law.

The Committee resolved that, in principle, Committee express support for the development of the subject lands as part of the surrounding automall, and that the matter be referred to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the requisite application(s) were submitted and deemed complete by Planning and Development Service by May 1, 2019.

4.4-3

The application was submitted on May 1, 2019. This application has been reviewed for completeness and found to be incomplete in accordance with Section 51 (19.1), Section 35 (10.4), and Section 22 (6.1) of the *Planning Act*.

A formal Notice of Incomplete Application was provided to the applicant on May 8, 2019. The submission was deemed incomplete due to missing information, including an Urban Design Brief, a Traffic Impact Study, and a property survey. The applicant indicated upon submission that the Traffic Impact Study would not be provided until May 13, 2019.

The outstanding materials were provided by the applicant on May 7, 2019 and May 9, 2019. The application was deemed to be incomplete in accordance with Section 51 (19.1), Section 35 (10.4), and Section 22 (6.1) of the *Planning Act* on May 28, 2019, and a Notice of Incomplete Application was provided on May 28, 2019.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Official Plan and Zoning By-law to permit motor vehicle commercial uses, as well as outdoor storage and drive-through facilities.

Details of the proposal are as follows:

- To create three (3) automobile sales establishments including associated outdoor storage/display of vehicles;
- To create two (2) service commercial buildings; and
- To provide two (2) accesses from Inspire Boulevard and one (1) access from Ace Drive.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Is comprised of two parcels of land;
- has a total site area of approximately 3.91 hectares (9.66 acres);
- has a total frontage of approximately 251.84 metres (826.24 feet) along Inspire Boulevard; and
- is currently vacant.

The surrounding land uses are described as follows:

- North: Vacant lands with permission for motor vehicle commercial uses;
- South: Inspire Boulevard beyond which are vacant service commercial lands;
- East: Dixie Road, beyond which are a mix of residential type uses; and,
- West: Ace Drive, beyond which are vacant lands with permission for motor vehicle commercial uses;

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. Technical considerations associated with this application will be reviewed upon submission of the complete application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Public Meeting Notification Area:

Notice of the Public meeting for this application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands on May 17, 2019 as per Planning Act requirements. This report, along with the complete application requirements including studies, will be posted to the City's website when those materials are submitted.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

4.4-5

Other Implications:

It has been resolved by Planning and Development Committee that a report be brought forward to Planning and Development Committee before the end of July 2019 in regard to this proposal, provided that the application(s) were submitted and deemed complete by Planning and Development Services by May 1, 2019.

The earliest available statutory public meeting date that staff were able to prepare adequate public notice and reports for was June 17, 2019 based on the submission date of the application (May 9, 2019). A special meeting of the Planning and Development Services Committee is scheduled for July 10, 2019 where it is anticipated that a recommendation report regarding this application will be brought forward.

Section 5.29.4(iv) of the Official Plan states that the Notice of a Public Meeting shall include a statement advising that a recommendation report will be prepared by staff and presented to Planning and Development Committee with respect to the proposal will be forwarded to the Council of Brampton for a decision and that the Council of the City of Brampton will not adopt the proposed amendment or approve the draft plan of subdivision until at least 30 days after the date of the public meeting.

This provision within the Official Plan precludes the adoption of the proposed Official Plan Amendment and Zoning By-law Amendment at the July 10, 2019 meeting given that 30 days will not have elapsed after the date of the public meeting.

Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Term of Council Priorities 2019-2022:

This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report. This Information Report and the associated public meeting contribute to compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by engaging the community.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

4.4-6

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan and Zoning By-law.

Respectfully submitted by:

Shelby Swinfield
Development Planner

Recommended by:

Allan Parsons, MCIP, RPP
Director, Development Services

Appendices:

Appendix 1:	Concept Site Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Information Summary

Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2014), conformity with the Growth Plan for the Greater Golden Horseshoe (2017), the Regional of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990 and Provincial Policy Statement, 2014

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- the orderly development of safe and healthy communities (Section 2-h);
- the adequate provision of employment opportunities (Section 2-k);
- the appropriate location of growth and development (Section 2-p); and,
- the promotion of built form that (Section 2-r):
 - (i) Is well-designed;
 - (ii) Encourages a sense of place; and,

The proposal will also be reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (Section 1.1.1-a); and,
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (Section 1.1.1-e).

2017 Growth Plan for the Greater Golden Horseshoe

The subject lands are within the “Built Up Area – Conceptual” as defined by the 2017 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to: ...

- focusing growth within the City’s delineated built-up areas (Section 2.2.2);
- encouraging intensification generally to achieve the desired urban structure (Section 2.2.2.4-a); and,
- ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities (Section 2.2.2.4-d);

Regional Official Plan

The subject application is within the “Urban System” area as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities (Section 5.3.1.3);
- To recognize the integrity and physical characteristics of existing communities in Peel (Section 5.3.1.7); and
- Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary (Section 5.3.2.2);

Official Plan:

The property is designated “Industrial” in the Official Plan. The “Industrial” designation provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. Corporate head offices and high performance industrial uses such as research and development facilities are also permitted in the Industrial designation.

The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

- The Industrial designations identified on Schedule "A" of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. (Section 4.4.2.1); and
- The City shall promote the development of Industrial uses in locations accessible to existing and proposed transportation terminal facilities, public transit and major components of the regional, provincial and national transportation system, including airport, road and rail facilities. (Section 4.4.2.7).

Secondary Plan:

The property is designated “Prestige Industrial” and “Special Policy Area 4” in the Countryside Villages Secondary Plan (Area 48a).

4.4-9

The “Prestige Industrial” designation permits research and development facilities, manufacturing and processing, assembling, packaging, repairing, fabricating, warehousing and distribution, provided that such uses operate within wholly enclosed buildings and are associated with an office use. Outdoor storage of goods and materials is not permitted as a primary use within this designation.

“Special Policy Area 4” permits, in addition to the uses permitted by the “Prestige Industrial” designation, commercial uses including offices (excluding medical offices), a funeral home, restaurants, and limited retail and service commercial establishments. Institutional uses that shall include an ambulance station and a place of worship are also permitted. Further, motor vehicle commercial uses are explicitly prohibited within this designation.

An amendment to the Secondary Plan is required to facilitate the addition of motor vehicle commercial uses and outdoor storage uses on the property.

Zoning By-law:

The property is zoned “Service Commercial, Special Section 2599 (SC-2599)” by By-law 270-2004 as amended. Special Section 2599 permits a variety of service commercial uses such as banks, service shops, dine in and take out restaurants, and health and fitness centres, among others. Drive-through facilities and outside storage are explicitly prohibited by the Zoning.

An amendment to the Zoning By-law is required to permit the proposed motor vehicle commercial uses, the outside storage, and the drive-through facilities.

Sustainability Score and Summary

The City of Brampton’s Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 36 points, which achieves the City’s Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of the Application

May 1, 2019 Submission

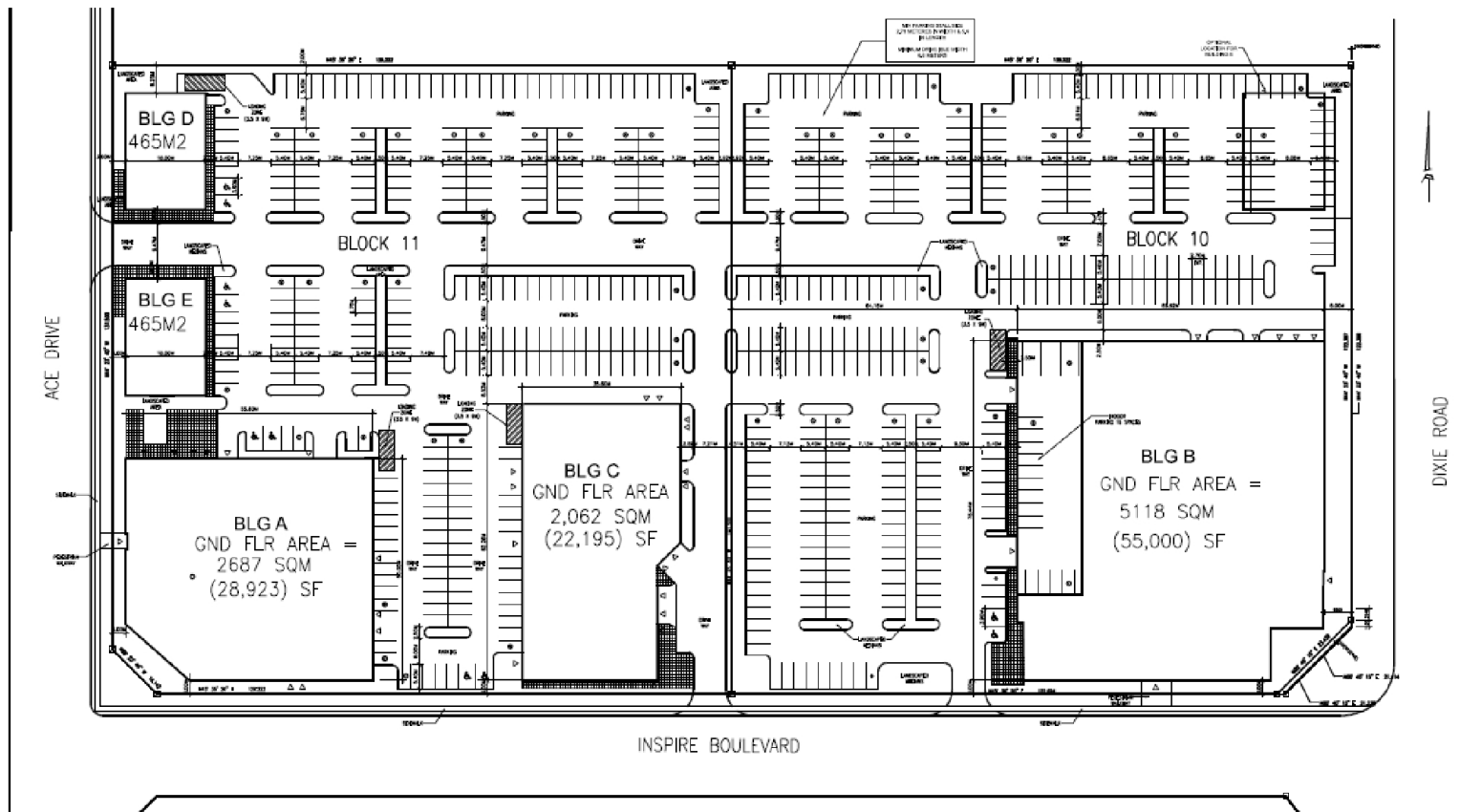
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Concept Site Plan and Elevations
- Planning Justification Report
- Public Consultation Strategy
- Functional Servicing Report
- Record of Site Condition
- Sustainability Scoring Matrix and Summary

May 7, 2019 Submission

- Property Reference Plans

May 9, 2019 Submission

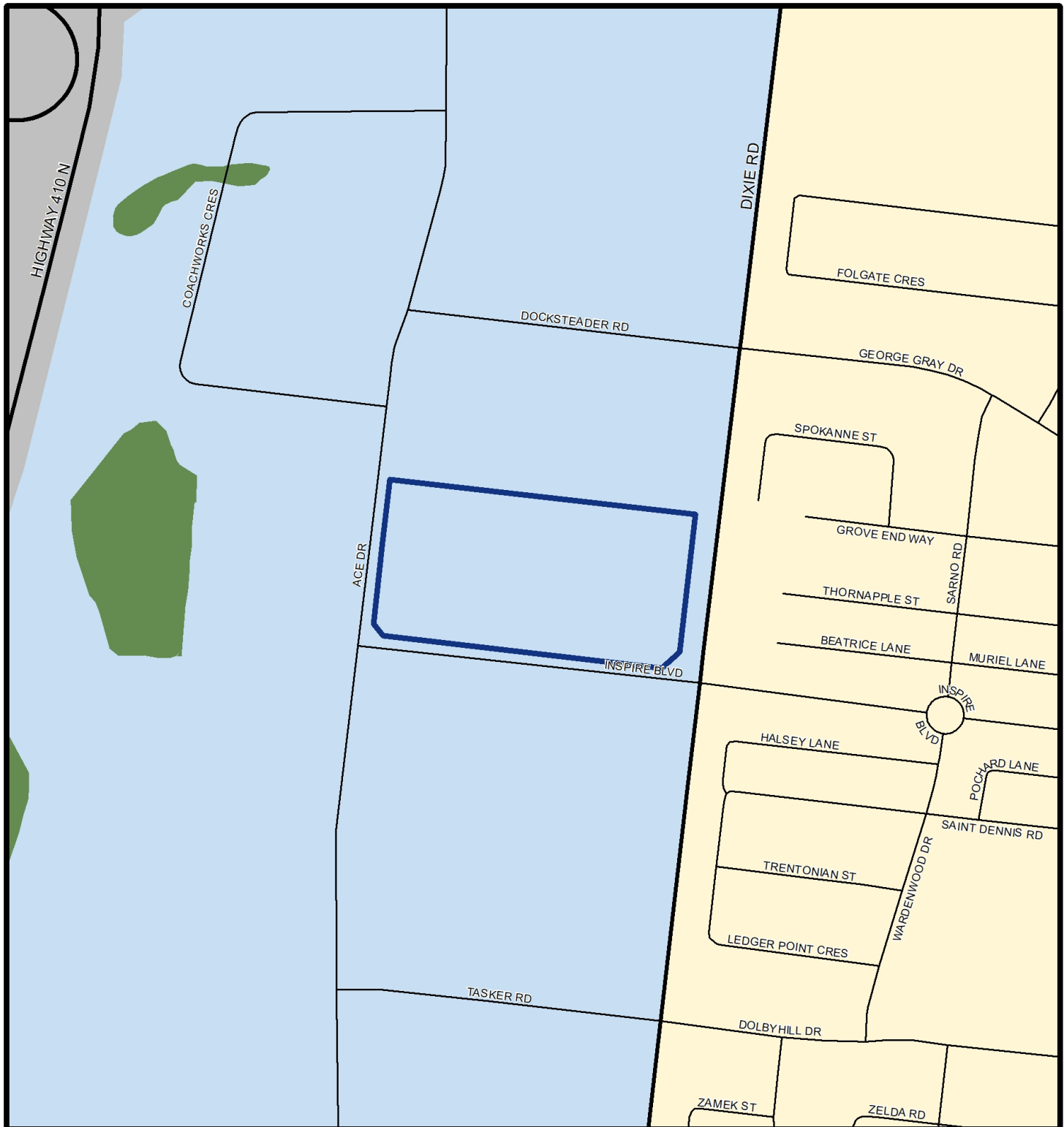
- Urban Design Brief
- Traffic Impact Study



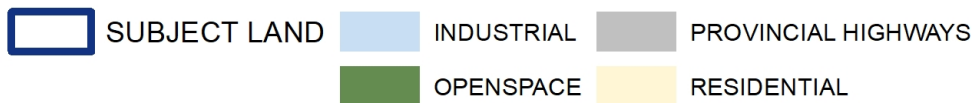


- SUBJECT LAND
 GREENSPACE
 SCHOOLS
- PROPERTY LINE

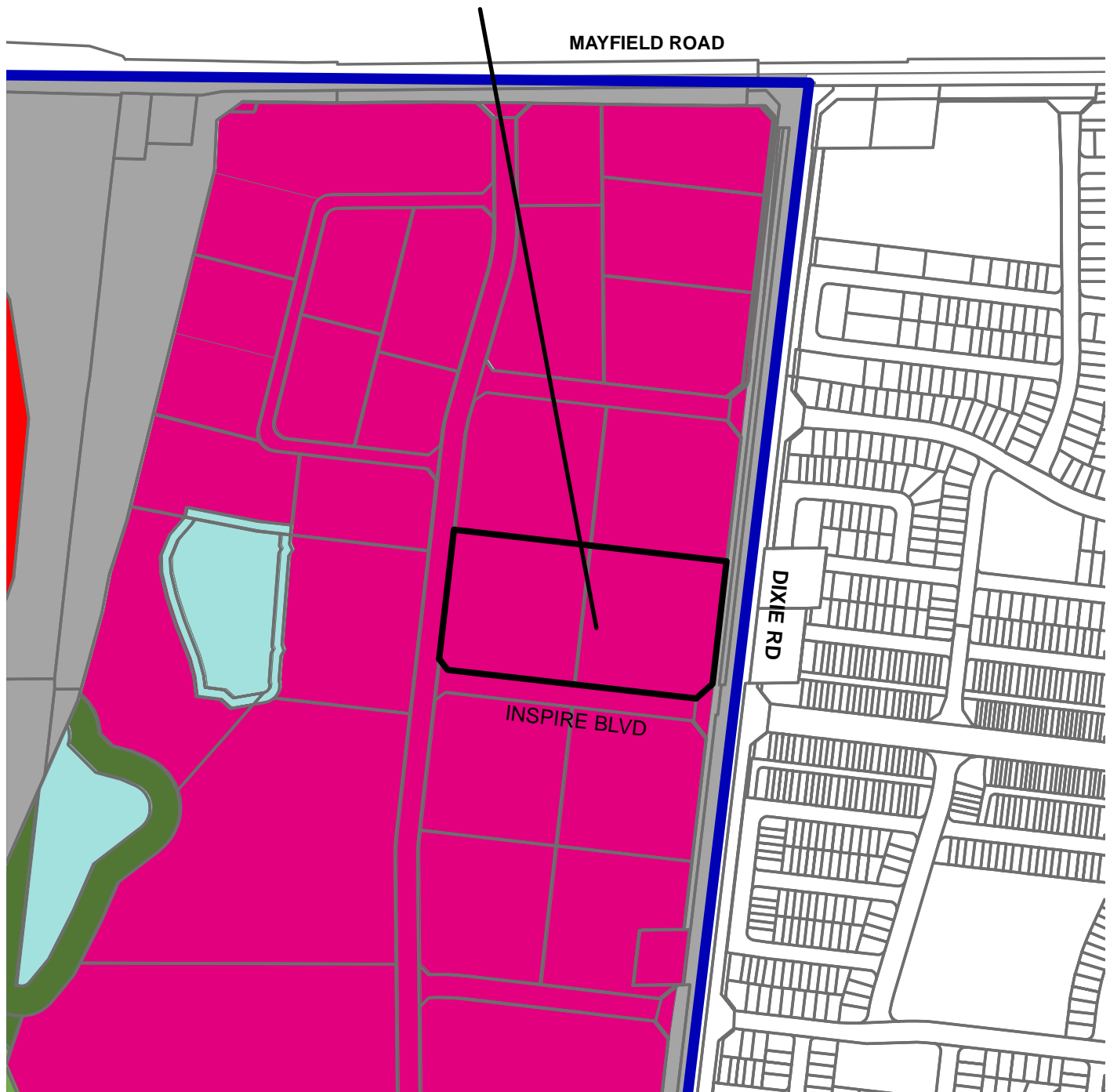




EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



SUBJECT LANDS



EXTRACT FROM SCHEDULE SP48(A) OF THE DOCUMENT KNOWN AS THE COUNTRYSIDE VILLAGES SECONDARY PLAN

TRANSPORTATION

TRANSPORTATION CORRIDOR

INSTITUTIONAL

OFFICE CENTRE

OPEN SPACE

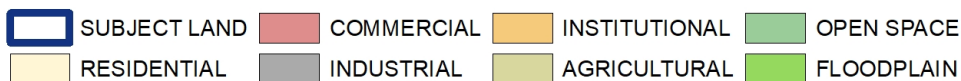
TERRESTRIAL FEATURES

VALLEYLAND

WETLAND

COMMERCIAL

PRESTIGE INDUSTRIAL





AERIAL PHOTO DATE: FALL 2018

SUBJECT LAND
 AGRICULTURAL
 INDUSTRIAL
 OPEN SPACE
 ROAD
 COMMERCIAL
 INSTITUTIONAL
 RESIDENTIAL
 UTILITY



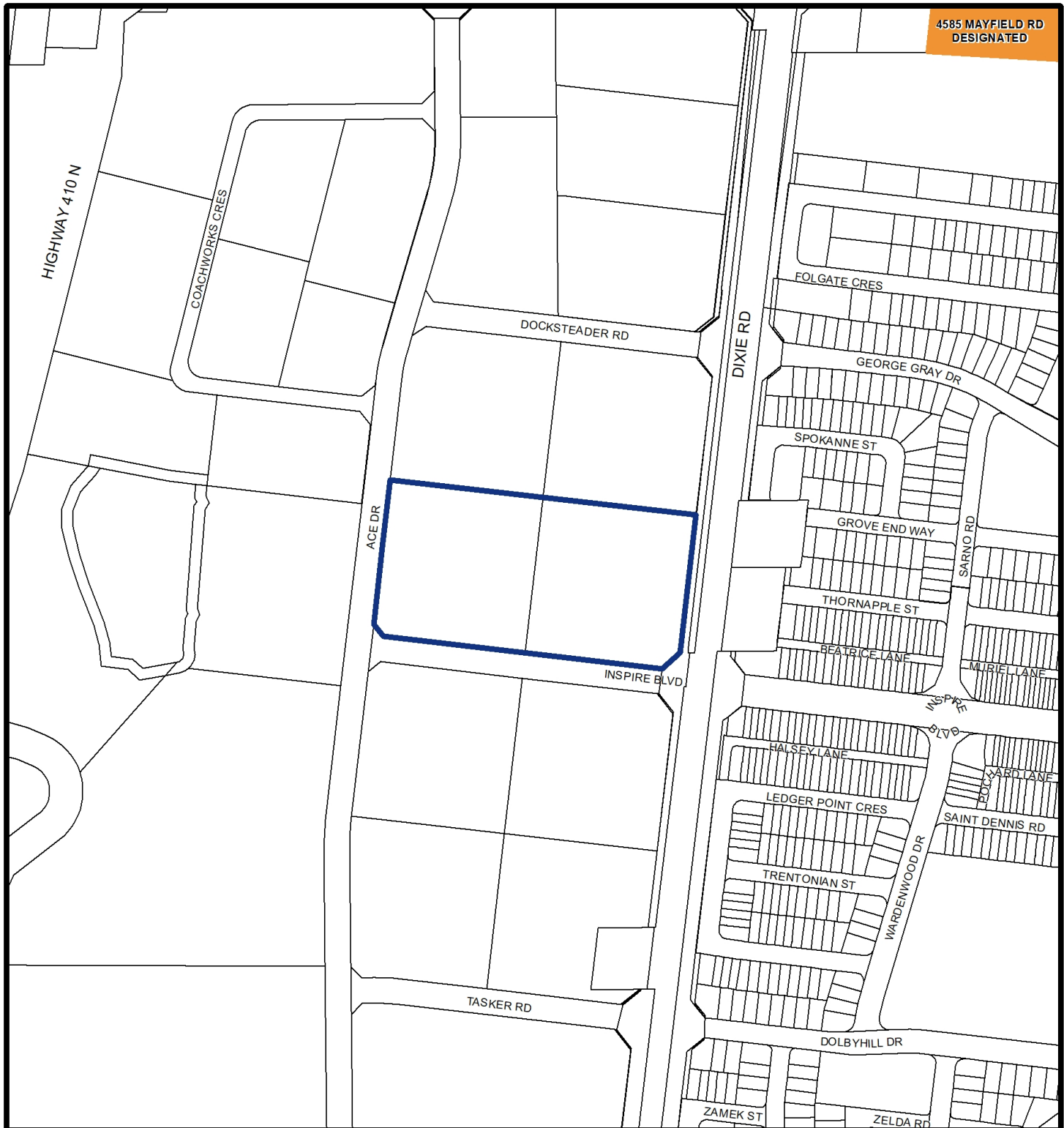
PLANNING AND DEVELOPMENT SERVICES

0 50 100
Metres

Author: ADeBoer
Date: 2019/05/14

**APPENDIX 6**

AERIAL & EXISTING LAND USE
DAVIS WEBB LLP LAWYERS
1968610 ONTARIO LIMITED AND
1968611 ONTARIO LIMITED
CITY FILE: C03E17.005



- | | | | |
|--|--------------|---|---------------------------------|
|  | SUBJECT LAND |  | HERITAGE PROPERTIES OUTSIDE 50M |
|  | CITY LIMIT |  | HERITAGE PROPERTIES WITHIN 50M |



Date: 2019-05-24

Subject: **City Response to Regional Official Plan Amendment relating to Shale Policies**

Contact: Yuri Mantsvetov, Policy Planner, 905-874-2141,
 yuri.mantsvetov@brampton.ca

Recommendations:

1. That the report from Yuri Mantsvetov, Policy Planner, Planning & Development Services, dated May 24, 2019, to the Planning & Development Services Committee Meeting of June 17, 2019, re: **City Response to Regional Official Plan Amendment relating to Shale Policies – Heritage Heights – Ward #6**, be received; and
2. That Planning & Development Services Committee endorse the proposed formal City comments in response to the Regional Official Plan Amendment.

Overview:

- **A moratorium on development was in place in North West Brampton between 2006 and 2016 in order to protect shale resources. The Region of Peel has proposed a Regional Official Plan Amendment to formally delete shale protection policies and permit urban uses.**
- **City Staff are supportive of the Region of Peel's Official Plan Amendment and request that committee endorse Staff's formal comments (Attachment 2).**
- **This report is consistent with the 2040 Vision, as the City's support for the proposed ROPA would mitigate delays in the planning of Heritage Heights. This would address Term of Council Priorities with respect to complete communities and sustainable growth.**

7.1-2

Background:

Shale is an aggregate resource that is required by the clay brick industry for the production of bricks for the construction industry. Areas in north-west Brampton have been identified as providing this high potential mineral aggregate resource and have been protected for the potential extraction of this resource.

In 2006, the Ontario Municipal Board endorsed Minutes of Settlement between the Ministry of Municipal Affairs and Housing (MMAH) the Region of Peel and the City of Brampton which established a moratorium on development within the area defined as the Northwest Brampton Policy Area (NWBPA) for a period of 10 years. Policies were inserted into both the Region's Official Plan and the City of Brampton's Official Plan in 2006 that would protect shale resources in advance of urban development. Any amendments to these policies were prohibited for a period of ten years.

In 2016, the 10-year moratorium expired and the Region, in collaboration with staff from the City of Brampton, has initiated a process to determine if it is in the public interest to replace the NWBPA with general urban land use designations.

In December 2016, the Region of Peel retained Meridian Planning Consultants to prepare a report to make a recommendation on whether it is in the public interest to replace the NWBPA with urban land use designations. The report was completed in June 2018, and recommended that the development of urban uses within the North West Brampton Urban Development Area is in the greater long-term public interest than protecting the same lands for shale extraction.

Current Situation:

In consideration of the report by Meridian Planning Consultants, the Region of Peel prepared a Regional Official Plan Amendment (ROPA) (Attachment 1), which was presented at a Public Meeting on March 28, 2019.

City staff understand that the Region of Peel is intending to remove all of the shale protection policies within the NWBPA west of Mississauga Road, excluding the portion outside of the Regional Urban Boundary and within the Provincial Greenbelt Plan Area. However, the Region would continue to recognize existing shale extraction designations within North West Brampton, subject to any required lower-tier municipal planning and Provincial license permissions. City staff prefer that shale extraction is not permitted within Heritage Heights.

However, through subsequent discussions with the Region of Peel, City staff recognize that the proposed ROPA is structured in this manner in order to maintain consistency with the 2014 Provincial Policy Statement (PPS). Preparing a ROPA that prohibits shale

7.1-3

extraction will not be consistent with the PPS and could result in disagreement and potential litigation with the province, resulting in undesirable additional delays.

Staff also reviewed financial analysis prepared by both Meridian Planning Consultants and the Region of Peel, which demonstrated that the land value would likely render potential shale extraction in Heritage Heights cost-prohibitive. In combination with the fact that there have not been any shale extraction proposals during the 10-year moratorium, staff recognize that a hypothetical scenario of a quarry within Heritage Heights is unlikely.

Accordingly, staff have prepared comments to the Region that supports the proposed Regional Official Plan Amendment (Attachment 2).

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Other Implications:

There are no other implications associated with this report.

Living the Mosaic – 2040 Vision:

This report is consistent with the 2040 Vision, as the City's support for the proposed ROPA would mitigate delays in the planning of Heritage Heights. This would address Term of Council Priorities with respect to complete communities and sustainable growth.

Conclusion:

City staff support the proposed Regional Official Plan Amendment that removes shale protection policies from Heritage Heights, and request that Planning & Development Services committee endorse the attached staff comments (Appendix 2).

Approved by:

Approved by:

Bob Bjerke,
Director of Policy
Planning

Richard Forward,
Commissioner of
Planning &
Development Services

7.1-4

Attachments:

Attachment 1: Proposed Regional Official Plan Amendment

Attachment 2: Proposed/Revised Formal Staff Comments

Report authored by: Yuri Mantsvetov

7.1-5

**APPENDIX I
NORTHWEST BRAMPTON SHALE RESOURCES POLICY REVIEW
REQUEST TO PROCEED TO A PUBLIC MEETING**

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT NUMBER ____

**AN AMENDMENT TO UPDATE THE SHALE RESOURCES PROTECTION POLICIES IN
THE NORTHWEST BRAMPTON URBAN DEVELOPMENT AREA**

**APPENDIX I
NORTHWEST BRAMPTON SHALE RESOURCES POLICY REVIEW
REQUEST TO PROCEED TO A PUBLIC MEETING**

THE CONSITUTIONAL STATEMENT

Part A, THE PREAMBLE, does not constitute part of this Amendment

Part B, THE AMENDMENT, consisting of amendments to the Text, Schedules, and Figures of the Region of Peel Official Plan, constitutes Amendment Number ____ to the Region of Peel Official Plan.

**APPENDIX I
NORTHWEST BRAMPTON SHALE RESOURCES POLICY REVIEW
REQUEST TO PROCEED TO A PUBLIC MEETING**

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to remove the policies that protect the provincially significant shale resources in the North West Brampton Urban Development Area and delete the High Potential Mineral Aggregate Resources Area identification on all lands west of Mississauga Road, excluding that portion outside the Regional Urban Boundary within the Provincial Greenbelt Plan Area.

Location:

This Amendment applies to lands in the City of Brampton legally described as Part of Lots 7 to 17, Concession 5 and Part of Lots 8 to 14, Concession 6 West of Centre Road (now Hurontario) as shown on Schedule A, attached to this amendment.

Basis:

Establishment of the North West Brampton Urban Development Area

On June 16, 2005, Regional Council adopted Regional Official Plan Amendment 15 (ROPA 15) which extended the Regional Urban Boundary to include all of the lands west of Mississauga Road, south of Mayfield Road, North of the Greenbelt Boundary and East of Winston Churchill Boulevard, known as the “North West Brampton Urban Expansion Area” within the Region’s Urban System. ROPA 15 was appealed to the Ontario Municipal Board (OMB) and an OMB decision that implemented minutes of settlement among the parties was issued in December 2006. Through the Minutes of Settlement, the Region agreed to include shale protection policies in the Regional Official Plan to provide for the continued protection of shale resources in advance of urban development, recognizing that the population and employment forecasts that are the basis of the Regional Official Plan will ultimately require the development of all of North West Brampton to accommodate growth. The Region also agreed to insert official plan policies that prohibited any amendments to the NWBPA for a period of at least ten years following approval of the policy. The ten year moratorium on the review of the NWBPA policy expired on December 16, 2016 upon which the Region commenced a study to review the policies.

North West Brampton Shale Resources Policy Review Study

The North West Brampton Policy Area Review Study has been completed by Meridian Planning in Spring 2018. The study concluded that although shale resources in North West Brampton are provincially significant and accessible, the Regional Official Plan policy protection of shale resources for extraction should be removed. The study found that the feasibility of extracting shale from the study area is remote due to land assembly and land cost constraints. No quarry applications were made within the urban portion of the Policy Area prior to or during the 10-year moratorium and no sites within the North West Brampton Urban Development Area have been acquired for the purposes of making an application for a new licence.

The Study Report concluded that urbanization of the North West Brampton Urban Development Area serves a greater long-term public interest than protecting the lands for shale extraction. The report concluded that the North West Brampton Urban Development Area lands have been approved to accommodate growth to 2031 and are currently being planned to accommodate additional population

APPENDIX I
NORTHWEST BRAMPTON SHALE RESOURCES POLICY REVIEW
REQUEST TO PROCEED TO A PUBLIC MEETING

and employment growth to 2041 in accordance with policy direction in the Provincial Policy Statement and Growth Plan. It further concluded that servicing cost implications of continued shale protection scenarios varied and are potentially significant based on an economic analysis of impacts. There would be significant implications to the Region's growth management and infrastructure planning programs if shale resource protection policies continued because the planned population and employment growth within Heritage Heights would need to be accommodated elsewhere in the Region, along with associated servicing costs. Partial shale protection options were considered and were determined to have the highest potential infrastructure cost implications as new infrastructure would be required in other greenfield locations in order to accommodate growth displaced by shale protection and to service the population and employment that would continue to be located in North West Brampton. The study confirmed that extending urban development in Heritage Heights is logical and aligns with planned community, infrastructure and institutional investments.

The study's recommendations to remove shale protection would result in the release of all lands inside the Regional Urban Boundary in the Heritage Heights Secondary Plan Area for urban development thereby not resulting in financial implications to the Region's infrastructure programs as development would proceed in accordance with planned improvements.

Draft Regional Official Plan Amendment Policy Framework

The draft Regional Official Plan Amendment implements the direction of the North West Brampton Policy Area Review Study by deleting the shale protection policies on all lands west of Mississauga Road within the North West Brampton Policy Area excluding that portion outside the Regional Urban Boundary within the Greenbelt Plan Area. The revisions to remove the shale protection policies would release the lands for urban development and allow the completion of planning approvals necessary to permit urban development to proceed in accordance with staging and phasing acceptable to the City and Region.

The implementation of the recommendations to release lands for urban development will require a corresponding amendment to Schedule C in the Regional Official Plan to remove the identification of High Potential Mineral Aggregate Resource Area on all lands west of Mississauga Road excluding that portion outside the Regional Urban Boundary within the Greenbelt Plan Area. High Potential Mineral Aggregate Resource Area mapping within the Greenbelt Plan Area is recommended to be amended in accordance with updated shale resource mapping provided by the Province.

The draft amendment proposes to retain policies that permit shale extraction without an amendment to the City of Brampton Official Plan on all lands west of Mississauga Road. The policy continues to be relevant to the implementation of provincial policy direction for shale resources. Policies permitting shale extraction to proceed without an amendment to the Brampton Official Plan would continue to be subject to policies included in the Brampton Official Plan governing the rezoning of the lands for mineral extraction in the City's zoning by-law, and subject to the approval requirements and the issuance of a licence under the Aggregate Resources Act.

APPENDIX I
NORTHWEST BRAMPTON SHALE RESOURCES POLICY REVIEW
REQUEST TO PROCEED TO A PUBLIC MEETING

PART B – THE AMENDMENT

Amendments to Text and Schedules

1. Chapter 5, Regional Structure, is amended by deleting Policy 5.3.4.1.6 in its entirety and replacing it with the following:

“5.3.4.1.6 To provide for the availability and use of shale resources within the North West Brampton Urban Development Area and provide for the continued protection and use of shale resources in the Greenbelt Plan Area adjacent to North West Brampton Urban Development Area.”

2. Chapter 5, Regional Structure, is amended by deleting policies 5.3.4.2.2 f) and g) in their entirety and replacing them with the following:

“ 5.3.4.2.2 f) That shale extraction be permitted and that the protection of provincially significant shale resources identified as High Potential Mineral Aggregate Resource Area (HPMARA) on Schedule C of this Plan be continued in accordance with the following:

i) The population, household and employment forecasts that are the basis of the Regional Official Plan require the utilization of all of the North West Brampton Urban Development area to accommodate growth;

ii) Shale resources shall be protected, in accordance with the policies of Section 3.3 within the area identified as HPMARA on Schedule C in the Provincial Greenbelt Plan Area;

iii) The extraction of shale shall be permitted to occur on all lands in the North West Brampton Urban Development Area and in the Provincial Greenbelt Plan Area without an amendment to the City of Brampton Official Plan, subject to policies to be included in the City of Brampton Official Plan governing the rezoning of the lands for mineral extraction in the City’s zoning by-law, and subject to the issuance of a licence under the Aggregate Resources Act;

iv) Notwithstanding the permissions for shale resource extraction, the City of Brampton is permitted to undertake secondary planning for land-uses in the North West Brampton Urban Development Area, subject to studies to determine appropriate separation, buffering and mitigation of land uses adjacent to lands identified as HPMARA in the Provincial Greenbelt Plan Area or adjacent to sites within the North West Brampton Urban Development Area that are subject to an application for a licence, or are licensed, for extraction under the Aggregate Resources Act.

v) The City shall ensure that any shale extraction operation will not unduly restrict alternatives for the planning of a potential North-South Higher Order Transportation Corridor or alternatives for other infrastructure and transportation uses within the Northwest GTA Corridor Identification Study Area as identified by the Ministry of Transportation;

vi) The establishment of land uses within the North West Brampton Urban Development Area adjacent to HPMARA which could preclude or hinder future shale extraction shall only be

APPENDIX I
NORTHWEST BRAMPTON SHALE RESOURCES POLICY REVIEW
REQUEST TO PROCEED TO A PUBLIC MEETING

permitted in accordance with the policies of Section 3.3 of this Official Plan and the applicable provincial policies.

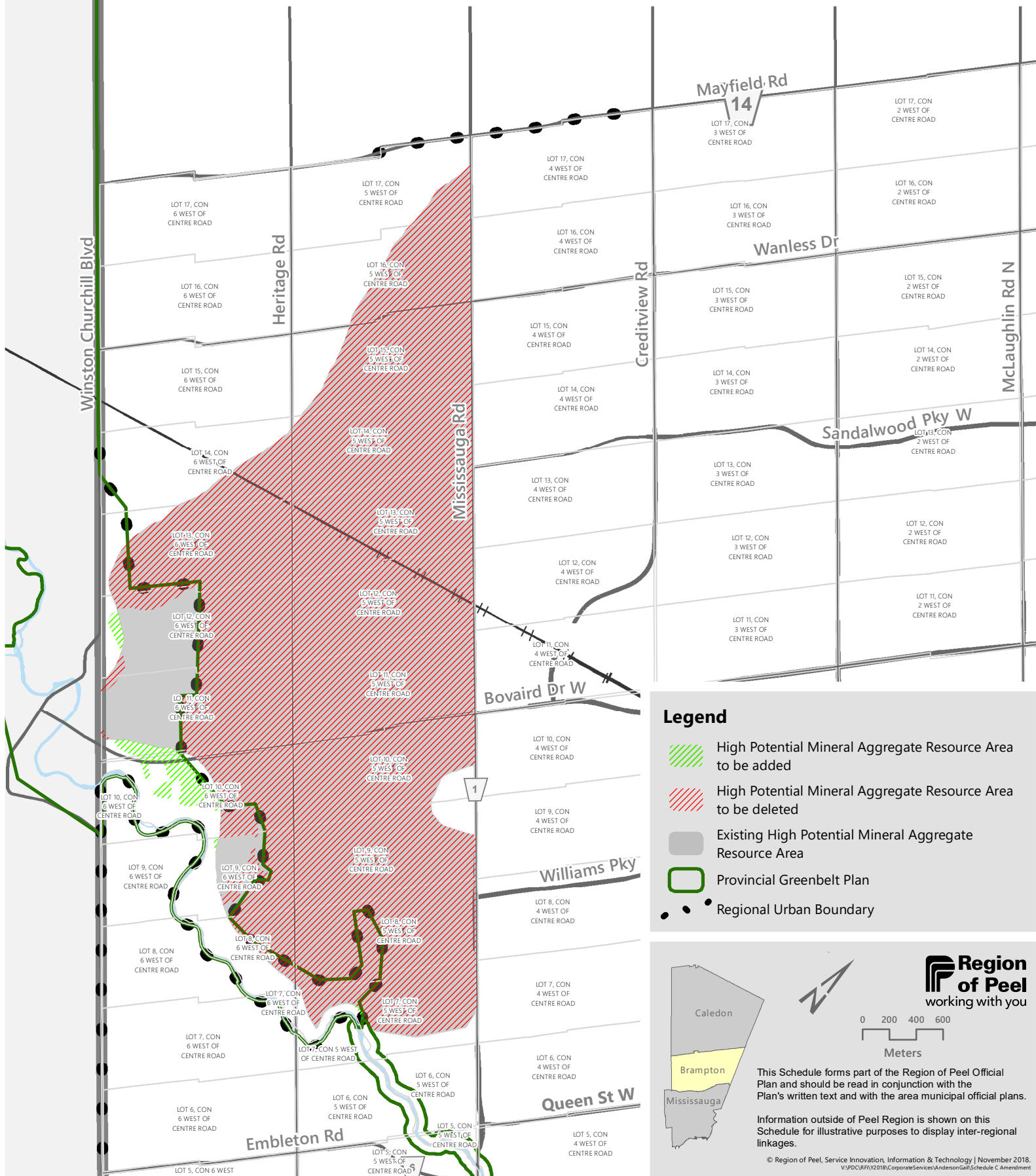
vii) With the exception of policies 3.3.2.2 and 3.3.2.5, the policies of Section 3.3 of the Region of Peel Official Plan shall continue to apply for the purpose of permitting shale extraction without an amendment to the City of Brampton Official Plan;

viii) The City shall reflect and designate the HPMARA as shown on Schedule C, as amended.”

3. Schedule C, High Potential Mineral Aggregate Resource Areas (HPMARA) is amended by deleting the High Potential Mineral Aggregate Resource Areas shown in red hatching on Schedule A, attached hereto, adding in the High Potential Mineral Aggregate Resource Areas shown in green and by making such other housekeeping amendments to Schedule C of the Regional Official Plan to update the format and appearance of the Schedule.

Schedule A to the Regional Official Plan Amendment __ - Proposed Changes to the High Potential Mineral Aggregate Resources Area Shown on Schedule C to the Region of Peel Official Plan

November 2018



To: Gail Anderson, Principal Planner
From: Yuri Mantsvetov, Policy Planner
Date: June 18, 2019
Subject: ***Revised Policy Planning Comments***
An Amendment to update the Shale Resources Protection Policies.
REGION OF PEEL OFFICIAL PLAN AMENDMENT
Northwest Brampton Urban Development Area
Ward: 6

Policy Planning staff have reviewed the above noted proposed Region of Peel Official Plan Amendment, dated February 4 2019, and the associated appendices, and provide the following comments:

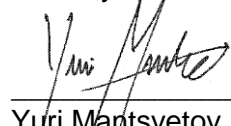
City staff understand that the Region of Peel is intending to remove all of the shale protection policies within the North West Brampton Urban Development area west of Mississauga Road, excluding the portion outside of the Regional Urban Boundary and within the Provincial Greenbelt Plan Area. Simultaneously, the Region would continue to recognize existing shale extraction designations within North West Brampton, subject to any required lower-tier municipal planning and Provincial license permissions. City staff prefer that shale extraction is not permitted within Heritage Heights.

However, through subsequent discussions with the Region of Peel, City staff recognize that the proposed ROPA is structured so as to maintain consistency with the 2014 Provincial Policy Statement. Preparing a ROPA that would prohibit shale extraction could result in disagreement and potential litigation with the province, resulting in undesirable additional delays.

Staff also reviewed financial analysis prepared by both Meridian Planning Consultants and the Region of Peel, which demonstrates that the land value would likely render potential shale extraction in Heritage Heights cost-prohibitive. In combination with the fact that there have not been any shale extraction proposals during the 10-year moratorium, staff recognize that a hypothetical scenario of a quarry within Heritage Heights is unlikely.

As such, City staff are in support of the proposed Regional Official Plan Amendment.

Thank you



Yuri Mantsvetov, RPP, MCIP
Policy Planner

cc.

Bob Bjerke, City of Brampton
Mark Head, Region of Peel

Date: May 24, 2019

Files: C03W06.007 & 21T-15002B

Subject: **RECOMMENDATION REPORT**

Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision

Cal-Queen West Developments Inc.- KLM Planning Partners Inc.

(To permit the development of 36 single detached dwellings, a block for an existing residential dwelling, Natural Heritage System blocks, a road widening block and a block for emergency access/servicing)

1324, 1328 and 1342 Queen Street West

East of Creditview Road, on the north side of Queen Street West

Ward: 5

Contact: Kevin Freeman, Development Planner, Planning and Development Services, 905-874-2051 (Kevin.Freeman@brampton.ca) or Krista Walkey, Manager, Planning and Development Services, 905-874-2089 (Krista.Walkey@brampton.ca)

Recommendations:

1. **THAT** the report from Kevin Freeman, Development Planner, Planning and Development Services Division, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019 re: **Recommendation Report**, application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision prepared by KLM Planning Partners Incorporated, Ward: 5, Files: C03W06.007 & 21T-15002B, be received;
2. **THAT** the applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision submitted by **KLM Planning Partners Inc. on behalf of Cal-Queen West Developments Inc.**, Ward: 5, Files: C03W06.007 & 21T-15002B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report dated May 24, 2019;

7.2-2

3. **THAT** the amendments to the Zoning By-law, attached as Appendix 13 to this report be adopted; and,
4. **THAT** Council authorize the Mayor and Clerk to sign the subdivision agreement.

Overview:

- This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision application to permit the development of 36 single detached dwellings, a block for an existing residential dwelling, three (3) Natural Heritage System blocks, a road widening block and a block for emergency access/servicing.
- The property is designated “Residential” and “Open Space” in the Official Plan and “Residential Low Density 2”, “Primary Valleyland” and “Significant Woodlots” in the Credit Valley Secondary Plan (Area 45). An amendment to the Official Plan and Secondary Plan policies is not required.
- The lands are identified on the approved Community Block Plan for Sub Area 1 & 3 of the Credit Valley Secondary Plan. The approved Block Plan for the Spring Valley Community (Sub Area 1 & 3) identifies that these lands are subject to the completion of a Tertiary Plan. In accordance with the Block Plan designation, the applicant has submitted a Tertiary Plan to demonstrate how these lands may be developed in accordance with the land use designations and policies of the Official Plan and Credit Valley Secondary Plan (Area 45).
- The property is zoned “Residential Hamlet One (RHM1)” and “Agricultural (A)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to rezone the lands from “Residential Hamlet One (RHM1)” and “Agricultural (A)” to “Residential Single Detached F – 11.6 – Section 2928”, “Residential Single Detached F – 11.6 – Section 2929”, “Residential Single Detached F – 11.6 – Section 2930”, “Residential Single Detached F – 11.6 – Section 2931”, and “Open Space” to permit the proposed residential development and recognize the existing open space land uses.
- A Statutory Public Meeting for this application was held on June 5, 2017. No members of the public were in attendance for this item at the Statutory Public Meeting.
- This application represents good planning, including that is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.

7.2-3

- **The proposal is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

This application was submitted by KLM Planning Partners Inc. on behalf of Cal-Queen West Developments Inc. on June 5, 2015. The application was deemed to be complete on January 13, 2017.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The subject property has the following characteristics:

- is located east of Creditview Road on the north side of Queen Street West, and is municipally known as 1324, 1328 and 1342 Queen Street West;
- has a frontage of approximately 77.8 metres (255 feet) along Queen Street West;
- has a total site area of 4.34 hectares (10.7 acres);
- is located adjacent to an existing Natural Heritage System (Springbrook Creek); and,
- is currently occupied by two existing single detached dwelling.

The surrounding land uses are described as follows:

North: Lands subject to a Draft Approved Plan of Subdivision (City Files: C03W06.004 and 21T-09007B) to permit single detached dwellings, semi-detached dwellings, valleyland, a woodlot, and stormwater management pond. The majority of these lands have been developed in accordance with the Draft Approved Plan of Subdivision, however a portion of these lands remain undeveloped until the local road (Antibes Drive) is extended south to provide access to the subject lands.

East: A Natural Heritage System (Springbrook Creek) and beyond are existing single detached dwellings;

South: Existing single detached dwellings and lands subject to an application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit 43 condominium townhouse units on the south side of Queen Street West (City Files: C03W05.021 & 21T-17012B); and,

7.2-4

West: A Natural Heritage System (Springbrook Creek) and existing single detached dwellings.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant has submitted an application for a Zoning By-law Amendment and Proposed Draft Plan of Subdivision to permit single detached residential dwellings and to create blocks on a registered plan of subdivision to recognize the existing Natural Heritage System, to create a block for road widening purposes (Queen Street West), and to create a separate block for emergency access/servicing. An amendment to the Zoning By-law is required to rezone the lands from “Residential Hamlet One (RHM1)” and “Agricultural (A)” to “Residential Single Detached F – 11.6 – Section 2928”, “Residential Single Detached F – 11.6 – Section 2929”, “Residential Single Detached F – 11.6 – Section 2930”, “Residential Single Detached F – 11.6 – Section 2931”, and “Open Space” to permit the proposed residential development and recognize the existing open space land uses.

Details of the proposal are as follows:

- To create 36 single detached residential lots with lot widths ranging from 11.6 metres to 15.3 metres, lot depths ranging from 24.2 metres to 31 metres, and minimum lot areas ranging from 319 square metres to 428 square metres;
- To develop the lands with a net residential density of approximately 25 units per net residential hectare;
- To create a separate block for the existing single detached residential dwelling currently located on the property municipally known as 1328 Queen Street West;
- To demolish the existing single detached dwelling currently located on the property municipally known as 1324 Queen Street West;
- To initiate the southerly extension of the existing 17.0 metre municipal right-of-way (Antibes Drive) for the purpose of providing vehicular and pedestrian access to the subject lands and to facilitate the southerly extension and delivery of existing municipal services/infrastructure;
- To have the local road (Antibes Drive) terminate in a permanent cul-de-sac configuration at the southerly limit of the site to accommodate vehicular turn-around without precluding the potential for a future access connection to the undeveloped lands to the west municipally known as 1350, 1358 and 1364 Queen Street West;

7.2-5

- To create a new local road (Street '2') that is proposed to terminate in a permanent cul-de-sac configuration and will provide access to 12 of the 36 single detached lots;
- To create three (3) Natural Heritage System blocks that are to be conveyed to the City;
- To create a 10 metre wide servicing/emergency access block, which will provide pedestrian access through to Queen Street West; and,
- To create a 3.88 metre wide road widening block along the Queen Street West street frontage.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 13.

Planning Analysis Summary:

The subject lands are located within an existing settlement area which is intended to be a focus area for growth and development. The proposal represents the efficient development of the lands for low density residential purposes and contemplates the orderly extension of existing municipal services and public infrastructure. The development proposal will contribute additional single detached dwellings to the housing supply of the existing community that contains a diverse mix of various housing options and land uses. Additionally, the subject lands are located along a Bus Rapid Transit Corridor (Queen Street West) which will provide future residents with convenient access to existing transit stops and higher order transit services. The proposed residential development respects the long term protection of the adjacent Natural Heritage System and will have no negative impacts on any of the key natural heritage features or their functions.

The proposal conforms to the "Residential" and "Open Space" land use designations of the Official Plan and the "Residential Low Density 2" land use designation of the Credit Valley Secondary Plan (Area 45). The proposed residential development is comprised of a net residential density of 25 units per net residential hectare and contains lots that are of a width, depth and configuration that is consistent with the surrounding area. The surrounding lands have been developed primarily for low density residential purposes and contain single detached, semi-detached, and townhouse dwelling types. The proposed low density residential land use is considered to be compatible with and complementary to the adjacent land uses and the surrounding area.

In accordance with the approved Block Plan for Sub Area 1 & 3, the applicant has submitted a Tertiary Plan, which demonstrates that the lands may be developed for

7.2-6

residential purposes without precluding the development potential of the lands to the west (1350, 1358 and 1364 Queen Street West). Additionally, the Tertiary Plan demonstrates that the residential development will respect and preserve the adjacent Natural Heritage System and will maintain an appropriate setback to the adjacent meander belt and regulated Redside Dace Habitat. The Tertiary Plan effectively represents the orderly development of the lands for low density residential purposes and has regard for the protection of the existing natural features and their ecological functions.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also consistent with the Official Plan and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act* (see Appendix 10).

Matters of Provincial Interest

Planning Act

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

- the orderly development of safe and healthy communities;
- the appropriate location of growth and development; and,
- the adequate provision of a full range of housing.

Provincial Policy Statement

Section 3 of the *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The applications are consistent with the Provincial Policy Statement, including the following policies:

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

7.2-7

Section 1.1.2 – That land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.

Section 1.1.3.1 – That settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources; and,
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

Section 2.1 of the Provincial Policy Statement contains policies with respect to the long term protection and enhancement of Natural Heritage features. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible improved.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject applications conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

Section 2.2.1 of the Growth Plan contains policies that deal with directing and managing growth. The subject applications are in conformity with the policies of Section 2.2.1 by focusing growth within settlement areas, including:

- delineated built-up areas;
- strategic growth areas;
- locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
- areas with existing or planned public service facilities.

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a diverse mix of land uses and convenient access to local stores, services, and public service facilities.

Further, the proposal conforms to Section 4.2.2 of the Growth Plan, which includes policies specific to the protection of natural heritage and biodiversity. According to Section 4.2.2, within the Natural Heritage System, new development or site alteration

7.2-8

will demonstrate that there are no negative impacts on key natural heritage features or key hydrologic features or their functions.

Region of Peel Official Plan

The subject lands are located within the “Urban System” designation in the Region of Peel Official Plan and conform to the related policies as follows:

- Section 5.3.1.3: To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;
- Section 5.3.1.4: To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services;
- Section 5.3.1.5: To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive; and,
- Section 5.3.2.7: Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms or urban development and redevelopment.

City of Brampton Official Plan

The lands are designated “Residential” on Schedule A, General Land Use Designations of the Official Plan, which permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. It is the objective of the “Residential” policies of the Official Plan to:

- Promote well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors;
- Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes; and,
- Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design.

In addition, a portion of the land is designated “Open Space” within Schedule A, General Land Use Designation and “Woodland” and “Valleyland/Watercourse Corridor” within Schedule D, Natural Heritage Features and Areas. The “Open Space” designation of the Official Plan identifies major open space features including public and private open space, valleylands/watercourse corridors, wetlands and woodlands. The Official Plan

7.2-9

provides direction for the consideration of development proposals adjacent to lands designated “Valleyland/Watercourse Corridor”. As such, the following shall be taken into account:

- Opportunities to mitigate, enhance or restore natural features, functions and linkages;
- The impact of the development proposal to the physical continuity of the natural heritage-open space system;
- The costs and benefits in ecological, monetary, social and biological terms of any engineering works or environmental practices needed to mitigate these impacts; and,
- The comment of the appropriate Conservation Authority and Provincial Ministry.

The proposal conforms to the “Residential” and “Open Space” land use designations of the Official Plan. In addition, the proposal has regard for the existing natural features and adjacent valleyland/watercourse corridor. As such, an amendment to the Official Plan is not required to implement the proposal.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in May 2017, in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 12 to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City. A Statutory Public Meeting for this application was held on June 5, 2017. There were no members of the public in attendance to speak to this item at the Statutory Public Meeting. Please refer to Appendix 9 for details of the Statutory Public Meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this amendment to the Zoning By-law.

2019-2022 Term of Council Direction: A Compass for our Community:

The proposed draft plan is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- Efficiently using land and resources;
- Directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- Providing opportunity for efficient growth within an existing community.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

Conclusion:

The Planning and Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff recommends approval of the Zoning By-law Amendment (as attached in Appendix 13) as the following requirements have been satisfied:

Staff is satisfied that the subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and the Peel Region Official Plan. Further, the application is in general conformity with the principles and overall policy direction of the City of Brampton Official Plan.

The proposed residential development will direct growth to an existing settlement area, efficiently utilize the lands for low density residential purposes, and will facilitate the orderly extension of existing municipal services and public infrastructure. The proposal will contribute additional single detached dwellings to the housing supply of the existing community, which contains a diverse mix of various housing options and land uses. The proposed development will provide pedestrian access through to Queen Street West which is a designated Bus Rapid Transit Corridor that provides transit services connecting areas within and beyond the limits of the City. The proposal will respect the long term protection and viability of the adjacent Natural Heritage System and will have no negative impacts on any of the key natural heritage features or their functions.

7.2-11

The proposal conforms with the policies of the Official Plan, more specifically the principles contained in Section 4.2 that focus towards “promoting well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors”.

The application is appropriate for the orderly development of the lands.

Staff recommend approval of the Zoning By-law Amendment as the proposal represents good planning and is in the public interest.

Respectfully submitted:

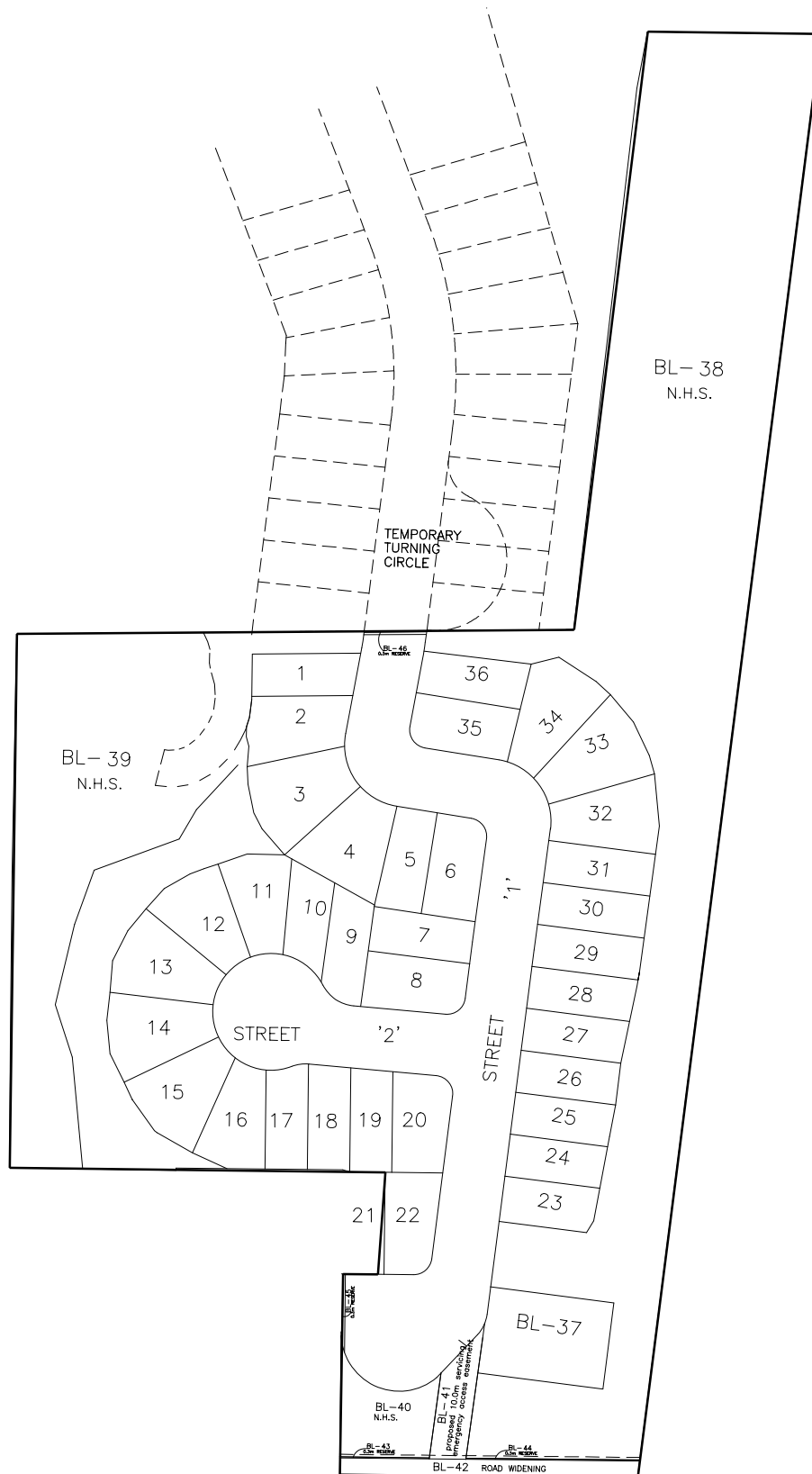
Kevin Freeman, MCIP, RPP
Development Planner
Planning & Development Services

Allan Parsons, MCIP, RPP
Director, Development Services
Planning & Development Services

Report authored by: Kevin Freeman

Appendices:

- Appendix 1: Draft Plan of Subdivision
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Existing Land Use Map
- Appendix 7: Approved Community Block Plan (Sub Area 45 – 1 & 3)
- Appendix 8: Tertiary Plan
- Appendix 9: Results of Public Meeting
- Appendix 10: Detailed Planning Analysis
- Appendix 11: Correspondence Received
- Appendix 12: Results of Application Circulation
- Appendix 13: Zoning By-law Amendment
- Appendix 14: Conditions of Draft Approval



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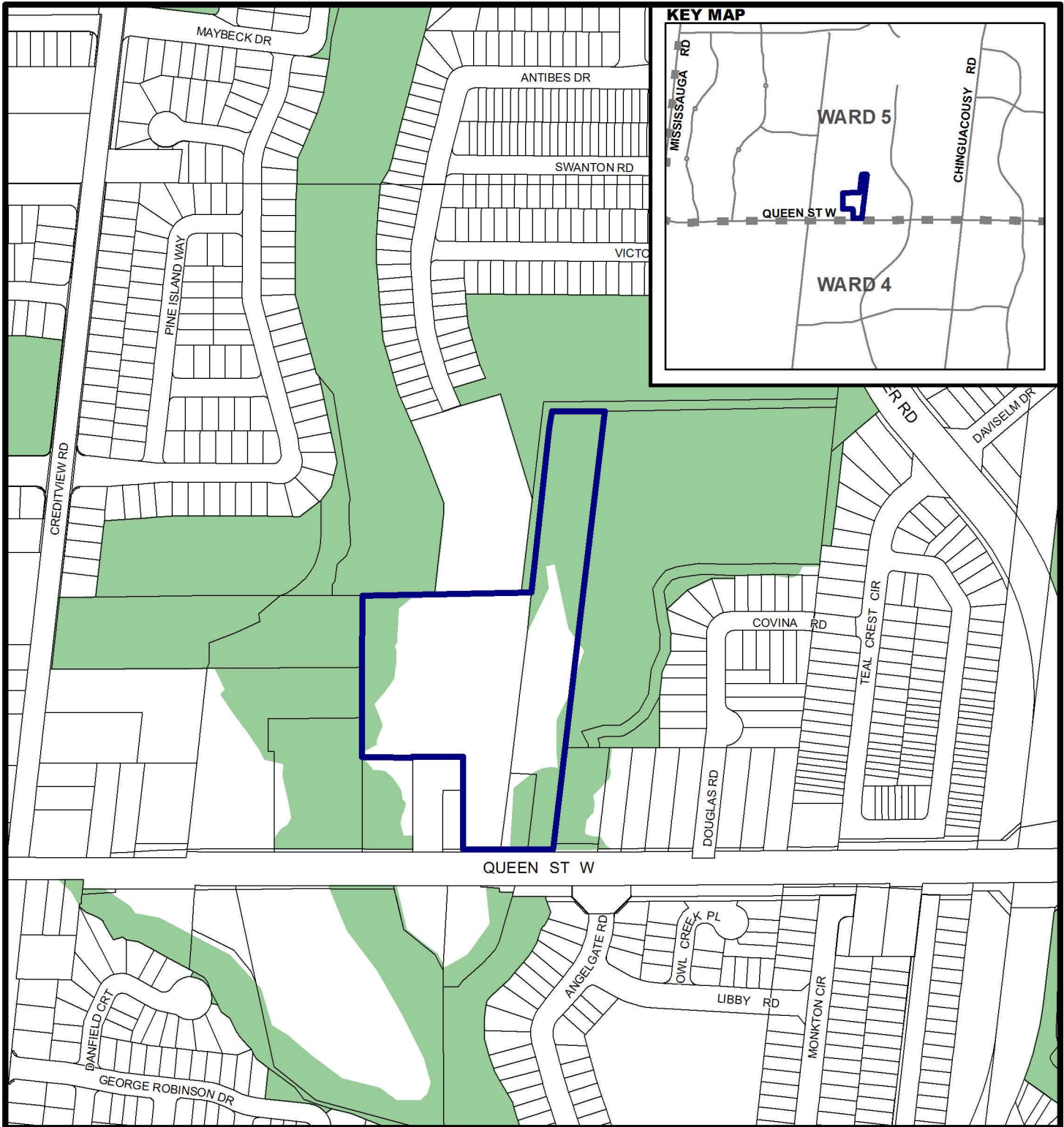


APPENDIX 1
DRAFT PLAN OF SUBDIVISION
KLM PLANNING PARTNERS INCORPORATED - CAL-QUEEN
WEST DEVELOPMENTS INC.

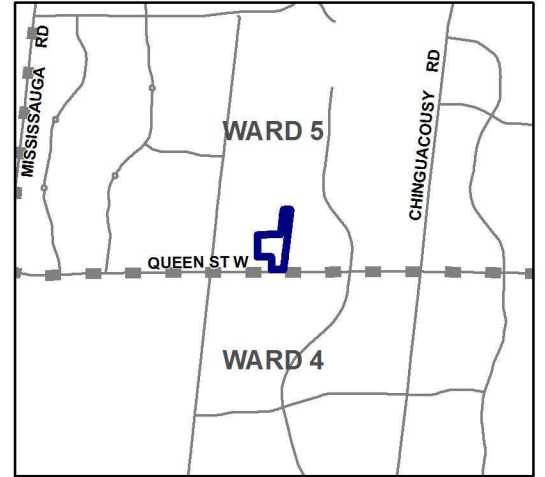
Date: 2019 05 03

Drawn By: CJK

CITY FILE: C03W06.007

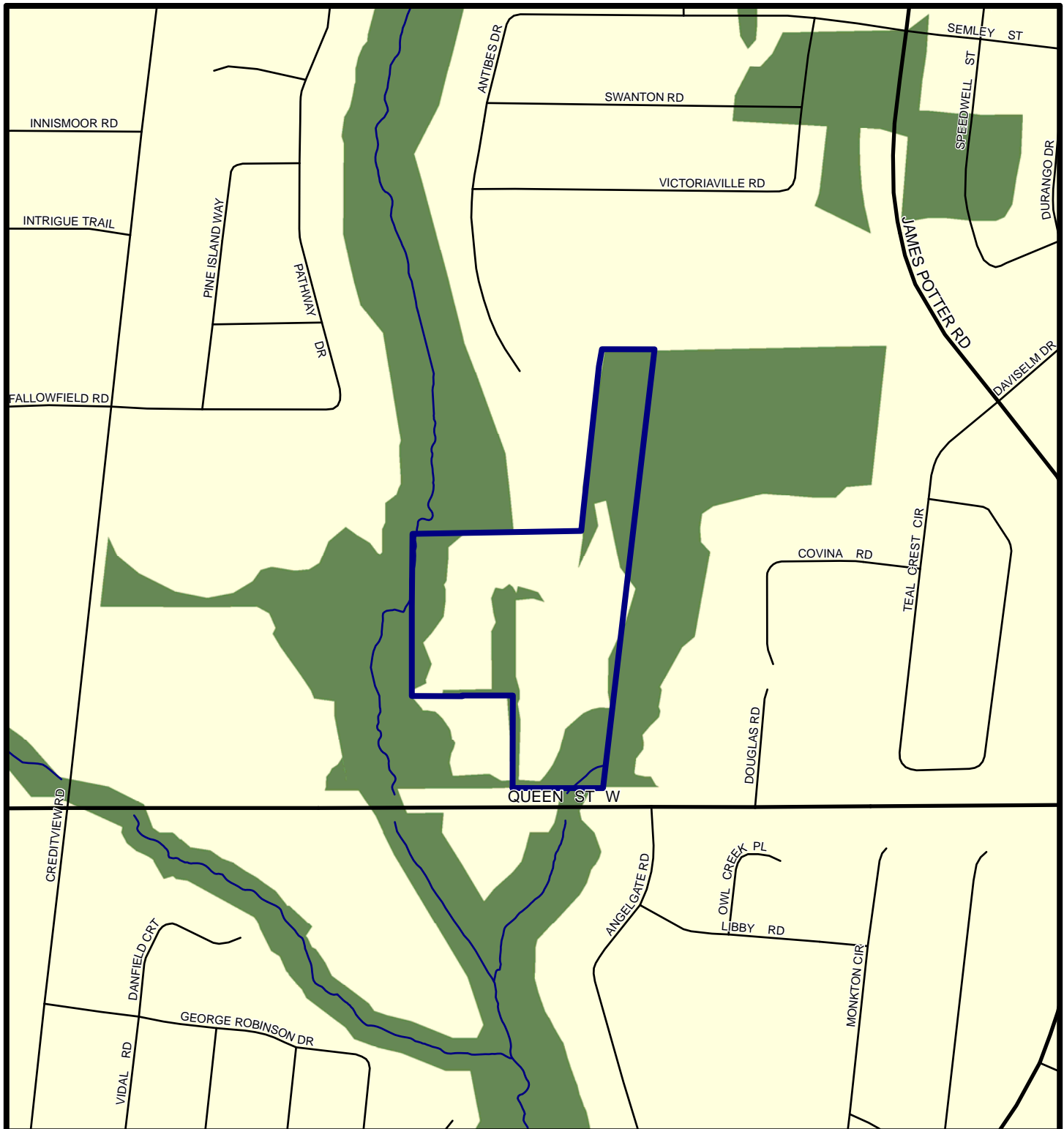


KEY MAP

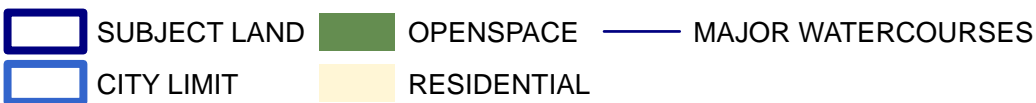


APPENDIX 2 LOCATION MAP

KLM PLANNING PARTNERS INCORPORATED - CAL-QUEEN
WEST DEVELOPMENTS INC.



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

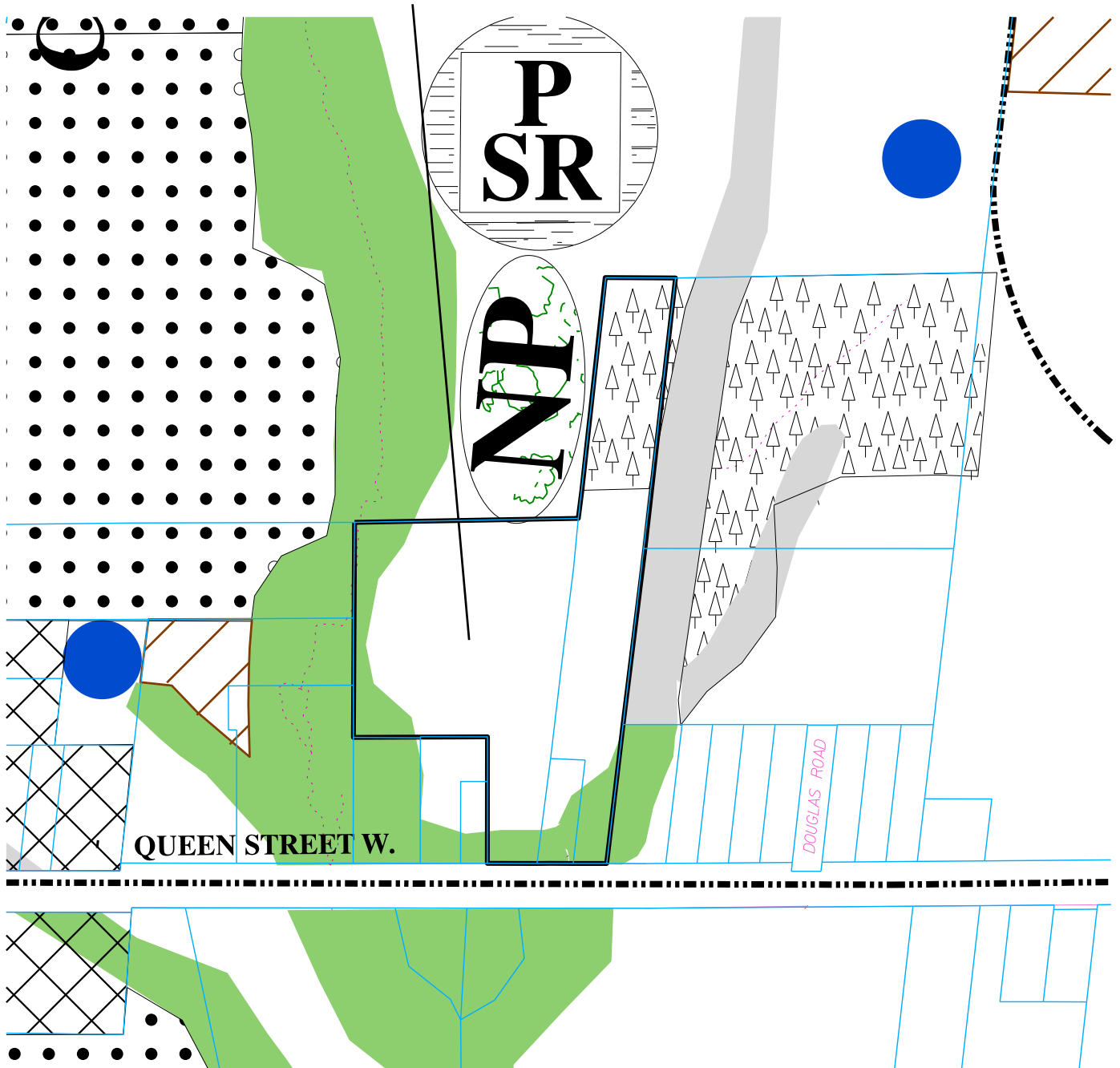


APPENDIX 3

OFFICIAL PLAN DESIGNATIONS

KLM PLANNING PARTNERS INCORPORATED - CAL-
QUEEN WEST DEVELOPMENTS INC.

SUBJECT LANDS



EXTRACT FROM SCHEDULE SP45 OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

- | | | | | | |
|--|----------------------------------|--|--|--|--|
| | Low Density 1 Residential | | Significant Woodlots | | Springbrook Settlement Area |
| | Low Density 2 Residential | | Neighbourhood Park | | Potential Stormwater Management Ponds |
| | Primary Valleyland | | Terrestrial Features | | Minor Arterial Roads |
| | Secondary Valleyland | | Public / Senior Elementary School | | |



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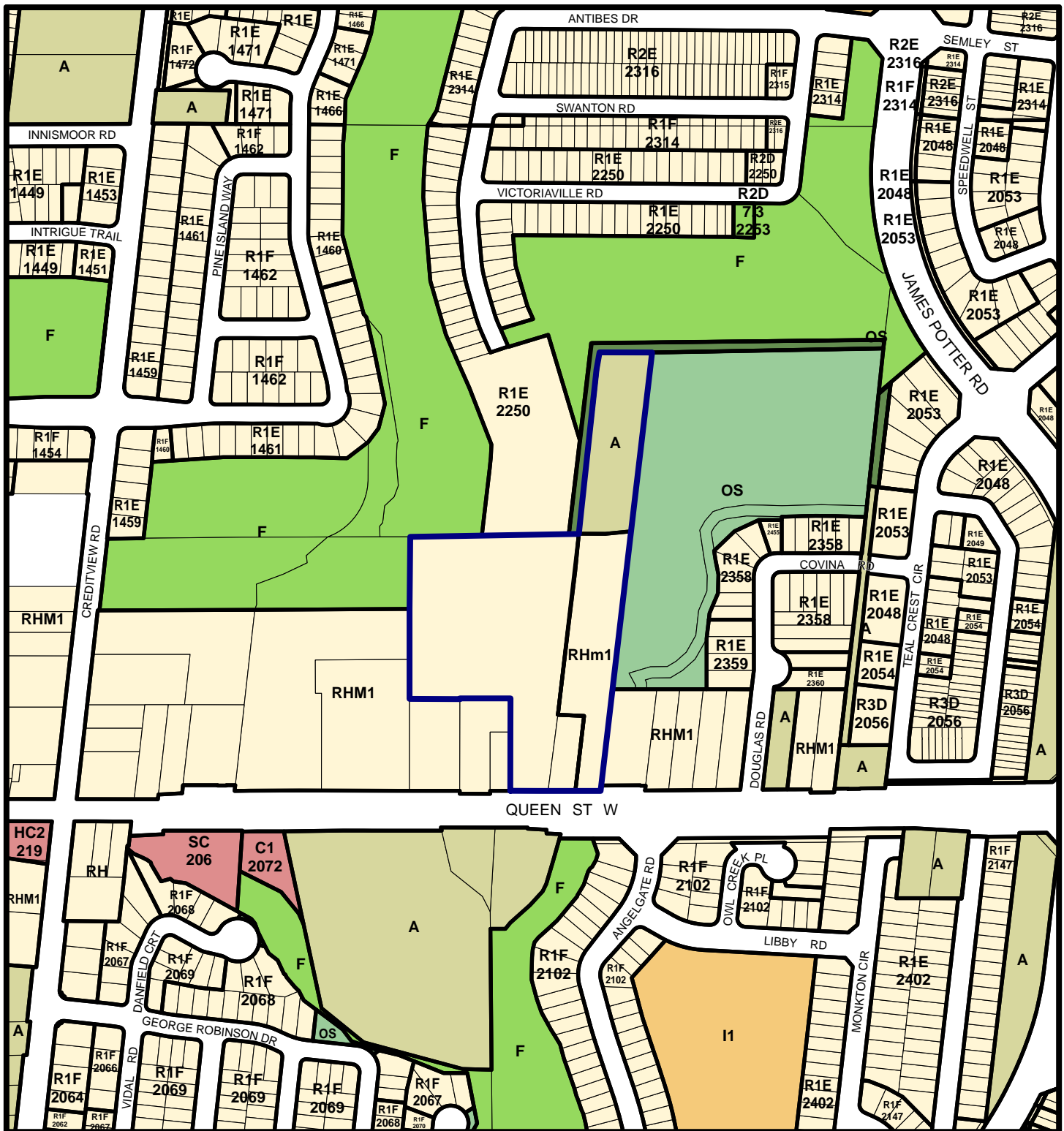


Drawn By: A.R.d.
Date: 2016 12 19

APPENDIX 4 SECONDARY PLAN DESIGNATIONS

KLM PLANNING PARTNERS INC.
CAL-Queen West Developments Inc.

CITY FILE: C03W06.007



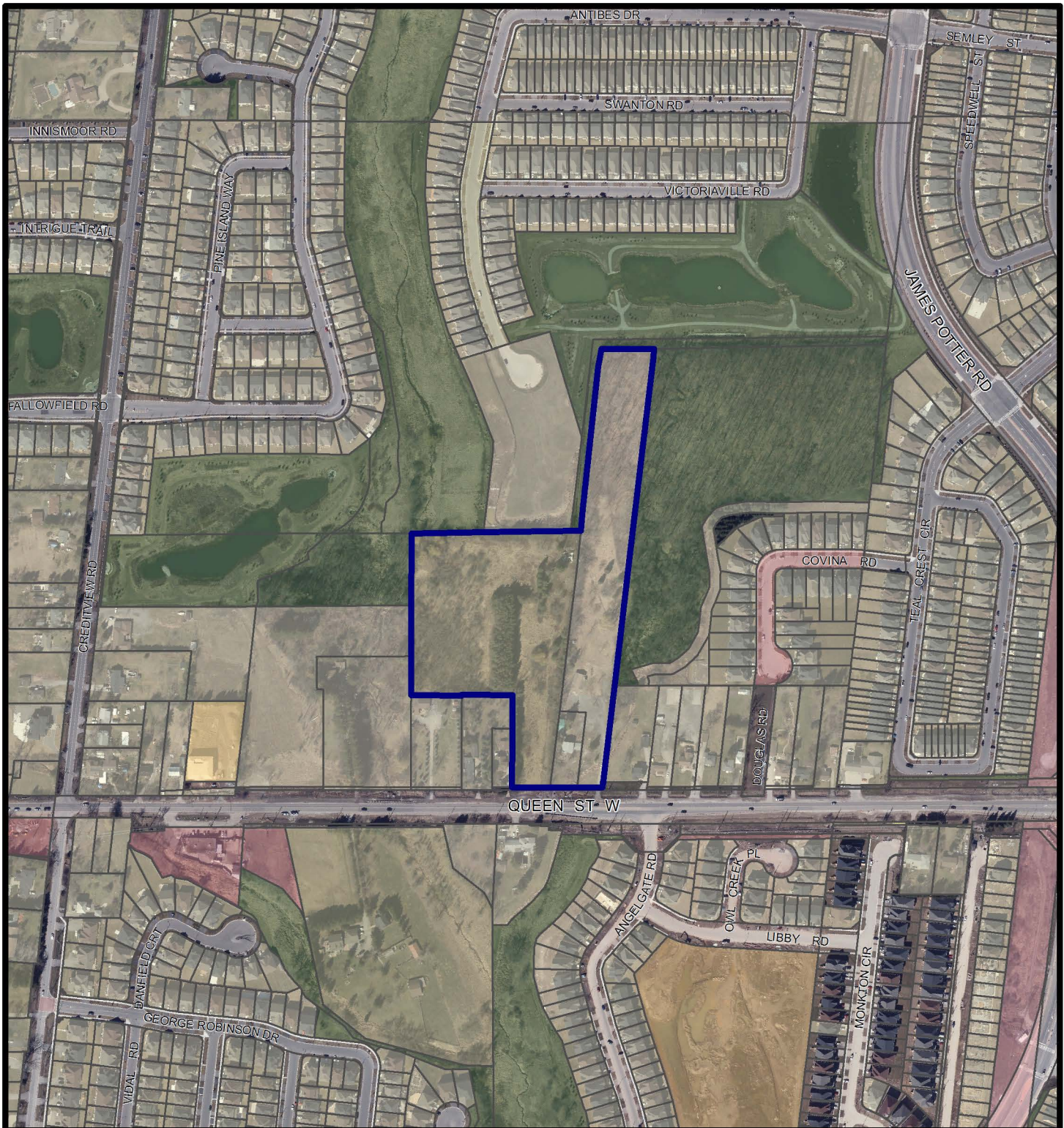
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|--|--------------|--|---------------|--|------------|
| | SUBJECT LAND | | INDUSTRIAL | | OPEN SPACE |
| | RESIDENTIAL | | INSTITUTIONAL | | FLOODPLAIN |
| | COMMERCIAL | | AGRICULTURAL | | CITY LIMIT |



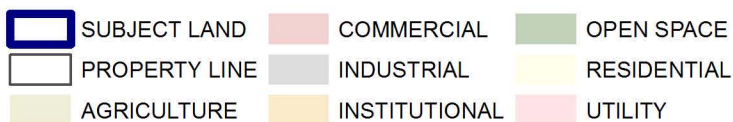
APPENDIX 5

ZONING DESIGNATIONS

KLM PLANNING PARTNERS INCORPORATED - CAL-
QUEEN WEST DEVELOPMENTS INC.



AERIAL PHOTO DATE: SPRING 2016

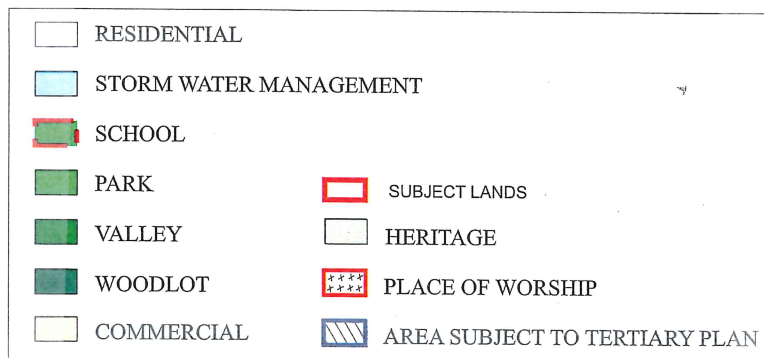
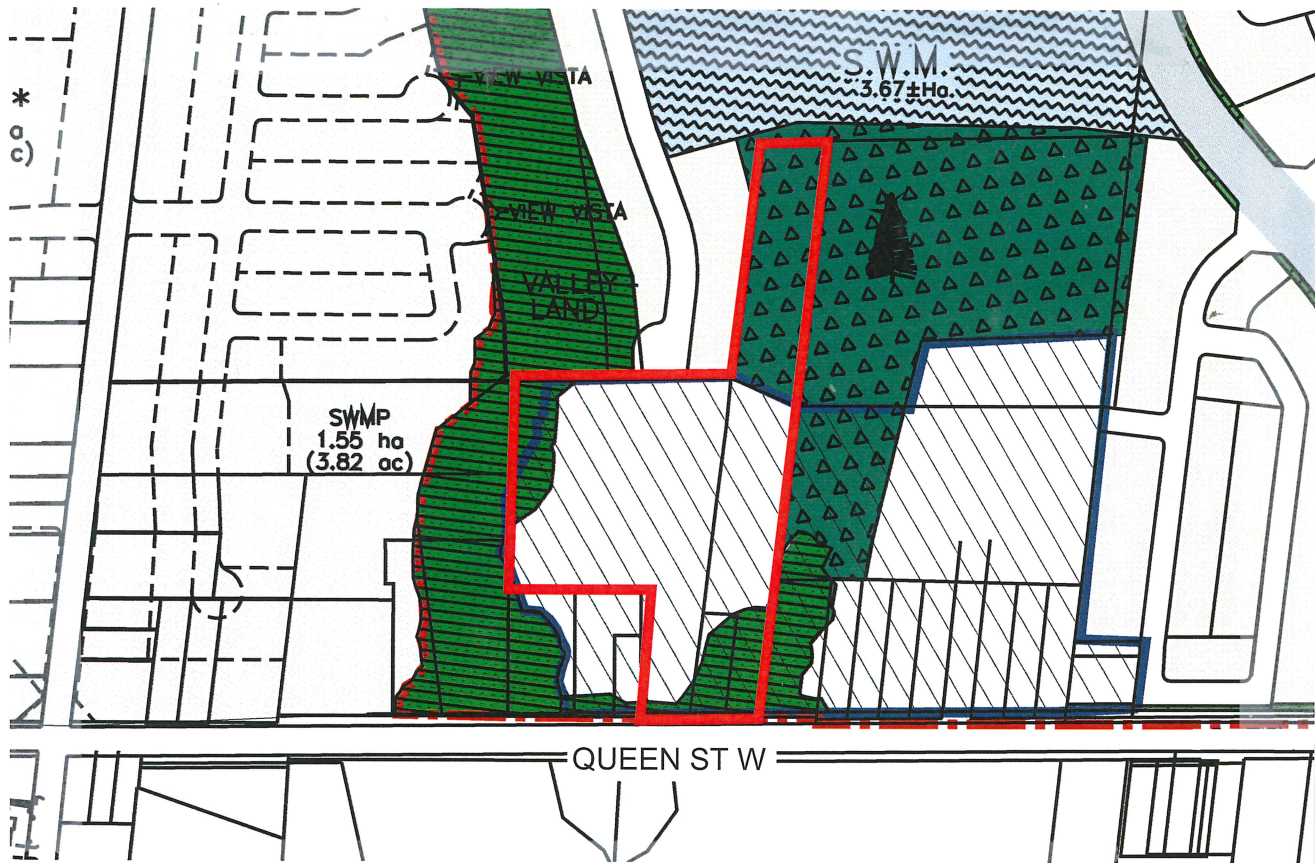


APPENDIX 6

AERIAL & EXISTING LAND USE

KLM PLANNING PARTNERS INCORPORATED - CAL-QUEEN
WEST DEVELOPMENTS INC.

CITY FILE: C03W06.007



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PLANNING AND DEVELOPMENT SERVICES
















Drawn By: CJK
Date: 2017 04 28

APPENDIX 7
BLOCK PLAN DESIGNATIONS (BP45-3)
KLM PLANNING PARTNERS INC.
CAL-Queen West Developments Inc.

CITY FILE: C03W06.007



- | | | | |
|---|--|---|--|
|  | Cal-Queen West Development Inc. Boundary |  | Staked Limit of Development (with City & CVC on July 16, 2013) |
|  | Tertiary Plan Boundary |  | Estimated Limit of Development (Subject to Review by City & CVC) |
|  | Residential |  | Meander Belt |
|  | Natural Heritage System |  | Redside Dace Regulated Habitat (302m Meander Belt Setback) |
|  | Future Development |  | CVC Regulation Limit |
|  | 10.0m Servicing/Emergency Access |  | Centerline of Springbrook Creek (Main Branch & East Branch) |
|  | Road Widening | | |



TERTIARY PLAN

KLM PLANNING PARTNERS INCORPORATED
CAL-QUEEN WEST DEVELOPMENTS INC.

CITY FILE: C03W06.007

Drawn By: CJK
Date: 2019 05 03

Results of Public Meeting

Planning and Development Committee Regular Meeting – Monday, June 5, 2017

City File Number: C03W06.007

Subdivision File: 21T-15002B

Members Present

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Staff Present

Harry Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Interim Director, Planning and Development
D. Waters, Interim Director, Policy Planning
A. Balram, Development Planner
N. Mahmood, Development Planner
M. Majeed, Policy Planner

Corporate Services:

R. Zuech, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
S. Danton, Legislative Coordinator

Members of the Public:

No members of the public were in attendance for this item.

Results of the Public Meeting:

A meeting of the Planning and Development Services Committee was held on June 5, 2017 in the Council Chambers 4th Floor, 2 Wellington Street West, Brampton, Ontario,

7.2-21

commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the *Planning Act* and City Council procedures. There were no members of the public in attendance for this item at the Statutory Public Meeting on June 5, 2017.

DETAILED PLANNING ANALYSIS

City File Number: C03W06.007

Subdivision File: 21T-15002B

Provincial Policy Statement

The subject application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement including but not limited to the following:

- Section 1.1.1 states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term need. The proposed residential development is located within the Credit Valley Secondary Plan (Area 45), which plans for an appropriate range and mix of residential land uses as well as a mix of commercial, institutional and open spaces land uses. The development proposal will include single detached lots with the potential to accommodate a registered second unit, which contributes towards an appropriate range and mix of residential land uses necessary for a complete community. Further, the proposal has regard for the adjacent Natural Heritage System (Springbrook Creek), which is to be preserved and conveyed into public ownership.
- Sections 1.1.3.1 and 1.1.3.2 requires that settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. The land use pattern within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. Land use patterns shall efficiently use infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change, promote energy efficiency and support active transportation. The proposed residential development is to be serviced through the southerly extension of the existing local road (Antibes Drive), which will provide vehicular and pedestrian access through to the subject property and facilitate an extension of the existing municipal services. The extension of the existing municipal services from Queen Street West and the Draft Approved Plan of Subdivision to the north promotes cost-effective development standards and minimized land servicing costs. Additionally, the development proposal will provide pedestrian access through to Queen Street West, which has existing public transit services and is a designated Bus Rapid Transit Corridor.
- Section 2.1 contains policies with respect to the long term protection and enhancement of Natural Heritage features. The diversity and connectivity of natural

features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible improved. The subject site is located adjacent to an existing Natural Heritage System, which is comprised of primary valleyland, secondary valleyland, and significant woodlots. The residential development contemplates the preservation of the adjacent natural features and will maintain a sufficient environmental buffer to the adjacent valleylands. The lands encompassing the natural features are to be conveyed into public ownership to ensure the long term protection and viability of the Natural Heritage System.

2017 Growth Plan for the Greater Golden Horseshoe

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject applications conform to the policies of the Provincial Growth Plan, including specific policies that aim to achieve the following:

- Complete communities that features a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities (Section 2.2.1). The proposed residential development is located within the Credit Valley Secondary Plan (Area 45) which contemplates a diverse range and mix of land uses. The proposed residential development will benefit from convenient access to public transit, local stores, public service facilities and public parkland, which will create opportunities for walking, cycling and active transportation.
- Growth in settlement areas with existing transit and planned public service facilities (Section 2.2.1). The development proposal effectively directs growth to an existing settlement area with existing transit and planned public service facilities. The subject lands are located along a Bus Rapid Transit Corridor (Queen Street West), which provides high-frequency services linking major destinations both within and beyond the limits of the City.
- To ensure that new development or site alteration will result in no negative impacts on the Natural Heritage Systems and key natural heritage features or key hydrological features and their functions (Section 4.2.2). The proposed residential development conforms to the Natural Heritage System policies of the Growth Plan and is consistent with the principles of the approved Community Block Plan (Sub Area 45 - 1 & 3), which focuses on community livability and integration of development with the natural environment.

Regional Official Plan

The property is located within the “Urban Systems” designation in the Regional Official Plan. The subject applications conform to the Region of Peel Official Plan, including the following policies:

- To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities (Section 5.3.1.3). The development proposal will create opportunities to introduce new residents to the existing community where opportunities for recreation and employment will be made available. The natural environment and adjacent valleylands are proposed to be preserved and respected and will be conveyed into public ownership to ensure the long term viability of these lands.
- To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services (Section 5.3.1.4). The proposed residential development is located within an approved Community Block Plan Area (Sub Area 45 – 1 & 3) which contemplates the efficient use of the land for a mix of land uses and purposes.
- To plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms or urban development and redevelopment (Section 5.3.2.7). The residential development proposes the extension of existing municipal services from Queen Street West to service the proposed residential lots. The residential development will efficiently utilize the existing services that have been delivered to the surrounding area.

Official Plan

The lands are designated “Residential” in the Official Plan. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive house types. The proposal conforms to the “Residential” designation of the Official Plan and complies with the following Residential Policies of the Official Plan:

- Promote well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors;
- Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes; and,

7.2-25

- Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design.

In addition, a portion of the land is designated “Open Space” within Schedule A, General Land Use Designation and “Woodlands” and “Valleyland/Watercourse Corridor” within Schedule D, Natural Heritage Features and Areas. The “Open Space” designation of the Official Plan identifies major open space features including public and private open space, valleylands/watercourse corridors, wetlands and woodlands. The Official Plan provides direction for the consideration of development proposals adjacent to lands designated “Valleyland/Watercourse Corridor”. As such, the following shall be taken into account:

- Opportunities to mitigate, enhance or restore natural features, functions and linkages;
- The impact of the development proposal to the physical continuity of the natural heritage-open space system;
- The costs and benefits in ecological, monetary, social and biological terms of any engineering works or environmental practices needed to mitigate these impacts; and,
- The comment of the appropriate Conservation Authority and Provincial Ministry.

Lands designated “Woodlands” on Schedule D of the Official Plan are to be evaluated through the development review process. Development and site alteration shall not be permitted in significant woodlands unless it can be demonstrated that there will be no negative impacts on these features or their ecological function. The Environmental Impact Study submitted in support of the development applications has confirmed that part of the lands designated “Woodlands” on Schedule D of the Official Plan will be removed as a result of the proposed development. These lands were assessed according to provincial and municipal criteria and determined to not be significant.

The proposal conforms to the “Residential” and “Open Space” land use designations of the Official Plan. In addition, the proposal contemplates the preservation of the surrounding natural features and adjacent valleyland/watercourse corridor. As such, an amendment to the Official Plan is not required to implement the proposal.

Secondary Plan

The property is designated “Low Density 2 Residential”, “Significant Woodlots”, and “Primary Valleyland” in the Credit Valley Secondary Plan (Area 45). The “Low Density 2 Residential” designation permits single detached dwellings, semi-detached dwellings, and townhouse dwellings at a maximum density of 28 units per net residential hectare. Single detached structure types with minimum lot widths of 11 metres (36 feet) are to comprise 60% of the overall development within lands designated “Low Density 2 Residential”. The proposed residential development consists of 36 single detached lots with minimum lots widths of 11.6 metres, which is the predominant form of housing

7.2-26

intended for the lands designated “Low Density 2 Residential”. The development is characterized by a residential density of 25 units per net residential hectare which is consistent with the existing and planned low density residential land uses in this particular area of the City.

The lands designated “Significant Woodlot” and “Primary Valleyland” are located outside of the limits of development and form part of the existing Natural Heritage System. These lands are identified as separate blocks on the proposed Draft Plan of Subdivision and are to be conveyed to the City.

An amendment to the Secondary Plan is not required to facilitate the proposal.

Block Plan:

The lands are identified on the approved Community Block Plan (Sub Area 45 – 1 & 3) for the Credit Valley Secondary Plan (Area 45) as an area that is subject to the completion of a Tertiary Plan. The applicant has submitted a Tertiary Plan, which demonstrates that the lands may be developed for residential purposes consistent with the adjacent Draft Approved Plan of Subdivision to the north (City Files: C03W06.004 and 21T-09007B) without adversely impacting the development potential of the lands to the west (1350, 1358 and 1364 Queen Street West). Further, the Tertiary Plan demonstrates that the residential development will respect and preserve the adjacent natural features and will maintain an appropriate setback to the existing meander belt and regulated Redside Dace Habitat.

Zoning

The property is zoned “Residential Hamlet One (RHm1)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed single detached dwellings and to recognize the adjacent open space land uses. The applicant has submitted a Draft Zoning By-law Amendment in support of the application with site specific provisions to permit the following:

- A minimum lot width of 11.6 metres;
- A minimum lot width ranging from 13 metres to 14 metres for corner lots;
- A maximum building height of 12 metres;
- A minimum rear yard setback ranging from 6 metres to 7 metres;
- A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, to project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;

7.2-27

- Bay windows or box-out windows with or without foundations, and including eaves and cornices to project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard; and,
- A cumulative garage door width of 5.05 metres for attached garages on lots great than or equal to 11.6 metres but less than 12.5 metres in width.

Land Use

The subject lands are approximately 4.33 hectares (10.7 acres) in total area and consists of three properties municipally known as 1324, 1328, and 1342 Queen Street West. The proposed low density residential development conforms to the land use policies of the Regional Official Plan, City of Brampton Official Plan and the Credit Valley Secondary Plan (Area 45). The proposed residential land use is representative of built form, density and housing typology that is consistent with the low density residential land uses contemplated for this particular area of the City. The proposed residential development will achieve an acceptable transition to the surrounding low-density residential housing forms and will complement the surrounding residential land uses. The surrounding area is comprised primarily of single detached and semi-detached dwellings that are of a width, depth, and configuration that is consistent with the single detached lots proposed to be created through the proposed draft plan of subdivision. The proposed residential development is to be serviced through the southerly extension of the existing local road (Antibes Drive), which will provide vehicular and pedestrian access and municipal services to the subject site. The extension of the existing municipal right-of-way and municipal services represents orderly planning that will contribute additional single detached lots to the existing housing supply of the surrounding area. The vision for the development of the surrounding lands will provide opportunity for employment, recreation, access to public services, and active transportation. The future residents of the community will have convenient access to Queen Street West which is a planned Bus Rapid Transit (BRT) Corridor that provides frequent transit services to areas both within and beyond the limits of the City.

In accordance with the approved Community Block Plan (Sub Area 45 - 1 & 3), the applicant has submitted a Tertiary Plan, which demonstrates that the lands may be developed for residential purposes without precluding the future development potential of the remaining undeveloped lands to the west. Further, the Tertiary Plan is able to demonstrate that the appropriate buffers to the adjacent natural features and regulated Redside Dace Habitat will be maintained.

The proposed low-density residential land use is complementary to and consistent with the mix of land uses existing in the surrounding area and is considered to be appropriate for the orderly development of the lands.

Urban Design

The lands are located within the approved Community Block Plan (Sub Area 45 – 1 & 3) for the Credit Valley Secondary Plan (Area 45) and are subject to the approved “Spring Valley Community Design Guidelines”. The intent of the Community Design Guidelines (CDG’s) is to establish a detailed architectural design and site planning criteria to guide built form development. The Community of Spring Valley is intended to be built on the principles of community livability and integration of the development with the natural environment. The principle of “Community Livability” is intended to be achieved through the provision of high architectural quality, opportunities for pedestrian open space, and attractive streetscapes. As a general principle, a variety of elevations is encouraged, to ensure that varied and distinctive streetscapes result. The proposed single detached lots conform to the approved CDG’s and Community Block Plan. This application will be subject to the City’s Architectural Control Compliance Review process to ensure that building designs are appropriate and in general compliance with the approved “Spring Valley Community Design Guidelines”. The applicant must prove to the satisfaction of the Control Architect and City’s Urban Design staff that they are able to comply with these guidelines throughout the design, marketing and construction process. Only dwelling unit designs that have been approved by the Design Control Architect may be offered for sale and built.

Transportation/Traffic

The proposed residential development is to be serviced through the southerly extension of the existing local road (Antibes Drive), which is to terminate in a permanent cul-de-sac configuration at the southerly limit of the property. The southerly extension of Antibes Drive will provide vehicular and pedestrian access to the subject lands. The extension of the existing local road and capacity of the existing road network will be able to accommodate the additional trips generated by the proposed 36 single detached dwellings. The proposed residential development will not result in any negative impacts on the existing local road network or traffic operations of the surrounding area. The proposed Draft Plan of Subdivision includes a 3.88 metre road widening block along the Queen Street West street frontage, which is to be conveyed to the City prior to the registration of the Plan of Subdivision.

Noise

A Noise Feasibility Study prepared by HGC Engineering, dated November 23, 2016 was submitted in support of the application. The study revealed that the primary source of noise is road traffic on Queen Street West. No other significant noise sources were observed. The recommendations of the study concluded that forced air ventilation systems with ductwork sized for the future installation of central air conditioning system be required for dwelling units with some exposure to Queen Street West. Further, the study recommends that warning clauses be included in the Agreement of Purchase and Sale to advise prospective purchasers of the traffic noise impacts. The City’s

7.2-29

Environmental Engineering staff have reviewed the Noise Feasibility study prepared by HGC Engineering dated November 23, 2016, and have found it to be acceptable.

Servicing

A Functional Servicing Report prepared by Candevcon Limited, dated April 17, 2019 was submitted in support of the applications. The Functional Servicing Report provides the following conclusions/recommendations for the development of the site:

- That the development site is situated within an already established residential area with all required sanitary and water servicing available and provided for the site.
- Stormwater Quantity control will be provided by underground storage in order to control pose-development peak flows to the pre-development level.
- “Enhanced” (Level 1 Protection) Stormwater Quality control is provided by installing an Oil/Grit separator manhole upstream of the discharge location.
- Stormwater Balance is provided by retaining the 5mm runoff from the impervious areas on the site.
- A Foundation Drain Collector sewer system is proposed within the right-of-way of the development area along with foundation drain service laterals to each dwelling unit.
- The sanitary sewers to service the development area will be connected to the existing 600mm sanitary sewer on Queen Street West fronting the development site.
- The development area will be connected to the existing 150mm local watermain on Queen Street West and will be serviced by the municipal water supply.
- Erosion and sedimentation control measures are recommended to minimize downstream affects during and after construction.

The City’s Development Engineering staff have reviewed the Functional Servicing Report prepared by Candevcon Limited, dated April 17, 2019 and have found it to be acceptable.

Phase 1 and 2 Environmental Site Assessment

A Phase 1 and Phase 2 Environmental Site Assessment prepared by Soil Engineers Limited, dated October 2017 were submitted in support of the development proposal. Soil Engineers Limited has determined based on the findings of the Phase One and Phase 2 Environmental Site Assessment, that no further environmental investigations are required for the site. In addition, the applicant has also provided confirmation that a Record of Site Condition was filed with the Ministry of the Environment and Climate Change on April 27, 2018. The City’s Building Division staff has reviewed the Phase 1 and Phase 2 Environmental Site Assessment prepared by Soil Engineers Limited, dated October 2017, and have found the findings of the reports to be acceptable.

Environmental Impact Study

An Environmental Impact Study prepared by Beacon Environmental, dated May 2019 was submitted in support of the development applications. The conclusions and recommendations of the study suggest that there will be net loss to the function of the natural heritage system. The study recommends that follow restoration measures for the subject site:

- Naturalization of areas within the regulated Redside Dace Habitat that are currently disturbed;
- Removal of a defunct culvert to improve the habitat within the pond in the northwest corner of the subject property; and,
- Removal of a section of a partially collapsed steel wire fence adjacent to the pond.

In accordance with the City's requirements with respect to mitigation planting for the removal of healthy tableland trees, the applicant has submitted a Natural Heritage and Tableland Tree Compensation concept plan. For the number of trees that can't be accommodate on site, the owner is to make arrangements for payment of cash-in-lieu. The proposed compensation plantings, restoration measures and open blocks to maintain Natural Heritage System linkages, will be able to strengthen the natural features of importance and maintain the ecological functions of the subject property. The City's Environmental Planning Staff have reviewed the Environmental Impact Study prepared by Beacon Environmental, dated May 2019 and have found the conclusions and recommendations of the report to be acceptable.

Tree Evaluation Report

A Tree Evaluation Report prepared by Beacon Environmental, dated April 12, 2019, was submitted in support of the application. The conclusions of the report confirm that the majority of existing trees on the subject property will need to be removed due to the fact that they are located within the limits of the proposed building, infrastructure, or grading. To compensate for the removal of healthy tableland trees located outside the Natural Heritage System, the City will require replacement plantings at a ratio of 3:1. If site constraints limit the opportunity for tree planting, the applicant will have the option to provide cash-in-lieu for the compensation trees, as per the City's Tableland Tree Assessment Guidelines. The City's Open Space Development staff and Environmental Planning Staff have reviewed the Tree Evaluation Report and have found the conclusions of the report and proposed tree replacement/compensation to be satisfactory.

Stage 1 and 2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment prepared by Archaeological Services Inc., dated December 22, 2014 was submitted for the lands municipally known as 1342

Queen Street West. A separate Stage 1-2 Archeological Assessment prepared by Archaeological Services Inc., dated August 12, 2016 was submitted for the lands municipally known as 1324 and 1328 Queen Street West. In addition to the submission of the above-noted Archeological Assessments, the applicant has provided confirmation that these documents have been filed with the Ministry of Tourism, Culture, and Sport (MTCS). The City's Heritage Planning staff has reviewed the Stage 1-2 Archaeological Assessments for the properties including the corresponding MTCS letters, and have found the materials to be satisfactory.

Sustainability Score and Summary

A sustainability performance metrics and sustainability summary has been submitted in support of the proposal to measure the degree of sustainability of the proposal. The application achieves a sustainability score of 43 points, which achieves Brampton's Silver Threshold standard for sustainability.

CORRESPONDENCE RECEIVED

City File Number: C03W06.007

Subdivision File: 21T15002B

No correspondence has been received from members of the public.

RESULTS OF APPLICATION CIRCULATION

City File Number: C03W06.007

Freeman, Kevin

From: Colangelo, Mike
Sent: 2019/04/30 8:15 AM
To: Heike, Christopher; Freeman, Kevin
Cc: Kassaris, Stavroula
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)
Attachments: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi,

No more comments Chris.

Thanks, Mike

From: Heike, Christopher <Christopher.Heike@brampton.ca>
Sent: 2019/04/29 4:19 PM
To: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Cc: Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>; Colangelo, Mike <Mike.Colangelo@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Kevin,

I am still waiting to hear back from Mike. Once I do, it won't take long to update the memo.

Thanks,

Chris Heike

Park Planner, Park Planning & Development Section

Our Focus Is People ●●●●●

From: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Sent: 2019/04/29 4:16 PM
To: Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>; Colangelo, Mike <Mike.Colangelo@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Chris,

Just following up on the below e-mail chain. Would you be able to please advise whether you are in a position to update your Comments & Conditions Memo?

Thanks,

Kevin Freeman, MCIP, RPP
Development Planner III

Freeman, Kevin

From: Kassaris, Stavroula
Sent: 2019/04/24 12:21 PM
To: Heike, Christopher; Colangelo, Mike; Freeman, Kevin
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hello folks,

Sorry this one fell off my radar after I advised Kevin that we have no further comments regarding the EIS.

Environmental Planning can provide clearance for the Tertiary Plan.

Thank you,

Stav

From: Heike, Christopher <Christopher.Heike@brampton.ca>
Sent: 2019/04/24 12:14 PM
To: Colangelo, Mike <Mike.Colangelo@brampton.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>
Cc: Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Mike,

I have no comments. I just need to update the Comments & Conditions Memo if you're satisfied that all your Prior-to's are satisfied.

Thanks,

Chris Heike

Park Planner, Park Planning & Development Section

Our Focus Is People ●●●●●

From: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Sent: 2019/04/24 12:12 PM
To: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Cc: Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Stav & Chris:

Are you satisfied with the tertiary plan? Kevin is looking for a clearance.

We spoke about this last week. Perhaps we can chat 1 final time and reply to Kevin.

Thanks; Mike

From: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Sent: 2019/04/24 12:06 PM
To: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Mike,

Just following up on the below e-mail.

Thanks,

Kevin Freeman, MCIP, RPP
Development Planner III

Planning & Development Services
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.2051 F: 905.874.2099 E: kevin.freeman@brampton.ca

From: Freeman, Kevin
Sent: 2019/04/12 1:54 PM
To: Colangelo, Mike <Mike.Colangelo@brampton.ca>; Huang, Andy <Andy.Huang@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>
Cc: Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Mike,

Please see attached response to your comments noted below.

Once you have had an opportunity to review the attached, if you could please confirm whether your comments have since been addressed, that would be appreciated.

Thanks,

Kevin Freeman, MCIP, RPP
Development Planner III

Planning & Development Services
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.2051 F: 905.874.2099 E: kevin.freeman@brampton.ca

From: Colangelo, Mike
Sent: 2019/03/12 10:56 AM
To: Freeman, Kevin <Kevin.Freeman@brampton.ca>; Huang, Andy <Andy.Huang@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>
Cc: Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Kevin, Chris is away this week. I will chat with him next week for you. I have not seen any response to our comments below.

Thanks;

Mike Colangelo
Public Works and Engineering
City of Brampton
phone: (905) 874-2322
fax: (905) 874-3819

From: Freeman, Kevin
Sent: 2019/03/11 3:30 PM
To: Huang, Andy <Andy.Huang@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>
Cc: Colangelo, Mike <Mike.Colangelo@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi all,

Just following up on the below e-mail. Chris have you received a response to the below comments?

Thanks,

Kevin Freeman, MCIP, RPP
Development Planner III

Planning & Development Services
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.2051 F: 905.874.2099 E: kevin.freeman@brampton.ca

From: Huang, Andy
Sent: 2019/02/04 3:55 PM
To: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Subject: FW: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

From: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Sent: 2019/02/04 1:25 PM
To: Huang, Andy <Andy.Huang@brampton.ca>
Cc: Heike, Christopher <Christopher.Heike@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Andy;

Chris H formalizes the comments on behalf of our groups.

Chris, please advise if you received a response to our comments below?

Thanks;

Mike Colangelo
Public Works and Engineering
City of Brampton
phone: (905) 874-2322

fax: (905) 874-3819

From: Huang, Andy
Sent: 2019/02/04 1:08 PM
To: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hello Mike,

I just got a call from the applicant. He is requesting the Urban Design Clearance for the above note application. You had provided some comments to this application awhile back (please see below), and these comments directly relate to Urban Design as well. I wonder if these comments have been addressed? Please advise.

Best regards,
Andy

From: Debnath, Madhuparna <Madhuparna.Debnath@brampton.ca>
Sent: 2018/01/15 12:44 PM
To: Huang, Andy <Andy.Huang@brampton.ca>
Subject: FW: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

From: Colangelo, Mike
Sent: 2018/01/15 10:48 AM
To: Heike, Christopher <Christopher.Heike@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Cc: Spencer, John <John.Spencer@brampton.ca>; Debnath, Madhuparna <Madhuparna.Debnath@brampton.ca>; Hoy, Michael <Michael.Hoy@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>
Subject: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Chris & Stav:

C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

A few high level comments:

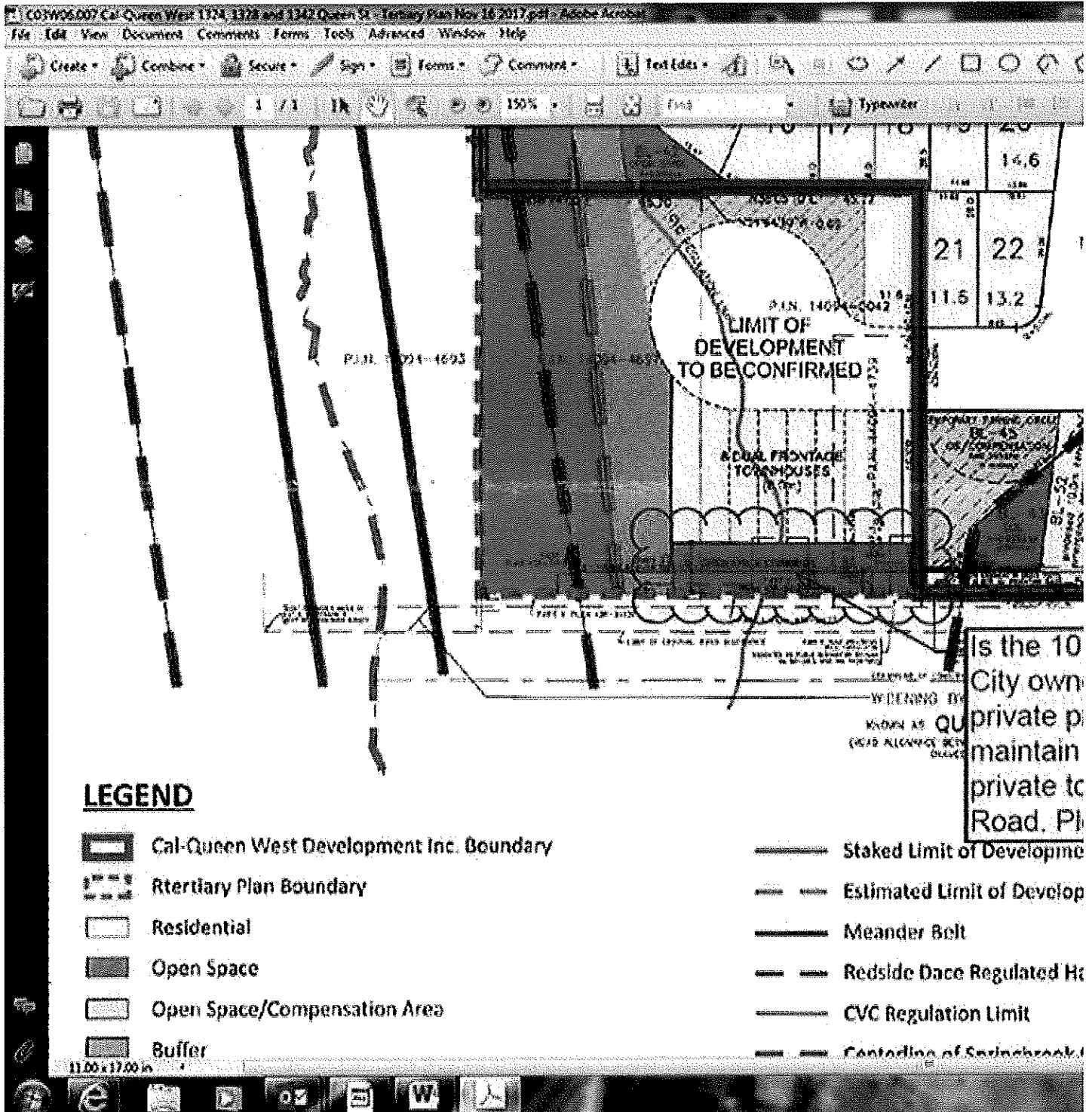
- Please see the comment on the attached tertiary plan. With 8 dual frontage townhomes (front doors facing Queen St), the City would not own or maintain an open space block of land along a Regional Road. Recommend the 8 town house lots be extended to the Queen St r.o.w.
- Is there an opportunity to consolidate all the awkward blocks of open space (behind lots 11-15, block 48, 40, 41 & 42) all into buffer block 51?
- The Region's ultimate Queen Street road widening design should be identified on the tertiary plan so City staff can properly review and comment on the streetscape interface (sidewalks, street trees, fencing, potential transit stops etc). Update tertiary plan accordingly.
- Is BL-37 and existing holdout residential property to remain? If so, the driveway access to the holdout will have to be realigned to access off Street '1' and avoid conflicts with the emergency access easement.
- 6.0m wide east-west open space block adjacent to lots 1 & 36: With residential lots adjacent to either side of a 6.0m wide open space block, it will be challenging to landscape this area and will most likely be seeded. With a typical 2.4m wide vegetation management zone along the either side of the lots, there may be little opportunity for planting of trees and shrubs...perhaps a single or double row of trees? Something to discuss at detailed design.

7.2-39

- The 10m emergency access easement will also serve as a pedestrian connection for residents to Queen St (transit stop?). The easement would be of an upscale design quality with pavers, turf stone, fencing, bollards and chains (similar to the detail along Fairmont Close in the Sequoia Grove subdivision).
- Lots 17, 16 & 15 backing onto an open Court r.o.w. is an unusual condition?

We can discuss any comments later this week if needed.

Thanks; Mike



Mike Colangelo
Public Works and Engineering

Freeman, Kevin

From: Heralall, Michael
Sent: 2019/04/18 10:52 AM
To: Freeman, Kevin
Subject: C03W06.007 & 21T-15002B Cal-Queen Developments Inc

Importance: High

Hi Kevin:

We are providing our clearance in principle for the Functional Servicing Report for the subject development application. We understand this allow you to proceed with preparing a recommendation report for Council.

Let me know if you have any questions.

Michael Heralall, P.Eng.
Senior Manager, Environment
City of Brampton
Engineering Division / Public Works & Engineering Dept.
2 Wellington Street West
Brampton, ON, L6Y 4R2
Telephone: 905-874-3585
Mobile:

Freeman, Kevin

From: Kassaris, Stavroula
Sent: 2019/04/15 8:42 AM
To: Andrew Wong
Cc: 'Danny DiMeo'; 'Ryan Virtanen'; Freeman, Kevin; 'Bryn Barron'; 'Taco den Haas'; 'Dan Westerhof'; Colangelo, Mike
Subject: RE: Cal-Queen West Developments Inc - Clearance from outstanding department

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Andrew,

Thank you for providing the updated documents, and Environmental Planning and Open Space Development has no further comments.

Regards,

Stav

Stavroula (Stav) Kassaris | Environmental Planner | City of Brampton | 905.874.2083 |



From: Andrew Wong <andrew@caliberhomes.ca>
Sent: 2019/04/12 11:11 AM
To: Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Cc: 'Danny DiMeo' <danny@caliberhomes.ca>; 'Ryan Virtanen' <RVirtanen@KLMPlanning.com>; Freeman, Kevin <Kevin.Freeman@brampton.ca>; 'Bryn Barron' <bbarron@strybos.com>; 'Taco den Haas' <tdenhaas@beaconenviro.com>; 'Dan Westerhof' <dwesterhof@beaconenviro.com>
Subject: RE: Cal-Queen West Developments Inc - Clearance from outstanding department

Hello Stav,

Hope you are well and Happy Friday.

Further to your comments below, please see attached updated Cal-Queen West Tree Evaluation report & Compensation concept plan L100 for your approval and sign-off.

SBK L100- notation updated to reflect the 2014 Tree Assessment Guideline;
Beacon Tree evaluation report – Tree Compensation section updated on page 4/13 detailing number of trees removed and required replacement.

Lastly, Caliber Homes would like to confirm if Environmental Planning comments have been coordinated with Open Space and Arborist Department at City of Brampton, and that satisfying these revisions will complete those outstanding sign-off as well. Please comment.

Freeman, Kevin

From: Andrew Wong <andrew@caliberhomes.ca>
Sent: 2019/04/05 3:36 PM
To: Kassaris, Stavroula
Cc: Freeman, Kevin; Colangelo, Mike; 'DiBerto, Dorothy'; Hoy, Michael; 'Danny DiMeo'
Subject: RE: Cal-Queen West Developments Inc - Clearance from outstanding department

Thank you kindly for help Stav,

I will provide the information to our team and update the Tree Evaluation Report memo to acknowledge and reflect the 3:1 compensation ratio requirement.

Best Regards,

Andrew Wong MCIP, RPP, MLA
Project Manager / Land Development

CALIBER HOMES

51 Roysun Road, Unit 8
Woodbridge, Ontario L4L 8P9

andrew@caliberhomes.ca

Phone: 905-264-0100 ext. 226

Mobile: 416-570-2886

Fax: 905-264-0009



From: Kassaris, Stavroula [mailto:Stavroula.Kassaris@brampton.ca]
Sent: April-05-19 2:35 PM
To: Andrew Wong
Cc: Freeman, Kevin; Colangelo, Mike; DiBerto, Dorothy; Hoy, Michael
Subject: RE: Cal-Queen West Developments Inc - Clearance from outstanding department

Good afternoon Andrew,

Environmental Planning and Open Space Development reviewed the submitted memos prepared by Beacon Environmental regarding the "Revised Tree Evaluation Report – 1324, 1328 and 1342 Queen Street West, Brampton" (March 14, 2019), and the "Response to Agency Comments Regarding the Natural Heritage System 1324/1328/1342 Queen Street West, City of Brampton" (March 19, 2019).

As discussed earlier this week, the only outstanding matter is regarding Tableland Tree Compensation. While Byrn Barron of Strybos Barron King and Mike Hoy of Environmental Planning at the City did discuss potential alternative approaches to the tableland tree compensation, the approach noted in the March 14, 2019 memo of lower quality tree species being compensated at a rate of 1:1 was never formally confirmed by the City.

The City will not accept alternative compensation approaches. The City will move forward with its original position that all applications submitted after February 2018 will be subject to the City tree compensation ratios as outlined in the *Tableland Tree Assessment Guidelines* (2018). Applications submitted before this date, will be subject to the tree compensation ratios as outlined in the City's *Guideline for the Assessment of Existing Tableland Vegetation* (2014).

Therefore, the Cal-Queen West Development proposal will be required to follow the 3:1 tree replacement ratio as outlined in the 2014 Guidelines. Staff came to this conclusion based on the following rationale:

7.2-43

- Consistency and fairness for all applications;
- Logistics with administering varying compensation standards;
- Issues of previously approved applications seeking retroactive compensation; and
- No defined benefit to the City in accepting hybrid compensation proposals.

Staff position was provided the Bryn several weeks ago regarding another development proposal where a similar request for an alternative compensation approach was made. We apologize for not communicating the aforementioned position directly to you regarding the Cal-Queen West Development application as well.

Please provide us an updated Tree Evaluation Report memo that acknowledges and reflects the 3:1 compensation ratio requirement. Upon receipt and acceptance of this revised memo, Environmental Planning can provide clearance for draft approval.

The finalization of trees planting locations, species, etc. can be addressed during detailed design.

Thank you,

Stav

Stavroula (Stav) Kassaris | Environmental Planner | City of Brampton | 905.874.2083 |



From: Andrew Wong <andrew@caliberhomes.ca>

Sent: 2019/04/02 12:39 PM

To: Freeman, Kevin <Kevin.Freeman@brampton.ca>

Cc: 'Loreto' <Loreto@candevcon.com>; 'Diarmuid Horgan' <dhorgan@candevcon.com>; 'Danny DiMeo' <danny@caliberhomes.ca>; RVirtanen@KLMPPlanning.com; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>

Subject: Cal-Queen West Developments Inc - Clearance from outstanding department

Importance: High

Hello Kevin,

Thank you kindly for taking the time to meet and chat with me this morning.

For your information, we have confirmed with our Engineer that the revised FSR will be submitted today for Engineering Department's review and possibility for sign-off on those outstanding items.

Furthermore, based on my discussion with Stav (Environmental Planning) this morning, that any outstanding coordinate on the compensation matter could be addressed / resolved during the detail design stage. As such, we trust that the coordination with Environmental Planning/Arborist/Open Space has addressed those remaining items at this point.

Kevin, it would certainly be most helpful if you can confirm for us that should we receive all clearance / sign-off before the end of next week that a June Council meeting is possible. Many thanks in advance for your help and support on this coordination, we look forward to receiving your reply.

Best Regards,

Freeman, Kevin

From: DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>
Sent: 2019/03/29 9:57 AM
To: Andrew Wong
Cc: Freeman, Kevin; 'Danny DiMeo'; 'Loreto'; Sebti, Saleh; Kassaris, Stavroula; RVirtanen@KLMPPlanning.com
Subject: RE: Cal-Queen West Developments Inc - FSR - submission

Hi Andrew and Kevin,

CVC staff have reviewed the supplementary and revised information submitted by Caliber Homes and have found them satisfactory. We have no further comments at this stage.

Andrew, please ensure that we receive a signed and stamped slip sheet for the final FSR as the report as submitted is unsigned.

Also, we are happy to proceed with the issuance of draft conditions to the City, however we require the remaining fee made payable at this milestone of \$1030.24. Please submit to CVC at your earliest convenience, and in the meantime I will work on draft conditions.

Trusting this is satisfactory,

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation
 905.670.1615 ext 232 | 1.800.668.5557
Dorothy.diberto@cvc.ca | cvc.ca

From: Andrew Wong <andrew@caliberhomes.ca>
Sent: Thursday, March 21, 2019 12:47 PM
To: DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>
Cc: 'Freeman, Kevin' <Kevin.Freeman@brampton.ca>; 'Danny DiMeo' <danny@caliberhomes.ca>; 'Loreto' <Loreto@candevcon.com>; Sebti, Saleh <Saleh.Sebti@cvc.ca>; 'Kassaris, Stavroula' <Stavroula.Kassaris@brampton.ca>; RVirtanen@KLMPPlanning.com
Subject: RE: Cal-Queen West Developments Inc - FSR - submission

Hello Dorothy,

Hope you are well.

Further to your comments regarding the Fluvial Geomorphological / Erosion Threshold Analysis and the EIS (with Compensation plan), Caliber Homes would like to coordinate with CVC on the resubmission for these updated materials.

Attached you will find:

- Response Matrix – to clarify / confirm on the revisions & updates incorporated to those supporting materials.
- Updated Fluvial Geomorphological / Erosion Threshold Analysis
 - o Updated conclusion and Stamped & signed. (see attached matrix for detail).

- Updated Tree Evaluation Report (see attached matrix for detail)
 - o Compensations Calculation updated
 - o Included an updated Tree Evaluation Report with Conceptual Compensation Planting plan
 - Notation for detail design coordination for additional plantings for Buffer and Wetland buffer
 - Notation to highlight robust plantings on the lands surrounding the wetland to show a net ecological gain
- EIS memo – detailing restoration and cleanup effort at Pond area

Please confirm with City and Caliber Homes on the number of copies required for your circulation.

Many thanks in advance for your help and support once again, we look forward to receiving your information. Should you wish to discuss this matter in detail, please give us a call. Thanks,

Best Regards,

Andrew Wong MCIP, RPP, MLA
Project Manager / Land Development

CALIBER HOMES

51 Roysun Road, Unit 8
Woodbridge, Ontario L4L 8P9

andrew@caliberhomes.ca

Phone: 905-264-0100 ext. 226

Mobile: 416-570-2886

Fax: 905-264-0009



From: DiBerto, Dorothy [<mailto:Dorothy.DiBerto@cvc.ca>]

Sent: March-07-19 4:14 PM

To: Andrew Wong; 'Kozar, Donna'

Cc: 'Freeman, Kevin'; 'Danny DiMeo'; 'Loreto'; 'Mazzotta, Frank'; Sebti, Saleh

Subject: RE: Cal-Queen West Developments Inc - FSR - submission

Hi Andrew,

CVC staff have reviewed the updated FSR (Candevcon Feb 2019) and Fluvial Geomorphologist/Erosion Threshold Analysis (Matrix Solutions Inc. Feb 2019) and note that the majority of our comments have now been addressed.

In regards to the Matrix report however, we would like to clarify that a full report was not requested, but rather, we requested that confirmation from a fluvial geomorphologist that the erosion rate will not be increased downstream be received.

Although the report identifies an erosion threshold, the necessary confirmation has not been provided.

Therefore, *please provide written confirmation by a geomorphologist that the erosion rate in the downstream watercourse will not be increased as a result of the proposed design and site release rates identified in the FSR.*

Additionally, please have the report and confirmation letter stamped and signed by a Professional Geoscientist (P.Geo.) or a Professional Engineer (P.Eng.)

Lastly, please ensure that the final FSR is stamped and signed by a Professional Engineer (P.Eng.)

Thanks

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation

905.670.1615 ext 232 | 1.800.668.5557

Dorothy.diberto@cvc.ca | cvc.ca

From: Andrew Wong [<mailto:andrew@caliberhomes.ca>]

Sent: February 26, 2019 2:43 PM

To: 'Kozar, Donna'; DiBerto, Dorothy

Cc: 'Freeman, Kevin'; 'Danny DiMeo'; 'Loreto'; 'Mazzotta, Frank'

Subject: Cal-Queen West Developments Inc - FSR - submission

Hello Donna and Dorothy,

Hope all is well and thank you kindly for your help with our previous coordination.

Please note that Caliber Homes will stop by City of Brampton and CVC this afternoon (before 4:30pm), to deliver the latest Cal-Queen West FSR for your review and information. The package will contain a responses letter to address CVC and City of Brampton Engineering Comments.

In addition, a digital version of the FSR submission package will be provided to Planning Department (Kevin Freeman) for record & coordination.

Should there be any questions or concerns to the above, please feel free to contact us directly. Thanks,

Best Regards,

Andrew Wong MCIP, RPP, MLA

Project Manager / Land Development

CALIBER HOMES

51 Roysun Road, Unit 8

Woodbridge, Ontario L4L 8P9

andrew@caliberhomes.ca

Phone: 905-264-0100 ext. 226

Mobile: 416-570-2886

Fax: 905-264-0009



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.

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,

Freeman, Kevin

From: Magnone, Anthony
Sent: 2019/03/26 2:35 PM
To: Andrew Wong (Caliber)
Cc: Freeman, Kevin
Subject: Cal-Queen West Developments Inc.; 1324, 1328 and 1342 Queen Street West; City File C03W06.007; Subdivision File 21T-15002B

Good afternoon Andrew,

Further to our conversation, the condition below must be addressed prior to the Building Division providing clearance for registration of the above draft plan.

The owner is required to provide a report identifying the existing water walls (5), above grade : (2) and septic system as well as confirmation of the decommissioning of the same, to the s the Chief Building Official.

Furthermore, the owner must obtain permits to demolish any residential dwellings on these lands. The same permits must be inspected and closed prior to the Building Division providing clearance for registration of the above draft plan.

Should you have any questions, please do not hesitate to contact me.

Regards,

Anthony D. Magnone
Regulatory Co-ordinator
Building Division | City of Brampton

8850 McLaughlin Road | Unit 1
Brampton, ON | L6Y 5T1

905-874-2415 (T)

Our Focus Is People ●●●●●



From: Magnone, Anthony
Sent: 2019/03/22 10:31 AM
To: Andrew Wong (Caliber) <andrew@caliberhomes.ca>
Subject: Cal-Queen West Developments Inc.; 1324, 1328 and 1342 Queen Street West; City File C03W06.007; Subdivision File 21T-15002B

The Building Division has reviewed the reports submitted in support of the above plan. Please see the attached comments for your use.

Should you have any questions, please do not hesitate to contact me.

Regards,

Freeman, Kevin

From: Smith, Erin
Sent: 2019/03/22 9:55 AM
To: Ryan Virtanen; Freeman, Kevin
Cc: Jasinski, Cassandra
Subject: RE: 1324,1328 and 1342 Queen Street West: Cal-Queen Developments Inc. (C03W06.007) - Archaeological clearance required

Hi Ryan and Kevin,

Heritage staff have now received both of the Stage 1 & 2 Archaeological Assessment Reports and their accompanying MTCS lets of acceptance associated with C03W06.007 for the lands at 1342 Queen Street West, 1324 and 1328 Queen Street West.

“RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 and 2 Archaeological Assessment of 1342 Queen Street West Part of Lot 6, Concession 3 West of Centre Road Geographic Township of Chinguacousy, County of Peel City of Brampton, Regional Municipality of Peel", Dated Apr 10, 2015, Filed with MTCS Toronto Office on N/A, MTCS Project Information Form Number P049-0754-2014, MTCS File Number 0002685”

and

“Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT OF 1324 AND 1328 QUEEN STREET WEST PART OF LOT 6, CONCESSION 3 WEST OF CENTRE ROAD GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL", Dated Sep 29, 2016, Filed with MTCS Toronto Office on Oct 5, 2016, MTCS Project Information Form Number P046-0228-2016, MTCS File Number 0005167”

Heritage staff confirms that the Archaeological Assessment requirement for the assessed lands has been satisfied.

Note: Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 41 (1) of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff.

The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

All the best,

Erin Smith, BES, MSHP
Assistant Heritage Planner
Heritage, Planning & Development Services
City of Brampton

Phone: 905-874-3825



From: Ryan Virtanen <RVirtanen@KLMPPlanning.com>

Sent: 2019/03/21 4:51 PM

To: Smith, Erin <ErinC.Smith@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>

Subject: RE: 1324,1328 and 1342 Queen Street West: Cal-Queen Developments Inc. (C03W06.007) - Archaeological clearance required

Thank you kindly for your prompt response Erin, it is greatly appreciated.


I look forward to your clearance.

Thanks kindly,

Ryan Virtanen BES, MCIP, RPP
PARTNER

KLM PLANNING PARTNERS INC.
Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3
T 905.669.4055 (ext. 238) F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

From: Smith, Erin <ErinC.Smith@brampton.ca>

Sent: March 21, 2019 4:42 PM

To: Ryan Virtanen <RVirtanen@KLMPPlanning.com>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>

Subject: RE: 1324,1328 and 1342 Queen Street West: Cal-Queen Developments Inc. (C03W06.007) - Archaeological clearance required

Hi Ryan,

Thanks for reaching out - I had not received your previous emails, I see that my email address was incorrect (unfortunately I'm not the only Erin Smith at the City so my email address is a bit different than the usual!)

I have downloaded the archaeological assessments and their letters from your link and will review them tomorrow morning for compliance and provide a clearance accordingly.

All the best,

Erin Smith, BES, MSHP
Assistant Heritage Planner
Heritage, Planning & Development Services
City of Brampton

Phone: 905-874-3825



From: Ryan Virtanen <RVirtanen@KLMPPlanning.com>

Sent: 2019/03/21 4:28 PM

To: Smith, Erin <ErinC.Smith@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>

Subject: FW: 1324,1328 and 1342 Queen Street West: Cal-Queen Developments Inc. (C03W06.007) - Archaeological clearance required

Importance: High

Hello All,

Apparently, my below emails have not been reaching any of you. Please see the following link to download the Stage 1-2 Archaeological Reports for the above noted lands as well as the MTCS letters. Please if you can provide Kevin Freeman with a clearance to proceed with a recommendation report.

Please confirm receipt of this email and the link to download the above noted materials.

Thank you kindly,

Ryan Virtanen BES, MCIP, RPP


PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

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T 905.669.4055 (ext. 238) F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

From: Ryan Virtanen

Sent: March 21, 2019 12:20 PM

To: 'erinc.smith@brampton.ca' <erinc.smith@brampton.ca>; 'cassandra.jasinski@brampton.ca' <cassandra.jasinski@brampton.ca>

Cc: Freeman, Kevin <Kevin.Freeman@brampton.ca>; 'Dan Di Meo' <danny@caliberhomes.ca>; 'Andrew Wong' <andrew@caliberhomes.ca>

Subject: FW: 1324,1328 and 1342 Queen Street West: Cal-Queen Developments Inc. (C03W06.007) - Archaeological clearance required

Importance: High

Hello Erin and Cassandra,

I am just following up on my email below. Could you please review and provide an update?

Thank you kindly,


Ryan Virtanen BES, MCIP, RPP
PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 238) F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

From: Ryan Virtanen

Sent: March 18, 2019 5:03 PM

To: 'cassandra.jasinski@brampton.ca' <cassandra.jasinski@brampton.ca>; 'erin.smith@brampton.ca' <erin.smith@brampton.ca>

Cc: Freeman, Kevin <Kevin.Freeman@brampton.ca>; Andrew Wong <andrew@caliberhomes.ca>; 'Dan Di Meo' <danny@caliberhomes.ca>

Subject: 1324,1328 and 1342 Queen Street West: Cal-Queen Developments Inc. (C03W06.007) - Archaeological clearance required

Importance: High

Good afternoon Cassandra and Erin,

I understand from Kevin Freeman in Development Planning that he requires a Heritage Planning Dept. clearance so that he can advance the above noted proposed development to a recommendation report for draft plan approval. For your convenience, I have attached MTCS clearances letters as well as the Stage 1-2 Archaeological reports. Please note that these documents were submitted to the City of Brampton back in 2016. If you could please provide your clearance to Kevin at your earliest ability, it would be greatly appreciated.

Thanks kindly,


Ryan Virtanen BES, MCIP, RPP
PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 238) F 905.669.0097 E rvirtanen@klmplanning.com

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Please review the City of Brampton e-mail disclaimer statement at:
www.brampton.ca/en/Info-Centre/Pages/Privacy-Statement.aspx

Freeman, Kevin

From: Smith, Erin
Sent: 2018/07/05 2:22 PM
To: Russell, Larysa
Cc: Jasinski, Cassandra
Subject: C03W06.007 Archaeology Comments

Hi Larysa,

Heritage staff have received a copy of the Ministry of Tourism, Culture and Sport acceptance letter associated with the Stage 1-2 Archaeological Assessment of 1342 Queen Street West (P049-0754-2014) with regards to application **C03W06.007**.

However we cannot yet provide clearance for the archaeological requirement until we have both the archaeological assessment and the associated Ministry of Tourism, Culture and Sport acceptance letter. Please have the applicant submit a copy of the Stage 1-2 Archaeological Assessment report for Heritage staff's review and consideration.

Feel free to contact me if you have any questions,

Erin Smith

Assistant Heritage Planner
Heritage, Planning & Development Services
City of Brampton
Phone: 905-874-3825
Email: Erin.Smith2@brampton.ca



BRAMPTON
Flower City

Public Works & Engineering Engineering

Date: March 22, 2019
To: Kevin Freeman, Planner
From: Donna Kozar, Environmental Engineering
Subject: **Functional Servicing Report**
Cal-Queen West Developments Inc.

File: C03W06.007 – 21T-15002B

Submission:

- Functional Servicing Report for Cal-Queen West Developments Inc. prepared by Candevcon Limited, dated February 8, 2019 and received March 1, 2019.

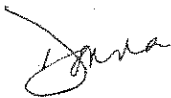
Comments:

1. Based on the report, the outflow from the Cal-Queen site of 2.165ha as well as the external 0.41ha discharge is to be controlled while the northerly external 0.84ha will flow through uncontrolled. However, based on the VO2 output, the model does not appear to take into account the uncontrolled flows. As well, the model does not appear consistent with the schematic Figure 2C Appendix B.1. And also, based on Appendix 'B' Orifice Control Sizing, the external 0.84ha uncontrolled flows were not taken into account while calculating the required orifice sizes. Please revisit and revise as necessary. Table 2.2 Target Release Rates vs Post Development Flow Rates should be updated to reflect the additional information;
2. As noted in our November 22, 2018 comments and as discussed at the December 21, 2018 meeting, HGL was to be determined for both FDC and storm sewers, using the top of grate elevation of the emergency outlet catchbasin as the most conservative starting point. Although February 8, 2019 response to #8 indicates that HGL elevations have been determined, the supporting documentation was not located within the report. Please clarify;
3. In the December 21, 2018 meeting, it was discussed that the required storage volumes will be calculated from top of grate of the overflow catchbasin. Please verify the elevation of the overflow catchbasin as it appears to be approximately 1.2m higher than the surrounding manholes, which is an unacceptable design for the city to maintain;
4. As previously noted with each review, the FSR states that the two external areas, 0.84ha to the north and 0.41ha to the west, have been included in the sizing of the OGS; however, the OGS documentation in the appendix does not include these areas. The area included within the appendix calculations is 2.188ha and the area stated on

page 12 of the report is 3.415ha. Please verify and revise as appropriate, ensuring a minimum of 80% TSS Removal;

5. It was previously requested to provide calculations to confirm that there is sufficient capacity to convey the overland flow through the right of way and the emergency access route. Please verify the February 8, 2019 response #9 which indicates an overflow at station 0+000 (Low Point) as this location is adjacent to the holdout. Also your response indicates that a cross section was provided; however, I am unable to locate this within the report. Please verify or include the cross section as noted;
6. In Appendix 'B' Stage-Storage-Discharge page 4 of 5, the sizing of Orifice #3 is incorrectly stated as 140mm. Please correct along with any affected calculations;
7. Please note that Appendix 'A' draft plan of subdivision should be updated to be consistent with the latest version. Regarding the servicing and access block sizing, please confirm that the 10.0m wide block allows for the sewers as shown to be accessed adequately *and safely*, per the Occupational Health and Safety Act and Regulations for Construction Projects. Please provide a dimensioned cross section to show sufficient land has been provided for future maintenance purposes;
8. Figure 2B Post Development Drainage Plan shall be updated to reflect the latest design and information;
9. Please ensure that the Functional Servicing Report is signed and sealed by a Professional Engineer of Ontario, and the Fluvial Geomorphological/Erosion Threshold Analysis signed and sealed appropriately as well.

Thanks,



Donna Kozar, C.E.T. | Engineering Technologist |
Environmental Engineering | Environment and Development Engineering |
T: 905.874.2534 | E: donna.kozar@brampton.ca

cc. Olti Mertiri
Maggie Liu

Freeman, Kevin

From: Kassaris, Stavroula
Sent: 2019/02/20 1:49 PM
To: Andrew Wong
Cc: danny@caliberhomes.ca; Colangelo, Mike; Freeman, Kevin; DiBerto, Dorothy; Hoy, Michael
Subject: RE: C03W06.007: 1324, 1328 & 1342 Queen St W (Cal-Queen Dev.)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrew,

In addition to the comments provided by the CVC, Environmental Planning as well as Open Space Development provide the following comments:

Tableland Tree Compensation

- a) As noted our previous EIS comments dated March 13, 2017 and February 5, 2018, the City requires compensation for the removal of healthy tableland trees greater than 15 cm dbh at a ratio of 3:1. The *Revised Tree Evaluation Report* memo incorrectly calculates tableland tree compensation based on healthy trees greater than 30 cm dbh. According to page 3 of the memo, 30 cm dbh was selected based on the City's *Tree Preservation By-law*. Please note that planning applications are not subject to this by-law, and are instead required to comply with compensation size/ratios outlined in the *Tableland Tree Assessment Guidelines* (previously *Guidelines for the Assessment of Existing Tableland Vegetation*) applicable at the time of submission, which in this instance required compensation for trees greater than 15 cm dbh at a ratio of 3:1. As such, please revise the *Revised Tree Evaluation Report*, and *L100: NHS & Tableland Tree Compensation Concept Plan* of the EIS accordingly. Section 9.1.3: Tree Removal Compensation of the EIS also needs to be updated, and we will accept this revision in the form of an addendum memo instead of a complete resubmission of the entire EIS.
- b) The *NHS & Tableland Tree Compensation Concept Plan* appears to maximize the opportunities for tableland tree compensation planting. Any remaining tableland tree compensation can be provided as cash-in-lieu, which can be coordinated through our Open Space Development group.

Conceptual Wetland Restoration

- c) As noted in our previous EIS comments dated May 3, 2018, the *NHS & Tableland Tree Compensation Concept Plan* must provide a conceptual planting plan for the areas surrounding the wetland that will help achieve a net ecological benefit. This current *Plan* simply proposes planting caliper trees around the wetland. Please update the *Plan* to provide a drawing call-out that identifies more appropriate wetland planting.

We look forward to receiving the updated documents, and please feel free to contact us with any questions.

Regards,

Stav

Stavroula (Stav) Kassaris | Environmental Planner | City of Brampton | 905.874.2083 |



Freeman, Kevin

From: DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>
Sent: 2019/02/20 1:13 PM
To: Andrew Wong
Cc: danny@caliberhomes.ca; Kassaris, Stavroula; Colangelo, Mike; Freeman, Kevin
Subject: RE: C03W06.007: 1324, 1328 & 1342 Queen St W (Cal-Queen Dev.)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrew,

We have not yet received either the updated FSR or the response to comments on the last EIS.

We have however reviewed the compensation planting plan and note that generally the plan is satisfactory, although we have a few minor comments as follows:

1. Please update the plan to show more robust plantings on the lands surrounding the wetland to show a net ecological gain (coordinate with the EIS).
2. Buffer 52 is a buffer that has opportunity to be further planted to handle compensation requirements. This can be demonstrated at detailed design, therefore please add a note to L100 stating this.
3. Removal of debris and the derelict culvert at the pond has been agreed to and is acknowledged in the EIS. Please provide a note detailing this commitment.

Note that the City may also have additional comments so please wait for those before you resubmit. Also, we defer review of the Tree Report to the City.

Once we receive the response to comments on the EIS we can finalize that, so please submit once available.

Thanks

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation
905.670.1615 ext 232 | 1.800.668.5557
Dorothy.diberto@cvc.ca | cvc.ca

From: Andrew Wong [mailto:andrew@caliberhomes.ca]
Sent: February 13, 2019 3:54 PM
To: DiBerto, Dorothy
Cc: danny@caliberhomes.ca
Subject: Cal-Queen West Developments Inc - follow-up

Hello Dorothy,

Further to our discussion this afternoon, I would like to follow-up and confirm if CVC have received a copy of the updated FSR with Matrix Solution Report.

Freeman, Kevin

From: Huang, Andy
Sent: 2019/03/14 10:40 AM
To: Freeman, Kevin
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Good morning Kevin,

Please note that UD has no further comments regarding on the above-noted application.

Best regards,
Andy

From: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Sent: 2019/03/14 10:16 AM
To: Huang, Andy <Andy.Huang@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Andy,

Provided that the below comments from Mike's e-mail dated Jan 15, 2018 are addressed, would you be able to please confirm whether Urban Design would have any further comments and/or concerns with respect to this application?

Thanks,

Kevin Freeman, MCIP, RPP
Development Planner III

Planning & Development Services
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.2051 F: 905.874.2099 E: kevin.freeman@brampton.ca

From: Huang, Andy
Sent: 2019/02/04 3:55 PM
To: Freeman, Kevin <Kevin.Freeman@brampton.ca>
Subject: FW: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

From: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Sent: 2019/02/04 1:25 PM
To: Huang, Andy <Andy.Huang@brampton.ca>
Cc: Heike, Christopher <Christopher.Heike@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Subject: RE: C03W06.007 Cal-Queen West Dev. 1324, 1328 & 1342 Queen St West - Tertiary Plan (Nov 16, 2017)

Hi Andy;

Freeman, Kevin

From: McIntyre, Scott
Sent: 2019/03/13 8:27 AM
To: Freeman, Kevin
Cc: Monaghan, David
Subject: C03W06.007 - Cal-Queen Developments Inc.
Attachments: 2668des23 with signatures.pdf

Kevin,
The attached is acceptable.

Note, although the southerly limit does not appear as a typical cul-de-sac, the area is the equivalent in size to a cul-de-sac and provides the radius necessary for the manoeuvring of emergency and maintenance vehicles.

Regards,
Scott McIntyre
Transportation Planning Technologist | Engineering Division / Public Works & Engineering Department | City of Brampton
T: 905.874.2540 | F: 905-874-2599 | 1975 Williams Parkway | ON L6S 6E5

From: Ryan Virtanen <RVirtanen@KLMPPlanning.com>
Sent: 2019/02/07 3:08 PM
To: McIntyre, Scott <Scott.McIntyre@brampton.ca>
Cc: andréw <andrew@caliberhomes.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>
Subject: Cal-Queen Developments Inc.

Hello Scott,

Please see the attached latest submitted draft plan as per our discussion just now. As you can see, the cul-de-sac on Street 1 has been revised to include a permanent cul-de-sac as per your request and City of Brampton standards.

If you could please provide your clearance/draft plan conditions to Kevin to assist with his recommendation report, it would be greatly appreciated.

Regards,

Ryan Virtanen BES, MCIP, RPP
PARTNER

KLM PLANNING PARTNERS INC.
Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3
T 905.669.4055 (ext. 238) F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

Freeman, Kevin

From: Ryan Virtanen <RVirtanen@KLMPlanning.com>
Sent: 2019/01/31 3:37 PM
To: Freeman, Kevin
Cc: Andrew Wong; danny@caliberhomes.ca
Subject: FW: Revised FSR - 21T-15002B / C03W06.007 Cal-Queen West Developments Inc.

FYI please see the below email from Donna as requested.

Ryan Virtanen BES, MCIP, RPP


PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 238) F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

From: Andrew Wong <andrew@caliberhomes.ca>
Sent: January 25, 2019 5:38 PM
To: danny@caliberhomes.ca; Ryan Virtanen <RVirtanen@KLMPlanning.com>
Subject: FW: Revised FSR - 21T-15002B / C03W06.007 Cal-Queen West Developments Inc.

FYI, latest Engineering Comments for Cal-Queen

From: Kozar, Donna [<mailto:Donna.Kozar@brampton.ca>]
Sent: January-25-19 5:03 PM
To: loreto@candevcon.com
Cc: Liu, Maggie; Russell, Larysa; Andrew Wong
Subject: Revised FSR - 21T-15002B / C03W06.007 Cal-Queen West Developments Inc.

Loreto,

Thank you for meeting with Maggie and myself on December 21, 2018 to discuss the December 11, 2018 FSR and Comments Matrix received on December 13, 2018. The following is a summary of our discussion:

1. Further to our request that the development limit be verified with the CA, you included documentation attached to the Comments Matrix. Unfortunately, the supporting documentation appears to confirm that further investigation is required to determine the limits of development. It was agreed at our meeting that wording will be added to the FSR in support of adjustments to the development limits to accommodate future development limit determinations.
2. The Comments Matrix states that the requested excerpts have been provided within the latest FSR; however, none of the noted excerpts were able to be located.
3. The addition of an FDC system to alleviate potential basement flooding is a satisfactory solution for this site to allow the proposed stormwater storage within the municipal right of way, although the City does not generally accept storage within its rights of way. Ensure details pertaining to the FDC design are included in the FSR's Conclusions portion.
4. Quantity control for the northerly 0.84ha was addressed; however, a response pertaining to the 0.41ha to the west remains outstanding (ensure interim and ultimate scenarios are addressed satisfactorily).

7.2-60

5. It was to be confirmed whether storage calculations included external drainage areas and, if so, whether at controlled or uncontrolled flows. This comment was not provided a response.
6. Regarding the sizing of the OGS, it was agreed that the appendix documentation would be updated to reflect 80% TSS removal.
7. Regarding the minimum orifice sizing, it was confirmed that the City does not accept smaller than 75mm. As well, drawing SK-1 is still inconsistent with the report.
8. Regarding potential backwater effects from the creek and regional floodlines, it was agreed that the storage would be revisited in relation to the floodline elevation. HGL elevations will be determined for both FDC and storm sewers to determine upstream surcharge effects (ie. storm as the 0.84ha area will be connected).
9. Regarding the overland flow route, it was unclear where the ultimate outlet is and if there is sufficient capacity. This is to be clarified on the drawing and a cross section provided to show sufficient capacity. Ensure there is no encroachment onto private property along the overland flow route and outlet.

If you feel there are additions or revisions to the above, kindly let me know.

Thanks,

Donna Kozar, C.E.T. | Engineering Technologist |
Environmental Engineering | Environment and Development Engineering |

T: 905.874.2534 | E: donna.kozar@brampton.ca
<http://www.brampton.ca/en/pages/welcome.aspx>



Please review the City of Brampton e-mail disclaimer statement at:
www.brampton.ca/en/Info-Centre/Pages/Privacy-Statement.aspx

Andrew Wong

From: DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>
Sent: November-30-18 10:33 AM
To: Andrew Wong; 'Russell, Larysa'
Cc: 'Loreto Tersigni'; danny@caliberhomes.ca; RVirtanen@klmplanning.com; 'Kozar, Donna'; Sebti, Saleh
Subject: RE: Cal Queen - Eng Comments

Andrew,

CVC staff have reviewed the revised FSR and response comments by Candevcon (Sept 2018) and note that most of the remaining comments have been addressed with the exception of the following two comments related to SWM and erosion control. Note that the comment regarding erosion control has been outstanding since the first submission and has also been discussed when we met at the City.

1. Based on the storm sewers shown on DWG G1, the inflow to the "supper pipe" includes the 2.165 ha internal and the 0.84 ha external catchment however the Route Reservoir command in the hydrologic model is based on the internal catchment only (2.165 ha). Please clarify.
2. The FSR is to demonstrate that the proposed system can satisfy the erosion control requirements as identified in Block 1&3 ERI/FSR. Please demonstrate that the erosion control target flow and storage requirement can be achieved otherwise provide a detailed geomorphic assessment to identify the erosion control requirement for the site.

I am aware that Candevcon is in the process of addressing the City's comments, therefore please consider the above and have them satisfactorily addressed in the revised submission. Should Loreto have any questions, he can contact Saleh Sebti ex.240 directly.

Thanks

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation
905.670.1615 ext 232 | 1.800.668.5557
Dorothy.diberto@cvc.ca | cvc.ca

From: Andrew Wong [<mailto:andrew@caliberhomes.ca>]
Sent: November 29, 2018 11:24 AM
To: DiBerto, Dorothy; 'Russell, Larysa'
Cc: 'Loreto Tersigni'; danny@caliberhomes.ca; RVirtanen@klmplanning.com
Subject: FW: Cal Queen - Eng Comments

Hello Dorothy,

Hope all is well.

Freeman, Kevin

From: DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>
Sent: 2018/05/02 11:20 AM
To: Russell, Larysa
Cc: Kassaris, Stavroula; Wilson, Christine
Subject: 21T-15002B - Cal-Queen EIS comments

Larysa,

Further to the FSR comments I just sent, we have a few minor remaining EIS comments that can be quickly discussed at the upcoming meeting as well, if you want to pass them along to the applicant.

They are as follows:

1. Currently, the expectation is that any encroachment into the NHS will occur at a 1:1 ratio for area; however, the EIS shows that NHS replacement is at 0.5:1 (within blocks 46, 47 & 48). The EIS suggests that this discrepancy is made-up via the provision of a 6m wide E-W linkage. This plan has been approved in principle among all parties. However, the note on DWGL100 says the NHS compensation areas are to be planted at a rate of 1200 trees/ha. This note should be amended slightly to clarify that it is within the entirety of the new NHS that all plantings should strive for this density where space permits (i.e. width of 10m+). Also, please ensure that the 6m wide linkage is feasible from an City Operations standpoint; fact sheets, or special provisions may be necessary to ensure that this area remains in a natural state and can be planted with the number of deciduous trees proposed. Ideally, the existing trees will remain.
2. The City typically requires all buffers to be planted, and for any plantings required for compensation to occur elsewhere; this avoids double-counting. It is not clear from the drawings provided whether only compensation plantings are proposed, or whether the NHS blocks include the buffers and therefore both types of plantings will occur. If the latter, staff will expect the submission of an adequate buffer enhancement planting plan for review at detailed design. If the former scenario is the case, there appears to be room to plant additional trees in Blocks 44 and 43, since the MNRF has confirmed that trees can be planted within the 30m buffer to the meanderbelt.
3. Please note that CVC has updated the recommended Plant Selection Guidelines, including the suggested type and timing of nurse crops. Please amend the seed mix as appropriate listed on DWG L100.

Thanks.

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation
905.670.1615 ext 232 | 1.800.668.5557
NEW: Dorothy.diberto@cvc.ca | cvc.ca



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June 8th 2018

Larysa Dubicki
Planning and Infrastructure Services Department
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**RE: Proposed Draft Plan of Subdivision
KLM Planning
Cal-Queen West Developments Inc.
1324, 1328, 1342 Queen Street West
City of Brampton
City File: C03W06.007 & 21T-15002B
Region File: 21T-15002B**

Dear Mr. Dubicki,

The Region has reviewed the revised Draft Plan of Subdivision Plan for the above-noted applications and our comments and conditions are below.

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-15002B, 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.

Please be advised that the Region of Peel's new Development Charges Collections By-law has come into effect as of February 1st, 2016. Development Charges (DCs) for all hard services will now be collected *prior* to the execution of the subdivision agreement.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 600mm diameter sanitary trunk sewer located on Queen Street West.
- External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 5.



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- Existing infrastructure consist 150mm and 600mm watermain on Queen Street West.
- External easements and construction will be required.

Regional Roads

- The proposed development abuts Queen Street West, Regional Road #6.
- Region of Peel will not permit any changes to grading within the Queen Street West right-of-way along the frontage of proposed development without prior approval.
- No lots or blocks shall have direct access to Queen Street West. Any future access shall be in accordance with The Region Access Control By-law.
- The Developer is advised that the Region has recently undertaken road improvement works along Queen Street West under project #05-4045. It is recommended the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. 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

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to meeting the conditions of Sections 2 and 3 of the Waste Collection Design Standards Manual.

Waste Collection Vehicle Access Route Comments

- The turning radius from the centre line must be a **minimum of 13 metres** on all turns.
- In those situations where a waste collection vehicle must reverse, then the maximum straight back-up distance is 15 metres.
- The internal road layouts should be designed to permit continuous collection without reversing. Where the requirement for continuous collection cannot be met, **a cul-de-sac or a "T"-turnaround** will be permitted in accordance with the specifications shown in Appendix 2 and 3 of the WCDSM (Waste Collection Design Standards Manual), respectively.
- Each unit within a development must have its own identifiable waste collection point (distinct set out area along the curb or the sod that cannot be shared with neighbouring units) as approved by Public Works Commissioner or Delegate.
- The set out area along the curb, adjacent to the driveway must be at least 3 square metres per unit in order to provide sufficient space for the placement of two carts: maximum 1 large garbage or recycling cart (360 litres) and 1 organics cart (100



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litres), overflow waste (i.e. additional bags), yard waste receptacles and bulky items.

- The waste set out location is to be as close as possible to the travelled portion of the roadway, directly adjacent to the private property of the unit occupier/owner, directly accessible to the waste collection vehicle and free of obstructions like sidewalks. **Please show and label the waste set out location on subsequent submissions.**
- For more information, please consult the Waste Collection Design Standards Manual available at: <http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Functional Servicing Report

- We acknowledge receiving the revised Functional Servicing Report dated Nov 24th, 2017 prepared by Candevcon Limited and provide the comments below:

Water:

- The subject land is situated within the range of Water Pressure Zone 5. The subdivision will be serviced with a looped connection to the existing 200mm watermain on Antibes Drive and the 150mm watermain Queen Street West through municipal easement.
- There are no issues with the water capacity to service the proposed development.

Sanitary:

- The subdivision will be serviced through 600mm sanitary trunk on Queen Street West through the municipal easement.
- There are no issues with the sewer capacity to service the proposed development.

Storm Water Management:

- The site is within the Springbrook Creek watershed. The subdivision abuts Queen Street West which is a Regional Road. No outfall structure is allowed within the Regional ROW.
- The Region has no objections to the proposed storm water management plan.

Draft Plan

- The name of the owner has changed. Bramval no longer own the lands- they have been transferred to Cal-Queen Developments Inc. This should be reflected on the plan.

DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

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

Draft Plan Approval Requirements/Conditions:

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



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time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and

- 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; and
- 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; and
- 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 Dedications & Easements

4. Prior to the 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 Queen Street West (Regional Road #6). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45 metres right-of-way (22.5 metres from the centerline). Additional property over and above the Official Plan requirement will be required within 245m of intersections 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) and
- b) A 0.3 metre reserve along the frontage of Queen Street West behind the property line.



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5. Clauses shall be included in the Subdivision Agreement stating that:

- a) The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:

All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and

- b) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Access

6. Clauses shall be included in the Subdivision Agreement stating that:

- a. 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 unless the first engineering submission contains a written confirmation from the Emergency Services requesting it. If approved, the emergency access will be 100% the Developer's cost and shall be designed and constructed to the Region's satisfaction.
- b. No lots or blocks shall have direct access to Queen Street West.

Traffic Engineering

7. Clauses shall be included in the Subdivision Agreement stating that:

- 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. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

8. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.

9. Clauses shall be included in the Subdivision Agreement stating that:



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- a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
- b. The Region shall not permit any alteration to grading within Queen Street West right-of-way along the frontage of the Lands without prior approval.

Sustainable Transportation

10. A clause shall be included in the Subdivision Agreement that the Developer provides pedestrian connection from the subdivision site to Queen Street West at 100% the Developer's cost. The location, design and implementation of the pedestrian access must be acceptable to the Region.

Servicing and "As Constructed" Drawings

11. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
12. A clause shall be included in the Subdivision Agreement that 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".

General Conditions

13. 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.
14. A clause shall be included in the Subdivision Agreement with respect to construction and looping of watermains in all locations within and outside of the Plan to the satisfaction of the Region.
15. 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.
16. 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.



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17. A clause shall be included in the Subdivision Agreement that 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.
18. A clause shall be included in the Subdivision Agreement that the Developer shall maintain adequate chlorine residuals in the watermain within the plan from the time the watermain is 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.
19. A clause shall be included in the Subdivision Agreement as follows:
 - 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)



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and Public Works Department (Development Supervisor) within 24 Hours of the test results.

- 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.

20. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall 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 internal and external sanitary sewers and watermain, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermain, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.
21. A clause shall be included in the Subdivision Agreement that the Developer agrees that storm water flow shall be reviewed in a holistic manner for all developments along regional roadways. Under no circumstance shall the flow of storm water from the subdivision be diverted to or along the Regional Road's right of way (by pipe or channel). The storm sewer outfall for the development will not be permitted within the Queen Street West right-of-way.
22. A clause shall be included in the Subdivision Agreement that the Developer shall indemnify and hold the Region harmless from and against any and all actions, causes of action, suits, claims, demands and damages which may arise either directly or indirectly by reason of the development of the subject Lands and/or construction of the Works, save and except for any actions, causes of action, suits, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible.
23. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Regional roads.
24. 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.

If you have any questions or concerns, please contact the undersigned at your convenience at 905-791-7800 ext. 4307, or by email at: sarah.powell@peelregion.ca

Yours truly,



Sarah Powell

Sarah Powell
Planner (A) , Development Services

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March 13th 2018

Larysa Dubicki
Planning and Infrastructure Services Department
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**RE: Proposed Draft Plan of Subdivision
KLM Planning
Cal-Queen West Developments Inc.
1324, 1328, 1342 Queen Street West
City of Brampton
City File: C03W06.007 & 21T-15002B
Region File: 21T-15002B**

Dear Mr. Dubicki,

The Region has reviewed the Draft Plan of Subdivision Plan for the above-noted applications and our comments and conditions are below.

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-15002B, 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.

Please be advised that the Region of Peel's new Development Charges Collections By-law has come into effect as of February 1st, 2016. Development Charges (DCs) for all hard services will now be collected *prior* to the execution of the subdivision agreement.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 600mm diameter sanitary trunk sewer located on Queen Street West.
- External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 5.



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- Existing infrastructure consist 150mm and 600mm watermain on Queen Street West.
- External easements and construction will be required.

Regional Roads

- The proposed development abuts Queen Street West, Regional Road #6.
- Region of Peel will not permit any changes to grading within the Queen Street West right-of-way along the frontage of proposed development without prior approval.
- No lots or blocks shall have direct access to Queen Street West. Any future access shall be in accordance with The Region Access Control By-law.
- The Developer is advised that the Region has recently undertaken road improvement works along Queen Street West under project #05-4045. It is recommended the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. 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

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to meeting the conditions of Sections 2 and 3 of the Waste Collection Design Standards Manual.

Waste Collection Vehicle Access Route Comments

- The turning radius from the centre line must be a **minimum of 13 metres** on all turns.
- In those situations where a waste collection vehicle must reverse, then the maximum straight back-up distance is 15 metres.
- The internal road layouts should be designed to permit continuous collection without reversing. Where the requirement for continuous collection cannot be met, **a cul-de-sac or a "T"-turnaround** will be permitted in accordance with the specifications shown in Appendix 2 and 3 of the WCDSM (Waste Collection Design Standards Manual), respectively.
- For more information, please consult the Waste Collection Design Standards Manual available at: <http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Functional Servicing Report

- We acknowledge receiving the revised Functional Servicing Report dated Nov 24th, 2017 prepared by Candevcon Limited and provide the comments below:



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Water:

- The subject land is situated within the range of Water Pressure Zone 5. The subdivision will be serviced with a looped connection to the existing 200mm watermain on Antibes Drive and the 150mm watermain Queen Street West through municipal easement.
- There are no issues with the water capacity to service the proposed development.

Sanitary:

- The subdivision will be serviced through 600mm sanitary trunk on Queen Street West through the municipal easement.
- There are no issues with the sewer capacity to service the proposed development.

Storm Water Management:

- The site is within the Springbrook Creek watershed. The subdivision abuts Queen Street West which is a Regional Road. No outfall structure is allowed within the Regional ROW.
- The Region has no objections to the proposed storm water management plan.

Draft Plan

- The name of the owner has changed. Bramval no longer own the lands- they have been transferred to Cal-Queen Developments Inc. This should be reflected on the plan.

DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

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

Draft Plan Approval Requirements/Conditions:

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; and
 - 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; and
 - b) collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);



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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; and
- 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 Dedications & Easements

4. Prior to the 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 Queen Street West (Regional Road #6). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45 metres right-of-way (22.5 metres from the centerline). Additional property over and above the Official Plan requirement will be required within 245m of intersections 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) and
- b) A 0.3 metre reserve along the frontage of Queen Street West behind the property line.

5. Clauses shall be included in the Subdivision Agreement stating that:

- a) The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:

All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and

- b) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.



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Access

6. Clauses shall be included in the Subdivision Agreement stating that:
 - a. 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 unless the first engineering submission contains a written confirmation from the Emergency Services requesting it. If approved, the emergency access will be 100% the Developer's cost and shall be designed and constructed to the Region's satisfaction.
 - b. No lots or blocks shall have direct access to Queen Street West.

Traffic Engineering

7. Clauses shall be included in the Subdivision Agreement stating that:
 - 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. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.
8. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.
9. Clauses shall be included in the Subdivision Agreement stating that:
 - a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
 - b. The Region shall not permit any alteration to grading within Queen Street West right-of-way along the frontage of the Lands without prior approval.

Sustainable Transportation

10. A clause shall be included in the Subdivision Agreement that the Developer provides pedestrian connection from the subdivision site to Queen Street West at 100% the Developer's cost. The location, design and implementation of the pedestrian access must be acceptable to the Region.

Servicing and "As Constructed" Drawings



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11. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
12. A clause shall be included in the Subdivision Agreement that 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".

General Conditions

13. 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.
14. A clause shall be included in the Subdivision Agreement with respect to construction and looping of watermains in all locations within and outside of the Plan to the satisfaction of the Region.
15. 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.
16. 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.
17. A clause shall be included in the Subdivision Agreement that 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.
18. A clause shall be included in the Subdivision Agreement that the Developer shall 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.
19. A clause shall be included in the Subdivision Agreement as follows:



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- 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.
- 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.

20. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall 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 internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

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21. A clause shall be included in the Subdivision Agreement that the Developer agrees that storm water flow shall be reviewed in a holistic manner for all developments along regional roadways. Under no circumstance shall the flow of storm water from the subdivision be diverted to or along the Regional Road's right of way (by pipe or channel). The storm sewer outfall for the development will not be permitted within the Queen Street West right-of-way.
22. A clause shall be included in the Subdivision Agreement that the Developer shall indemnify and hold the Region harmless from and against any and all actions, causes of action, suits, claims, demands and damages which may arise either directly or indirectly by reason of the development of the subject Lands and/or construction of the Works, save and except for any actions, causes of action, suits, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible.
23. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Regional roads.
24. 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.

If you have any questions or concerns, please contact the undersigned at your convenience at 905-791-7800 ext. 4307, or by email at: sarah.powell@peelregion.ca

Yours truly,

Sarah Powell
Planner (A) , Development Services

Freeman, Kevin

From: DiBerto, Dorothy <ddiberto@creditvalleyca.ca>
Sent: 2017/08/03 12:26 PM
To: Balram, Anand
Cc: Sebti, Saleh
Subject: 21T-15002B - Cal-Queen West

Anand

CVC staff have had the opportunity to review the FSR component of the previously submitted EIS by Beacon (Nov 2016, Appendix J) and provide the following comments. Please pass these along to the applicant and the City's reviewing engineer.

General

1. Section 3.1.1 of Appendix J (FSR) refers to a grading plan (DWG GR1) that is not included in the submitted material. Please provide a preliminary grading plan. Note that grading along property boundary must be coordinated with the neighboring development.
2. In the submitted FSR, the flood hazard lines are identified based on existing culverts. Previous studies including Block 1&3 EIR/FSR are also based on existing culverts because the replacement all of Springbrook Creek culvert crossings at Queen Street West is ongoing and will significantly change the extent of flood hazard within the subject site. In this regard, please contact Region of Peel for the latest information about road widening and culvert replacement projects in the vicinity of the subject site and update the existing and future flood hazard lines accordingly.

Drainage

3. Section 3.1.1 of Appendix J (FSR) describes the existing drainage condition however the FSR does not identify the pre-development drainage boundaries. Based on the existing topographic information, it seems that a portion of the existing property drains to the Springbrook main branch whereas the post development site runoff is proposed to discharge entirely to Springbrook east branch. Please identify the existing drainage boundaries.
4. As recognized in Section 9.1.1 of the EIS, *"changes to drainage patterns may alter the quantity and distribution of surface water inputs to watercourses, affecting flows, erosion rates and water temperatures"*. Confirm that the proposed flow diversion will not impact any natural feature otherwise a feature based water balance may be required.
5. Storm plugs are shown on the Preliminary Storm Sewer Plan (FIG.2 of the FSR) however the total area used in calculations does not seem to include the external future developments. Please clarify. Note that the FSR should take in to account the tertiary plan and include neighbouring properties and clearly identify interim and ultimate development scenarios.
6. The outfall and other components of the stormwater management system should be entirely outside the erosion hazard limit. Field verification of the outfall location is required at this stage.
7. Please provide a discussion in the FSR on potential impact of releasing the controlled post development flows on the valley lands and provide appropriate erosion protection measures to mitigate the potential impacts, supported by calculations.

SWM

7.2-81

8. The stormwater management quantity, quality, and erosion control and water balance criteria is to be in accordance with Block 1&3 approved ERI/FSR (March 2005). Please update the FSR accordingly.
9. The erosion control target release rate and target storage is to be estimated based on the methodology described in Appendix C of Block 1&3 ERI/FSR. Please update the FSR accordingly. Note that if maintaining the existing drainage pattern is not feasible, in order to release the site outflow at the proposed location, the target flows are to be identified based on existing drainage condition.
10. According to Block 1&3 ERI/FSR, Regional flood control is also required in Springbrook Creek. However, the criteria can be reduced where 100-year peaks are greater than Regional floods or where hydraulic analyses satisfactorily demonstrate no downstream impacts. Please refer to CVC's Stormwater Management Criteria, August 2012.
11. Storage in large storm sewers is proposed to achieve required storage for quantity control. Due to physical constraints such as blockages and control grades at openings in the system, utilizing the entire volume of the sewer pipes towards storage may not be feasible. Hydraulic modeling is required to support such a complex system.
12. Oil Grit Separator (OGS) has been identified in the report as stand-alone quality control measure. According to the CVC Stormwater Management Criteria (August 2012), the oil and grit separators (OGS) operating alone at their original design capacities are capable of achieving a TSS removal efficiency of 50% and may be used as part of a multi-component (treatment train) approach to achieve Enhanced quality control. Please provide a stormwater quality treatment train consisting of OGS device and another management practice both capable of providing enhanced level of protection.
13. According to the MOECC SWM Planning and Design Manual, there must be at least 1m separation between the bottom of an infiltration facilities and both the seasonally high ground water table and the bedrock. Please provide the geotechnical investigation report for the proposed development as referred to in the FSR (Soil engineers, July 2016) to confirm these requirements. Also provide geotechnical engineer's recommendations on the proposed infiltration facilities.
14. Please provide a conceptual design of the proposed infiltration facilities and the underground storage facility in the FSR. Note that details about configuration and components (e.g. inlet design and configuration, soil mix, underdrain, etc.) will be revisited at the detailed design stage. Refer to Low Impact Development Stormwater Management Planning and Design Guide (Version 1.0, 2011), Construction Guide for Low Impact Development (Version 1.0, 2012) and Landscape Design Guide for Low Impact Development (Version 1.0 June 2010) available on CVC website.
15. Please provide a discussion about operation and maintenance of the proposed SWM facilities in the report.

It is expected that the above comments are addressed and the report is resubmitted with a letter outlining how each comment has been addressed. We can discuss further if necessary.

Thanks.

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation

905.670.1615 ext 232 | 1.800.668.5557

ddiberto@creditvalleyca.ca | creditvalleyca.ca



BRAMPTON
Flower City

Planning and Development Services
Urban Design

Date: Tuesday, August 01, 2017
To: Anand Balram
CC: Madhuparna Debnath
From: Andy Huang
Subject: APPLICATION TO AMEND THE ZONING BY-LAW AND FOR DRAFT PLAN OF SUBDIVISION
KLM PLANNING PARTNERS INCORPORATED,
CAL-QUEEN WEST DEVELOPMENTS INC.
 1324, 1328 & 1342 Queen Street West
 Urban Design Comments
File: C03W06.007 & 21T-15002B

Anand,

Urban Design and Environmental Planning have worked together to develop a revised Tertiary Plan Concept that address our primary concerns with concept plan submitted by the applicant. Please note that this is a concept only, and the applicant should develop the concept further. Provided below is a list of changes from the original Tertiary Plan Concept. Please let me know if you require any additional information.

1. An approximately 9 meter wide east-west Natural Heritage System(NHS) linkage has been incorporated into the northern end of the subject site. To accommodate the NHS linkage Lots 1 and 2, as well as Lots 35 and 36 of the previously Proposed Tertiary Plan have been combined.
2. The lot depths have been reduced to provide natural heritage compensation area. The natural heritage compensation area has been noted in purple on the revised Tertiary Plan concept.
3. The subdivision layout has been revised by removing the cul-de-sacs on both the subject site and hold-out parcel to create a crescent road network.
4. Schedule 1 (City Concept) of the City's Official Plan identifies Queen Street West as a major intensification corridor, while Schedule 2 (Flower City Strategy Street Corridor Master Plan) identifies Queen Street West as a Primary Corridor. The proposed cul-de-sac fronting on Queen Street does not confirm to the

The Corporation of the City of Brampton

2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

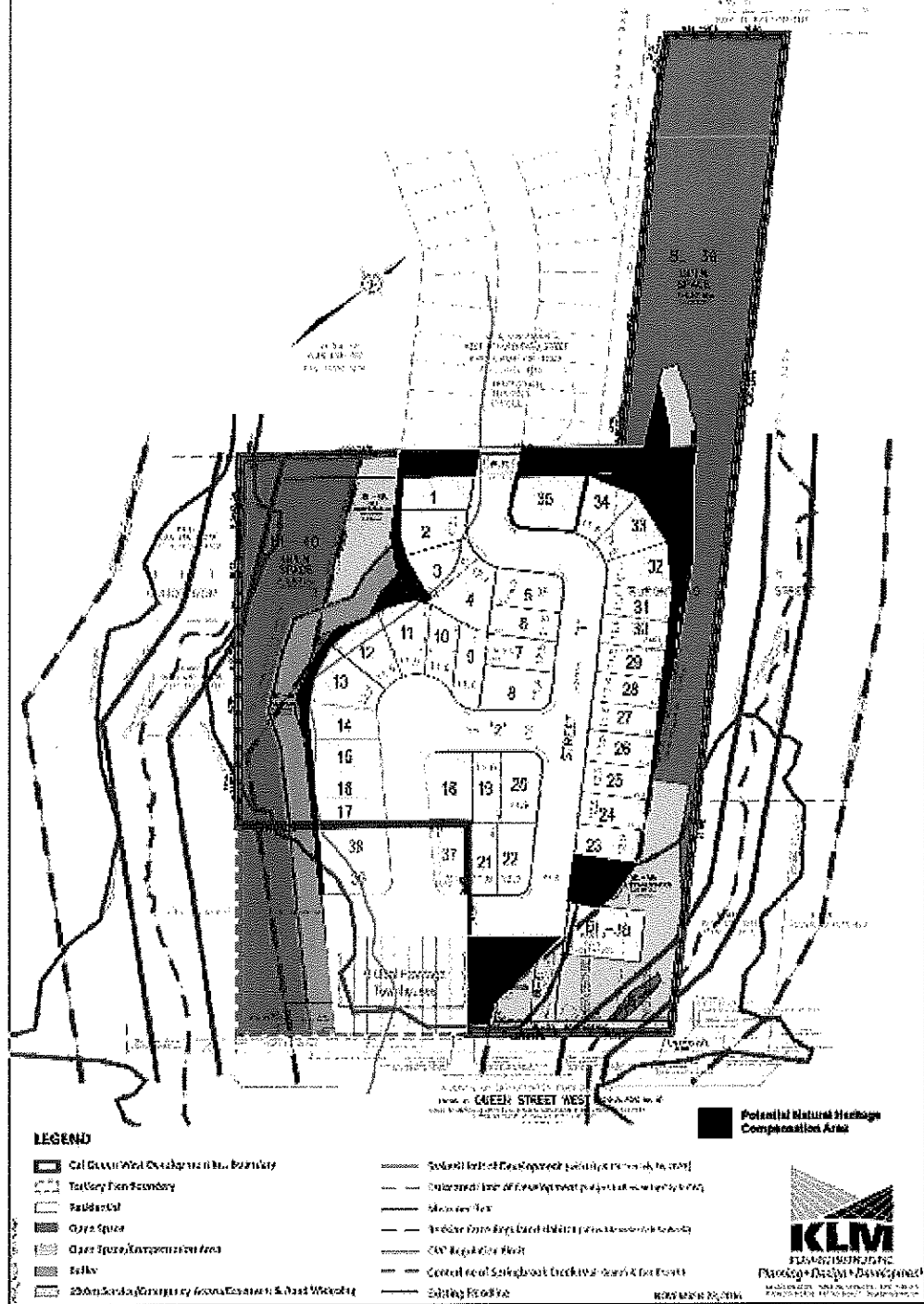
direction of the OP. As such, a dual-frontage townhouse block fronting on the Queen Street on the hold-out parcel has been incorporated into the proposal.

Best regards,

Andy X. Y. Huang, M.Arch, B.Arch, MRAIC
Central Area Urban Design Coordinator
Planning and Development Services Department
City of Brampton | Tel: 905-874-2310
E-Mail: Andy.Huang@Brampton.ca

REVISED TERTIARY PLAN

Part of Lot 6, Concession 3 W.H.S.
City of Brampton
Regional Municipality of Peel



Freeman, Kevin

From: Ryan Virtanen <RVirtanen@KLMPPlanning.com>
Sent: 2017/07/19 12:17 PM
To: Mantsvetov, Yuri; Balram, Anand; Cooper, Pam
Cc: Jennifer Maestre
Subject: RE: Cal-Queen Comments Received (C03W06.007)


Thank you for your attention to this matter Yuri, much appreciated.

Best regards,

Ryan Virtanen BES, MCIP, RPP
PARTNER

KLM PLANNING PARTNERS INC.
Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3
T 905.669.4055 (ext. 238) F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

From: Mantsvetov, Yuri [<mailto:Yuri.Mantsvetov@brampton.ca>]
Sent: July-19-17 11:13 AM
To: Ryan Virtanen <RVirtanen@KLMPPlanning.com>; Balram, Anand <Anand.Balram@brampton.ca>; Cooper, Pam <Pam.Cooper@brampton.ca>
Cc: Jennifer Maestre <JMaestre@klmplanning.com>
Subject: RE: Cal-Queen Comments Received (C03W06.007)

Hi Ryan

Upon further review, we can interpret the alteration to the Open Space and Woodland as a *refinement*. We can retract our requirement for an Official Plan Amendment.

Please refer to the July 9, 2015 Policy Comments for this application.

Thanks

From: Ryan Virtanen [<mailto:RVirtanen@KLMPPlanning.com>]
Sent: 2017/07/14 4:26 PM
To: Mantsvetov, Yuri <Yuri.Mantsvetov@brampton.ca>; Balram, Anand <Anand.Balram@brampton.ca>
Cc: Jennifer Maestre <JMaestre@klmplanning.com>
Subject: RE: Cal-Queen Comments Received (C03W06.007)

Thank you Yuri, have a great weeked,

Ryan Virtanen BES, MCIP, RPP
PARTNER
KLM PLANNING PARTNERS INC.

To: Anand Balram, Development Planner
From: Yuri Mantsvetov, Policy Planner
Date: May 31, 2017
File: C03W06.007
Type: Re-Submission (No D-Team)
Subject: Policy Planning Comments
KLM PLANNING PARTNERS INCORPORATED – CAL-QUEEN WEST DEVELOPMENTS INC.
 Application to develop 37 residential units.

Address: 1324, 1328 and 1342 Queen Street West

Policy Planning has reviewed the application submitted for the lands located at 1324, 1328 and 1342 Queen Street West and provide the following comments:

Heritage (comments from Cassandra Jasinski, Heritage Planner)

Heritage staff confirms that the Archaeological Assessment requirement for the assessed lands has been satisfied. Please note: this clearance does not include the lands at 1342 Queen Street West. An archaeological assessment of these lands is still required for C03W06.007.

Policy Planning (comments from Yuri Mantsvetov, Policy Planner)

Official Plan

The land is designated *Residential* on Schedule A, General Land Use Designations of the Official Plan, which permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. A variety of complementary uses are also permitted.

A portion of the land is also designated *Open Space* within Schedule A, General Land Use Designations, and also designated *Woodland*, and *Valleyland/Watercourse Corridor* within Schedule D, Natural Heritage Features and Areas.

Section 4.6.6.3 and 4.6.7.8 of the Official Plan indicate that refinement of boundaries of natural features may be determined on a site by site basis through an Environmental Impact Study, subject to the approval of the City in consultation with the relevant conservation Authority. Any such refinements to the boundaries of features or their buffers will not require an amendment to Schedule D.



Planning & Development Services Department
Policy Planning Comments

Secondary Plan

The property is designated *Low Density 2*, *Significant Woodlots*, and *Primary Valleyland* within the Credit Valley Secondary Plan. *Low Density 2* permits single-detached dwellings, semi-detached dwellings and townhouses and a maximum density of 28 units per net residential hectare, whereas the proposal requests single detached dwellings and a density of 24.61 units per hectare. No development is proposed within the lands designated for *Significant Woodlots* or *Primary Valleyland*.

Block Plan

The property is designated *Area Subject to Tertiary Plan* as per the Community Block Plan – Sub Areas 1 & 3 of the Credit Valley Secondary Plan.

A Tertiary Plan has been submitted so this requirement is considered fulfilled.

Conclusion

Staff acknowledge that it is identified in the Official Plan that an amendment may not be needed for refinements to the boundaries of natural features. However, in this instance, it is not a refinement but rather the complete removal of land designated *Open Space* in Schedule A and *Woodland* in Schedule D.

An Official Plan Amendment is required.

Thank you,

A handwritten signature in black ink, appearing to read "Yuri Mantsvetov", written over a horizontal line.

Yuri Mantsvetov, MCIP, RPP
Policy Planner

Freeman, Kevin

From: Colangelo, Mike
Sent: 2017/07/04 10:27 AM
To: Balram, Anand
Cc: Kuemmling, Werner; Heike, Christopher; Kassaris, Stavroula
Subject: C03W06.007 Bramval Developments KLM Planning - additional Open Space comments
Attachments: Open space comments.pdf; Proposed Draft Plan.pdf; Proposed Tertiary Plan.pdf

Hi Anand;

Our major concerns were tabled at the meeting last week with Region and City staff;

- I will defer to Environmental Engineering and CVC staff to confirm the appropriate buffer requirements for development (ie. 10m buffer from the floodline?). Does Stav have any updates?
- Are Environmental Engineering and CVC staff satisfied with an emergency access easement through the natural heritage feature? Should it be moved further west?
- There are some awkward blocks behind lots 4-16. Open Space recommend the lot lines be cleaned up and the blocks 49, 41, 42 and 43 be added to buffer block 50.
- Open Space support a more 'urbanized' street scape along Queen Street as discussed with Urban Design. However, if this is unachievable, perhaps the residential area along Queen St and the proposed court becomes a window road?

May be a quick follow up discussion with UD and Enviro Eng is necessary after hearing the Regions position last week.

Thanks;

Mike Colangelo
Public Works and Engineering
City of Brampton
phone: (905) 874-2322
fax: (905) 874-3819

From: Balram, Anand
Sent: 2017/07/04 9:33 AM
To: Colangelo, Mike <Mike.Colangelo@brampton.ca>
Cc: Kuemmling, Werner <Werner.Kuemmling@brampton.ca>
Subject: Comments C03W06.007

Hello Mike,

You comments for this application were for a previous iteration of the plan (only encompassing the two parcels to the west). Since then, the owners have acquired the parcel to the east, and have changed their plan accordingly. Can you please determine whether your comments need to be updated?

Thank you!

Kind regards,

Anand Balram
Development Planner

June 5th 2017

Anand Balram
 Planning and Infrastructure Services Department
 Planning and Building Division
 City of Brampton
 2 Wellington Street West
 Brampton, ON L6Y 4R2

**RE: Proposed Draft Plan of Subdivision
 KLM Planning Partners Inc.
 Bramval Development Corporation
 1324, 1328, 1342 Queen Street West
 City of Brampton
 City File: C03W06.007 & 21T-15002
 Region File: 21T-15002B**

Dear Mr. Balram,

We have reviewed the proposed Draft Plan of Subdivision application and offer the following comments and conditions of draft plan approval:

Conditions of Draft Plan Approval:

Specific Draft Plan Conditions:

- 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.
- 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; and

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

- 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.
- Provision shall be made in the Subdivision Agreement that:
 - a) Prior to release of the subdivision plan for registration, 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) Payment of water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time;
 - c) If it is determined that there is an underpayment of water meter fees, the Developer will be responsible for payment thereof forthwith upon request.
- Prior to construction the applicant's engineer shall submit all engineering drawings in the digital format, pursuant to the latest Region's Digital Format Guidelines.
- Within (60) days of preliminary acceptance of the underground services, the applicant engineer is required to submit As-Constructed drawings in the digital format, pursuant to the latest Region's Digital Format Guidelines. The applicant engineer is also required to 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."
- Provision shall be made in the Subdivision Agreement that the Developer makes the appropriate arrangements with the Region to pre-install the subdivision's sanitary sewer and watermain services across Queen Street West in conjunction with the Queen Street West's road improvement works at 100% the Developer's cost.
- Provision shall be made in the Subdivision Agreement that the Developer shall ensure that sufficient widening along Queen Street West is gratuitously dedicated as public highway to the Region free and clear of all encumbrances. The Region's Official Plan road widening requirements for mid-block along Queen Street West are 45 metres for the Right-of-Way (22.5 metres from the centerline). Additional property over and above the Official Plan requirement will be required within 245 metres of intersections to

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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). Also, prior to final approval 0.3 mere reserves along the property shall be conveyed gratuitously to the Region. All costs associated with the transfer are the responsibility of the Developer. The Developer must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's right-of-way.

- Provision shall be made in the Subdivision Agreement that the Developer gratuitously dedicates all temporary/permanent easements as required by the Region in support of Queen Street West (Regional Road #6) Environmental Assessment (EA) to the Region, free and clear of all encumbrances.
- Provision shall be made in the Subdivision Agreement that the Developer acknowledges and agrees that the proposed emergency accesses to Queen Street West (Block 51) shall be removed from the Plan unless the first engineering submission contains a written confirmation from the Emergency Services requesting it. If approved, the emergency access will be 100% the Developer's cost and shall be designed and constructed to the Region's satisfaction.
- Provision shall be made in the Subdivision Agreement that the Developer provides pedestrian connection from the subdivision site to Queen Street West at 100% the Developer's cost. The location, design and implementation of the pedestrian access must be acceptable to the Region.
- Provision shall be made in the Subdivision Agreement that the Developer acknowledges and agrees that the storm sewers and the storm sewer outfall for the development will not be permitted within the Region's ROW.

Standard Draft Plan Conditions:

- The Developer will be required to enter into a Subdivision Agreement with the local Municipality and Region for the construction of municipal sewer, water, and Regional roads associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.
- The applicant must submit a Revised Functional Servicing Report to the Region for review and approval, showing the proposed sanitary sewer and water servicing plans for the development, prior to the first engineering submission.
- Provision shall be made in the Subdivision Agreement that the Developer pay the Region's costs for updating its electronic "as constructed" information for the infrastructure installed by the developer. The cost will be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's User Fees By-law.

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- Provision shall be made in the Subdivision Agreement that the Developer must ensure that the proposed Lots or Blocks fronting Laneways within the Plan can be serviced by municipal water and wastewater services and are in accordance with Regional Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the City of Brampton standard drawings where Region's underground services are permitted.
- Provision shall be made in the Subdivision Agreement with respect to construction and looping of watermain in all locations within and outside of the Plan to the satisfaction of the Region.
- Provision shall be made in the Subdivision Agreement that 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.
- Provision shall be made in the Subdivision Agreement that all lots or blocks must be serviced via internal road system or servicing easements.
- Provision shall be made in the Subdivision Agreement that the Developer acknowledges that an amount shall be held back on the Letter of Credit to cover the costs of services completed by the Region that are covered under time and material basis pursuant to the current Region's User Fee by-Law.
- Provision shall be made in the Subdivision Agreement that the Developer will maintain adequate chlorine residuals in the watermain within the subdivision from the time the watermain are connected to the municipal system until such time as the Region issues final acceptance. In order to maintain adequate chlorine residuals, the Developer will be required to either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff will conduct the monitoring and testing for chlorine residual. The costs associated with the monitoring and flushing will be the responsibility of the Developer pursuant to the current Region's User Fee by-Law.
- Provision shall be made in the Subdivision Agreement with respect to servicing of the existing properties within the zone of influence should the existing private services (wells) deteriorate due to the servicing of the proposed development.
- Provision will be required in the Subdivision Agreement for the following clause:
"An amount shall be held in the Letter of Credit until final acceptance of the subdivision by the Municipality to serve as protection for the private wells in the zone of influence of the subdivision plan. The 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 will provide temporary water supply to the residents upon notice by the Region and it will continue

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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 will 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."

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:

1. 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
 2. 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.
 3. Well monitoring shall continue during construction and an interim report shall be submitted to the Region of Peel for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region of Peel prior to final acceptance.
- Provision shall be made in the Subdivision Agreement that the Developer agrees that neither he nor any Builder will apply for Building Permits for any lots or blocks within the development until the Region's, Public Works Department has given written notice to the local municipality that the internal and/or external sanitary sewers and watermains, including fire protection are completed to the Region's satisfaction. Alternately the Developer's Consulting Engineer can certify in writing that the internal/external sanitary sewers and watermains, including fire protection were constructed, inspected and will function as per the detailed design.
 - Provision shall be made in the Subdivision Agreement that no lots or blocks shall have direct access to the Regional roads. Any existing driveways/accesses along Regional roads frontage not approved as part of this subdivision must be removed as part of the subdivision works at 100% the Developer's cost.
 - Provision shall be made in the Subdivision Agreement that any access to the Regional road shall comply with the spacing requirements as identified in the Region's Controlled Access By-law Number 62-2013, as amended or replaced from time to time, as well as the Secondary Plan and Block Plan.

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- Provision shall be made in the Subdivision Agreement that the Developer obtains from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities will be required with respect to the works for which the permit was obtained. All costs associated with the access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region.
- Provision shall be made in the Subdivision Agreement that the Developer agrees that neither he nor any Builder will make any alterations to the grading within Regional road right-of-way along the frontage of proposed development.
- Provision shall be made in the Subdivision Agreement that prior to final engineering approval; a storm drainage study report is required to determine the impact of the proposal on the existing structures and drainage along Regional road.
- Provision shall be made in the Subdivision Agreement that prior to final approval of the subdivision Plan; a noise abatement report is required for lots adjacent to Regional roads.
- Provision shall be made in the Subdivision Agreement that landscaping, signs, fences, gateway features or any other encroachments will not be permitted within the Region's easements and/or Right-of-Way limits.
- Provision shall be made in the Subdivision Agreement that the Developer shall grant/obtain (at no cost to the Region) all necessary easements for proposed/existing Regional infrastructures located in the vicinity of the proposed development, as this may be required by the Region to service proposed development and/or external lands.
- Provision shall be made in the Subdivision Agreement that the Developer will be required to submit draft reference plan(s) for Region's review and approval prior to the Plans being deposited. All costs associated with preparation of the plans and transfer of the lands will be solely at the expense of the Developer.

Functional Servicing Report

- The Functional Servicing Report prepared by Candevcon Ltd dated November 4th 2016 was reviewed and we offer the following comments:

Sanitary Sewer Facilities

- The subdivision will be serviced from an existing 600mm sanitary trunk sewer on Queen Street West through a municipal easement. There are no issues with the sewer capacity in this regard.

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Water Facilities

- The subject land is situated within the range of Water Pressure Zone 5. The subdivision will be serviced with a looped connection to the existing 200mm watermain on Antibes Drive and the 150mm watermain Queen Street West through a municipal easement. There are no issues with the water capacity in this regard.

Storm Water Management

- The site is within the Springbrook Creek watershed. The subdivision abuts Queen Street West which is a Regional Road. Storm sewers from the development or outfall structure are not allowed within the Regional right of way. The outlet should be directed through the private property easement.
- The FSR shall be revised to remove storm sewer pipes from the Regional right of way.

General Comments

Regional Roads

- The proposed development abuts Queen Street West, Regional Road #6.
- Region of Peel will not permit any changes to grading within Queen Street West ROW along the frontage of proposed development.
- No lots or blocks shall have direct access to Queen Street West. Any future access shall be in accordance with The Region Access Control By-law.
- Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region.
- The Developer is advised that the Region has recently undertaken road improvement works along Queen Street West under project #05-4045. It is recommended the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

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Waste Management

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to the following conditions:
 - The waste collection vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing, including the entrance to the development.
 - The radius from the centre line must be a minimum of 13 metres on all turns.

Financial Impacts

Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. 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.

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4416, or by email at: althaf.farouque@peelregion.ca

Yours truly,



Althaf Farouque MES. Pl
Planner
Development Services

Cc: Ryan Mino, KLM Planning

Public Works

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Freeman, Kevin

From: Corazzola, Elizabeth
Sent: 2017/05/25 10:42 AM
To: Balram, Anand
Subject: RE: C03W06.007-CAL-QUEEN WEST DEVELOPMENTS INC.

Hello Anand,
I have no comments on either the proposed plans of subdivision or the draft by-law amendment.

Elizabeth Corazzola
Manager, Zoning and Sign By-law Services
Building Division | City of Brampton

8850 McLaughlin Road | Unit 1
Brampton, ON | L6Y 5T1

905-874-2092 (T)

From: Balram, Anand
Sent: 2017/05/19 10:09 AM
To: Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>
Subject: C03W06.007-CAL-QUEEN WEST DEVELOPMENTS INC.
Importance: High

Hello Elizabeth,

On March 6, 2017 I inter-office mailed to you the attached letter as well as Planning Justification report, prepared by KLM Planning Partners, Dated November 2016; Draft Zoning By-law Document; and Draft Plan of Subdivision, dated November 3, 2016, prepared by KLM Planning Partners Inc. I have on record that your comments are still outstanding. Can you please provide me the status of your review?

Thank you.

Kind regards,

Anand Balram
Development Planner
Planning & Development Services
City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2
t. 905.874.2945 | f. 905.874.2099 | e. anand.balram@brampton.ca

 Please consider the environment before printing this email.

Freeman, Kevin

From: Heike, Christopher
Sent: 2017/07/04 3:01 PM
To: Balram, Anand
Cc: Smith, Bryan; Colangelo, Mike
Subject: RE: C03W06.007 - Parks Comments

Hi Anand,

Please be advised that the Parks & Facility Planning have no comments on above noted circulation at this time.

Regards,

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Parks Planner
Policy Planning Division
Planning & Development Services Department
City of Brampton
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca



From: Balram, Anand
Sent: 2017/06/30 4:05 PM
To: Smith, Bryan <Bryan.Smith@brampton.ca>
Cc: Heike, Christopher <Christopher.Heike@brampton.ca>
Subject: C03W06.007 - Parks Comments

Hello Bryan and Chris,

When you have the opportunity can you provide formal comments on the attached plans?

Thank you in advance!

Kind regards,

Anand Balram
Development Planner
Planning & Development Services
City of Brampton | 2 Wellington Street W | Brampton ON L6Y 4R2
t. 905.874.2945 | f. 905.874.2099 | e. anand.balram@brampton.ca

Freeman, Kevin

From: DiBerto, Dorothy <ddiberto@creditvalleyca.ca>
Sent: 2017/04/21 12:21 PM
To: Kassaris, Stavroula; Balram, Anand
Cc: Hoy, Michael; Wilson, Christine
Subject: RE: C03W06.007 (21T-15002B) - 1324/1328/1342 Queen Street West

Follow Up Flag: Follow up
Flag Status: Flagged

Anand,

CVC staff have reviewed the revised EIS submitted by Beacon (Nov 2016) for the above noted property and provide the following comments for your consideration:

EIS Comments – Proposed Design:

1. The EIS demonstrates that the site and its immediate surrounding area appear to provide a high level of ecological function given its location within an urban context. Yet the development design proposes the removal of over 404 trees, encroachment into the valleyland, the removal of hedgerows, removal of CUM that was used for foraging by a THR bird species, and fragmentation of a NE-SW linkage between woodlands on the site. As noted in previous comments, the development proposal should demonstrate minimized tree removal, enhancement of the NHS, avoidance of sensitive features / functions, and the maintenance of linkage functions on site as well as off. It is recommended that site design be deferred until EIS issues are resolved.
2. In order to maintain the functional connectivity across the site, particularly between the large deciduous woodland to the NE of the property and the treed communities along Springbrook Creek and its valley in the face of increased development pressures, it is imperative that the proposed development design allow for a SW – NE functional linkage across the site. Please amend the design to allow for continued ecological function.
3. It is understood that the road network should connect to the existing development to the north; however it is unclear why encroachment into the valleyland through the placement of lots along this road is required. In order to fulfil the comment made above (i.e. #2), it is suggested that this area be used to accommodate as much of the required amount of compensation as possible, along with more of the area in community 1b.
4. The wetland unit 5a and its critical function zone should be afforded protection from adjacent land use changes (e.g. grading, road salt, and rear yard impacts). Wetland community 5a should be provided with a minimum buffer of 10m, and any ecological linkages to upland habitat should be protected and/or enhanced. Please amend all relevant figures to show.
5. Unit 9b is clearly contiguous with unit 6b, as shown on Figure 2. Together, the treed communities cover approx. 2.6ha. Within this unit can be found a SC species (i.e. Pewee) and therefore SWH should be addressed. The unit is also within 30m of a watercourse, a portion of it is considered a Core Feature. Overall, this treed feature meets criteria as a NAC (see Peel OP Table 1). NAC features are not necessarily *significant*, however they are important as they are deemed to 'support the integrity of the System'. As such, and regardless of the tree bylaw specification and/or the tree preservation criteria to tag only trees > 15cm dbh, if the feature cannot be avoided and is deemed to be replaceable, the portions of NAC woodland to be removed should be compensated for irrespective of tree size. Please amend the EIR and the compensation plans to reflect the replacement of this 'young' treed community; please note that restoration is typically calculated both at a tree density of 1200 trees/ha as well as a 1:1 ratio for area.

7.2-100

6. The location of the emergency access easement is located directly atop a row of 16 mature trees that are, for the majority (12 out of 16) in good to fair condition. It is recommended that this emergency access easement be moved so as to retain these trees. Please amend as appropriate and show effective TP methods. It should be noted that the location of the emergency access easement (Block 51) is located within RSD regulated habitat. Please ensure that the MNRF is contacted regarding this proposal.

EIS Main Comments:

7. The EIS observed Barn Swallow foraging during the study period. Given that this species is listed as Threatened in Ontario and is afforded habitat protection by the ESA 2007, please contact the MNRF for further guidance.
8. Eastern Wood-Pewee (SC species) was observed as breeding in 2015 and 2016. Using current guidelines (i.e. SWH MNRF 2015), please demonstrate no negative impact on the SC species and its habitat, as per COB's SWH policies.
 - i. Show the location of the breeding pairs from 2015 and 2016 on a figure and discuss the potential impact of the proposed development on the habitat and demonstrate no negative impact.
9. The EIS has identified 2 wetland units (i.e. unit 5a & 5b MAM2-2) as well as a shallow pond (i.e. unit 7) in the northwest portion of the property. No assessment of the wetland is provided in the EIS, Table 4 Summary of Environmental Constraints does not include the wetland unit, and no buffer has been recommended. Please amend all relevant figures and reports as necessary in order to meet these recommendations as per the following points:
 - a. As this pond and the surrounding woodland is likely providing habitat for the Wood Frog noted, it is important that the EIS provides input into an appropriate development design so that the habitat is maintained, preferably enhanced.
 - b. Give RSD regulation, it is recommended that MNRF is contacted for assessment as to whether the wetlands and pond are also to be considered as RSD habitat given their proximity and possible connection with Springbrook Creek.
 - c. Please amend the figures to show a minimum 10m buffer to community 5a, and the maintenance of an ecological linkage to upland habitat.
10. Garter Snake was observed on site (see pg 19). Please comment on whether any suitable sites were observed that could serve as hibernacula.
11. The breeding bird list and/or Figures should include the ELC unit(s) that the bird(s) were observed within/over. Please provide this information so that a more comprehensive opinion can be formed related to existing ecological function on-site and within the area.
12. Provide a habitat assessment and predicted route(s) for the wood frog from its presumed woodland overwintering site to its breeding pond(s).
13. Not all existing conditions are shown on the relevant figures, such as floodlines and buffers. Please amend as necessary.

EIS Minor Comments:

14. The ELC communities shown in the updated Figure 2 now more accurately portray the existing conditions. However, the following comments should be addressed:

7.2-101

- a. ELC unit 9a is described as community CUW1. Cultural woodlands, by definition as per ELC, have tree cover >35% < 60%. From the airphoto of the large woodland it would appear that the overall FOD extends directly into the CUM. There may be a distinct change in vegetation type (i.e. FOD-ACENEGU from FOD5-5) however there does not appear to be significant change in absolute tree cover. Please amend the ELC classification for 9a to FOD, if agree.
- b. The same rationale from above may also apply to the naming of unit 9b in terms of absolute tree cover. Please amend the figure if agree.

15. Appendix A Photographic Record is not inserted as the first appendix.

16. It would appear that some bird species that are mentioned as being observed in the EIS have not been listed in Appendix H. Please amend as appropriate:

- a. Indigo Bunting and Hairy Woodpecker were observed but not listed.
- b. In addition, please clarify as to what is meant by the numbers 1, 2, 3, and/or 4 in the column 'survey dates'?

Please forward these comments to Beacon and advise that a revised submission with a response to comments is required at this time. Should you have any questions, feel free to contact me.

Thanks

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation

905.670.1615 ext 232 | 1.800.668.5557

ddiberto@creditvalleyca.ca | creditvalleyca.ca

From: Kassaris, Stavroula [<mailto:Stavroula.Kassaris@brampton.ca>]

Sent: April 10, 2017 12:13 PM

To: Balram, Anand

Cc: Hoy, Michael; DiBerto, Dorothy; Wilson, Christine

Subject: C03W06.007 (21T-15002B) - 1324/1328/1342 Queen Street West

Good afternoon Anand,

Please find attached Environmental Planning comments for the EIS for 1324/1328/1342 Queen Street West associated with application C03W06.007.

Feel free to contact me should you have any questions.

Thank you,

Stav



BRAMPTON
Flower City

Planning and Development Services
Urban Design

Date: Wednesday, April 18, 2017
To: Anand Balram
CC: Madhuparna Debnath
From: Rahul Nargas
Subject: **Urban Design Comments (First Submission)**
Application to Amend to the Zoning By-Law and For Draft Plan of Subdivision
 KLM Planning Partners incorporated, Cal-Queen West Developments Inc.
 1324,1328 & 1342 Queen Street West

Ward:5

File: C03W06.007 & 21T-15002B

Anand,

Urban Design Staff has reviewed the site plan application submission materials dated March 06, 2017, and has the following comments:

1. Previous Urban Design comments were noted in PlanTrack



FW C03W06.007 - 1342 Queen St W..msg

2. Please refer to comments from Open Space Planning and Environment Engineering regarding the limit of development and compensation land. A realignment of the limit of development might require an updated plan. Urban Design would provide comments once concerns of Open Space Planning and Environment Engineering are met.
3. Urban Design has concern regarding site access, particularly in regards to a deep ended cul-de-sac. The restricted emergency access along with a cul-de-sac fronting on Queen Street West is not most desirable alternate. This prohibits the development of built-form to address the street. We support a right-in right-out access, City of Brampton Traffic Eng. to provide further comments on this issue.

4. City of Brampton OP, schedule 2, identifies Queen Street West as a Primary Corridor. Additionally, as per the City OP Review and Schedule 1, Queen Street West has been identified as a major intensification corridor. The proposed rear lot single detached housing typology does not address the vision of the OP. We would recommend that the applicant provide, at minimum, a dual frontage townhouse typology to address Queen Street West.
5. The proposed layout blocks views and limits access to natural features which surround the development. We recommend that views be opened to these features through window street and walkway connections. This will enhance access to recreational open space and link the community to the natural heritage system

Regards,

Rahul Nargas

B.Arch, MUP

Urban Design Services

Planning and Development Services

City of Brampton | Tel: 905. 874. 2842 | Fax: 905. 874. 3819

E-mail: rahul.nargas@brampton.ca

Freeman, Kevin

From: Magnone, Anthony
Sent: 2017/03/09 2:39 PM
To: kmackinnon@klmplanning.com; myarranton@klmplanning.com
Cc: Balram, Anand
Subject: Cal-Queen West Developments Inc.; 1324, 1328 and 1342 Quen Street West; City File C03W06.007; Subdivision File 21T-15002B

As per the first condition below, Building Removal, please advise your client that we will accept applications to demolish the above residential properties subject to the attached requirements. The dwellings must be vacant and we will require separate applications for each property.

See the attached for the permit application requirements.

<http://www.brampton.ca/EN/residents/Building-Permits/Documents/Homebuilders/ResidentialDemolitionPackage.pdf>

Regards,

Anthony D. Magnone
Regulatory Co-ordinator
Building Division | City of Brampton

8850 McLaughlin Road | Unit 1
Brampton, ON | L6Y 5T1

905-874-2415 (T)



From: Magnone, Anthony
Sent: 2017/03/09 2:34 PM
To: 'kmackinnon@klmplanning.com'; 'myarranton@klmplanning.com'
Cc: Campbell, Ross; Balram, Anand
Subject: Cal-Queen West Developments Inc.; 1324, 1328 and 1342 Quen Street West; City File C03W06.007; Subdivision File 21T-15002B

Please be advised that we have received a copy of the Phase I and Phase II ESA for the above proposed development. Once our review is completed, we will forward our comments accordingly.

Typically, the following are conditions that we, as the Building Division, deem applicable and will require to be completed prior to registration of these lands:

Building Removal

1. Prior to registration, the applicant shall remove any existing buildings on the site.

Soil

1. The applicant shall:
 - a) Prior to the initiation of any site grading or servicing and prior to registration of this plan or any phase thereof, submit for the approval of the City Engineering Services Division, a detailed soils investigation of the site prepared by a qualified Geotechnical Engineer. A copy of this report shall also be submitted to the City's Chief Building Official.
 - b) Prior to enactment of the zoning by-law/adoption of OPA and prior to the initiation of any site works submit to the Chief Building Official:
 - i) a Phase 1 Environmental Site Assessment in compliance with the most current regulations;
 - ii) a Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment in compliance with the most current regulations;
 - iii) a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of the Environment;

A copy of the Environmental Site Assessments shall be provided to the Director, Public Works and Engineering.

 - iv) Provide confirmation to the Chief Building Official of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulations.
- c) Prior to the initiation of any site grading or servicing, the applicant shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the City's Chief Building Official that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.

Exposed Basements

1. Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

1. For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

1. Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

1. Prior to site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and

7.2-106

Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.

2. The noise control measures and noise warnings recommended by the acoustical report, as required in condition number _____ above, shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)
3. Prior to site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
4. Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Regards,

Anthony D. Magnone
Regulatory Co-ordinator
Building Division | City of Brampton

8850 McLaughlin Road | Unit 1
Brampton, ON | L6Y 5T1

905-874-2415 (T)





BRAMPTON
Flower City

Environment

Date: March 13, 2017
To: Anand Balram, Development Planner
From: Stav Kassaris, Environmental Planner
File: C03W06.007
Subject: **Environmental Impact Study**
1324/1328/1342 Queen Street West
Dated November 2016

Environmental Planning received the aforementioned EIS and provide comments below. Please include a Response Document with the revised submission indicating how and where the City's comments have been addressed by the revised document.

General Comments

1. The City's Official Plan policies 4.6.6.20 and 4.6.6.21 speak to no net loss and, if possible, a net gain of natural heritage features and areas, as well as ecological functions, which must be illustrated in the proposed development and outlined in Environmental Impact Study (EIS). To ensure no net loss, the natural heritage areas proposed for removal, including ELC Unit 8 (Region of Peel Core Area), portions of Unit 9b and the Springbrook Creek Valley, must be compensated at a minimum ratio of 1:1.
2. To help achieve net benefit, ensure functional connectivity across the site and facilitate continued ecological function, particularly between the large deciduous woodland, wetland and the treed communities along Springbrook Creek and its valleys, an east-west functional linkage should be incorporated into the proposal. Please revise the proposal accordingly.
3. The City requires mitigation planting for the removal of healthy tableland trees equal or greater than 15 cm dbh. Current City mitigation standards require mitigation planning at a ratio of three trees for every one tree removed. City planting standards for new street trees, new park trees, and trees within the buffer will not be considered compensation. Compensation opportunities must go beyond City standards required, and may include but are not limited to valleyland restoration, back yard tree planting, etc.
4. The applicant is required to provide a minimum 10 meter environmental buffer from the limits of development, including the Regional Floodline, as per Official Plan policy 4.6.13. The City also requires a 30 metre buffer from Provincially Significant Wetlands.

5. There are inconsistencies between the proposed Tertiary Plan prepared by KLM and dated November 28, 2016, and Figure 3 of the EIS. Please ensure that both maps illustrate all environmental constraints and applicable environmental buffers and/or setbacks, for each environmental feature and area.
6. Revise the Proposed Tertiary Plan, prepared by KLM and dated November 28, 2016 to show:
 - the top of bank and its associated 10 meter buffer across the entire development (it currently does not show the top of bank and buffer on lots 1-4); and
 - the 10 meter buffer from the floodline across the entire development (lot 24), as well as the lands of the non-participating landowner.
7. The subject lands include Redside Dace habitat. The *Endangered Species Act (ESA)* prohibits the damage or destruction of Redside Dace habitat, and protects elements of indirect habitat including the associated meander belt width plus a 30 meter buffer. As per the EIS, foraging Barn Swallow has also been observed on the subject lands, which is a Threatened Species in Ontario and afforded habitat protection by the *ESA*. Consultation with the Ministry of Natural Resources and Forestry (MNRF) regarding the proposed development is required. Include in the appendix of the EIS all correspondence with MNRF staff.
8. Please be advised that prior to registration the applicant shall make arrangements to pay a perpetual maintenance fee for natural features restoration. This payment shall be based on a rate of \$5,000.00 per hectare of gross natural feature land area.

Specific Comments

9. Page 1: Section 1 - Introduction

Prior to the introduction, please provide an executive summary that includes:

- Proposed land use change;
- Natural features, functions and linkages of the study area;
- Impacts of development on the natural features and functions;
- Recommendations resulting from the EIS impact analysis and mitigation section;
- Summary of the recommendations from all the environmental supporting reports (FSR, Hydrological, etc); and
- Summary of Natural Heritage Enhancement, Stormwater Quality and Quantity related to the applications Sustainability Score.

10. Page 7: 4.3 - City of Brampton Official Plan

Official Plan policies 4.6.8.3 and 4.6.8.4 are no longer under appeal to the OMB (refer to the City of Brampton Official Plan - September 2015 Consolidation). Please revise this section of the EIS accordingly.

11. Page 17: ELC Unit 8 - Coniferous Plantation

Please identify the size (area) of this natural heritage feature, which will be used to determine the area of compensation required for the proposed development.

12. Page 17: ELC Unit 9 - Cultural Woodland

Please expand the description of 9b to better identify the transition of the cultural woodland from a regenerating forest to an area dominated by invasive species. This transition should also be identified on Figures 2 and 3.

13. Page 18: 6.4.1 - Amphibians

Through discussion with Credit Valley Conservation, it is our understanding that the Wood Frog is a rare species in Brampton. Please provide additional detail regarding where on the subject property the Wood Frog is located.

14. Page 23: 6.7 - Landscape Connectivity

As previously mentioned, to ensure functional connectivity across the site, particularly between the large deciduous woodland, wetland and the treed communities along Springbrook Creek and its valleys, an east-west functional linkage should be incorporated into the proposal and discussed in the section of the EIS.

Please also discuss the role this connection will play in supporting the Wood Frog and its associated habitat in ELC Unit 5a (wetland), Unit 7 (pond), Unit 9b (woodland) and Unit 10 (forest).

15. Page 24 - 25: Figure 3 - Proposed Development

Please indicate what the turquoise line represents in the legend.

16. Page 25: 7.5 - Woodlands

Please revise the first paragraph to state that Official Plan Schedule D (Natural Heritage Features and Areas) identifies woodlands. Also apply the City of Brampton Woodlot Conservation By-law to this section of the report.

17. Page 24: Table 4 - Summary of Environmental Constraints

Please include the wetland unit in Table 4.

18. Page 29: 9.1.2 – Impacts to Vegetation

Please include in this section the total number of trees being proposed for removal, according to ELC Unit, and also refer readers to the Tree Evaluation Report in Appendix E.

19. Page 29: 9.1.3 - Wetlands

Please provide rationale for your conclusion that the two small wetlands will not be impacted by the proposed development.

In addition, wetland Unit 5a should be protected from adjacent land use changes (e.g. grading, rear yard impacts), and provided a 10 meter buffer. Please revise the proposal accordingly.

20. Page 31: 9.2 – Mitigation Measures

Please include discussion regarding site-wide and feature-based water balance in this section, and refer readers to the Functional Servicing Report in Appendix J.

21. Page 29 - 32: Section 9 – Impact Assessment and Mitigation Measures

As mentioned above, the Wood Frog is a rare species in Brampton, and the City would like to ensure its long-term survival. As such, please identify appropriate measures to protect the lifecycle habitat of the Wood Frog in this section.

Please conclude this section with a table/chart indicating the area of existing natural heritage system (including buffers), the total area of natural heritage system encroachment (including buffers) of the proposed development, and the area of the proposed natural heritage system resulting from the proposed mitigation/compensation.

22. Page 32: Section 10 – Ecological Restoration and Enhancements

Please indicate in this section that the City requires no net loss to the overall size and function of the natural heritage system, and mitigation planting for the removal of healthy tableland trees equal or greater than 15 cm dbh at a ratio 3:1.

Please provide a conceptual Restoration/Compensation Plan in the sub-section. As previously noted, planting within the buffer is a City requirement and not considered mitigation. In order to be considered mitigation, planting on the subject lands must exceed the City's requirements.

23. Page 38: Section 13 - Summary

Please revise this section to reflect the City requirements for no net loss to the overall size and function of the natural heritage system, and the mitigation planting ration of 3:1 for the removal of healthy tableland trees equal or greater than 15 cm.

Please contact the undersigned should you require any additional information.

Regards,

Stav Kassaris
Environmental Planner
905-874-2083
stavroula.kassaris@brampton.ca

Michael Hoy
Senior Environmental Planner
905-874-2608
michael.hoy@brampton.ca

Freeman, Kevin

From: Tang, Daniel
Sent: 2017/03/20 11:07 AM
To: Balram, Anand
Subject: 21T-15002B 1324, 1328, 1342 queens Street west

Good Morning Anand,

I have reviewed the Noise study update dated Nov 23, 2016 prepared by HGC Engineering for the above noted application and find it capable of supporting both Zoning By-Law Amendment and Draft Plan of Subdivision.

Regards,

Daniel Tang
Environmental Technologist – Noise
City of Brampton
Engineering Division / Public Works & Engineering Department
T: 905-874-2472

5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

April 13th, 2017

Anand Balram
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Balram:

RE: **Revised Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 21T-15002B / C03W06.007**
KLM Planning Partners Incorporated – Cal-Queen West Developments Inc.
1324, 1328 and 1342 Queen Street West
North side of Queen Street West, east of Creditview Road
City of Brampton (Ward 5)

The Peel District School Board has reviewed the above-noted application (37 residential detached units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

20	K-8
6	9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Springbrook P.S.	614	804	0
David Suzuki S.S.	1,710	1,554	8

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Engineering Agreement:

Trustees
Janet McDougald, Chair
Suzanne Nurse, Vice-Chair
Carrie Andrews
Stan Cameron
Robert Crocker
Nokha Dakroub

David Green
Sue Lawton
Brad MacDonald
Kathy McDonald
Harkirat Singh
Rick Williams

**Director of Education and Secretary
Tony Pontes**

**Associate Director,
Instructional Support Services
Scott Moreash**

Associate Director,
Operational Support Services
Jaspal Gill



1. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any units in this plan, within a period of five years from the date of registration of the development agreement:

"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."

2. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any units in this plan, within a period of five years from the date of registration of the development agreement:

"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."

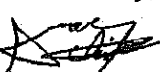
3. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to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

An addition, portables, boundary change and/or school re-organization may be required at the affected school(s) to accommodate the anticipated number of students from this development.

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

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Amar Singh, BURPI

Planner

Planning and Accommodation Dept.

- c. B. Bielski, Peel District School Board
K. Hamilton, Dufferin-Peel Catholic District School Board (email only)



Dufferin-Peel Catholic District School Board
 40 Matheson Boulevard West, Mississauga, ON, L5R 1C5, Tel: (905) 890-1221

March 16, 2017

Anand Balram
 Development Planner
 Planning, Design and Development
 City of Brampton
 2 Wellington Street West
 Brampton, ON, L6Y 4R2

Dear Mr. Balram:

Re: Notice of Application and Request for Comments
Application to amend the Zoning By-Law and Proposed Draft Plan of Subdivision
File: 21T-15002B & C03W06.007 (cross reference to PRE14.106)
KLM Planning Partners Incorporated – Cal-Queen West Developments Inc.
1324, 1328 and 1342 Queen Street West
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 37 single detached units which are anticipated to yield:

- 6 Junior Kindergarten to Grade 8 Students; and
- 3 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 Jean- Marie Vianney	600	556	3
Secondary School	St. Roch	1397	1404	0

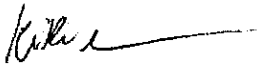
The Board requests that the following conditions be incorporated in the conditions of draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.

2. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
- (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each Education Service Area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Keith Hamilton
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24224
Keith.hamilton@dpcdsb.org

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



Rogers Communications
Outside Plant Engineering
3573 Wolfedale Road
Mississauga, ON L5C 3T6

Markup Response Form

Application Date	March 6, 2017	Applicant:	City of Brampton
Date Returned:	April 5, 2017		
Rogers Ref. No.:	M171154	Applicant Job No.:	C03W06.007_21T-15002B
Location:	QUEEN ST W AND EAST OF CREDITVIEW RD		

Rogers Communications has reviewed your drawing(s) as requested and returns one marked-up copy. Our comments follow below with an "X" indicating Rogers' stance on your proposed plan.

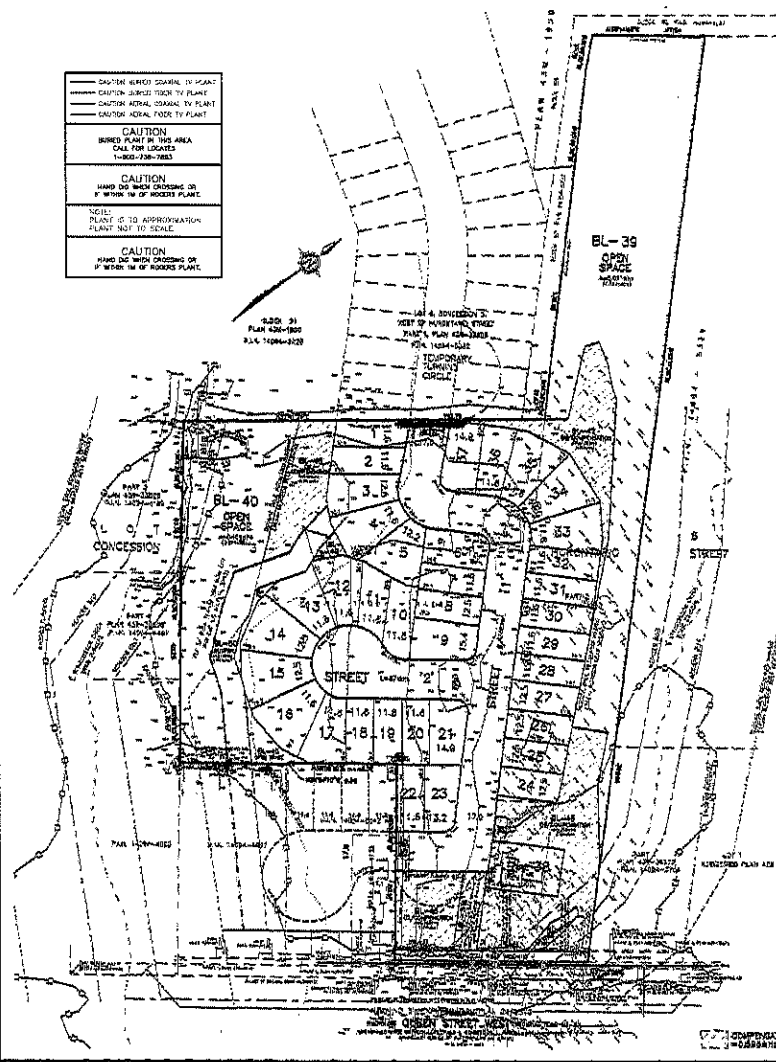
Comments:

- | | | |
|-------------------------------------|--|--|
| <input type="checkbox"/> | No Conflict | Rogers Communications currently does not possess existing plant in the area indicated on your attached plans. |
| <input checked="" type="checkbox"/> | No Conflict
For your Reference | Rogers Communications currently has existing plant as marked on your drawing. Our standard offset in this municipality is: 1.75m P/L on regional rds & 2.3m P/L on town rds.
Please ensure you maintain clearances of 0.3 m vertically and 0.6m horizontally. |
| <input type="checkbox"/> | EXTREME CAUTION | Use vactruck and expose ducts, maintain minimum of 0.6m clearance. |
| <input type="checkbox"/> | CONFLICT | Your proposed construction appears to encroach within existing Rogers Communications plant.
Please relocate your proposed construction to allow adequate clearance of 0.3 m vertically and 1 m horizontally. |
| <input checked="" type="checkbox"/> | CAUTION | Rogers Communications has aerial plant in this area, as it is indicated on the attached plans. |
| <input checked="" type="checkbox"/> | CAUTION | Fiber Optic Cable is present in the area of your proposed construction. |
| <input type="checkbox"/> | Note | Proposed Fiber Optic Cable in a joint use duct structure . |
| <input type="checkbox"/> | Note | Plant currently under construction. |
| <input checked="" type="checkbox"/> | Note | Please inform Rogers Communications well in advance of the proposed construction schedule in order to coordinate our plant relocation. |
| <input checked="" type="checkbox"/> | Note | Locates are still required. Call for locates at 1-800-738-7893 |
| <input checked="" type="checkbox"/> | Note | Hand dig when crossing, or within 1.0m of existing Rogers plant. |
| <input checked="" type="checkbox"/> | Note | Plant is to Approximation. |

Monica LaPointe
Mark up Coordinator
905 361 4953

April 5, 2017
DATE

DRAFT PLAN OF SUBDIVISION
PART OF LOT 6, CONCESSION 3 W.H.S.
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:750





BRAMPTON
Flower City

Planning & Development Services

M171154

March 6, 2017

Fred Priagula
Rogers Cable Communications Inc
3573 Wolfedale Road
Mississauga ON L5C 3T6

Rogers Communications Canada Inc. has buried fibre and coaxial plant in this area, as it is indicated on the attached plans. Extreme Caution is advised. Use vactruck and expose ducts, maintain minimum of 0.6m clearance. Hand dig when crossing or if within 1m of Rogers plant. Note Plant is to approximation. Locates are still required. Call for locates at 1-800-738-7893

Dear Mr. Priagula,

RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-Law and Proposed
Draft Plan of Subdivision
KLM PLANNING PARTNERS INCORPORATED - CAL-
QUEEN WEST DEVELOPMENTS INC.
City File Number: C03W06.007
Subdivision File: 21T-15002B
Ward: 5

1.0 Introduction

Please take notice that an application for approval of a plan of subdivision has been made to the City of Brampton under section 51 of the *Planning Act*. I have enclosed one (1) copy of the above-mentioned plan of subdivision and its application form which has been submitted to the City, under the Minister's delegation of powers to approve plans of subdivision. Also attached is a list of the agencies external to the City to whom this plan has been sent.

This application is deemed to be complete in accordance with the Planning Act.

This plan is referred to you in order that you may examine it and advise us whether the proposed development will affect any of your present or future plans.

Please note that this application was previously circulated in July of 2015. Since then, the applicant has acquired more lands with the specific intent of addressing issues raised from the review of their initial submission.

2.0 Location of the Plan of Subdivision

The subject property has the following characteristics:

- The subject property is located north of Queen Street West and east of Creditview Road and is known municipally as 1324, 1328 and 1342 Queen St W; and



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

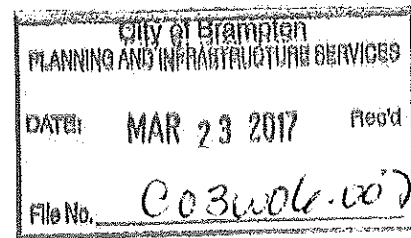
CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

March 17, 2017

Anand Balram
Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2



Reference: **Notice of Application and Request for Comments**
Application to Amend the Zoning By-Law and
Proposed Draft Plan of Subdivision
KLM PLANNING PARTNERS INCORPORATED
QUEEN WEST DEVELOPMENTS INCORPORATED
City File Number: **C03W06.007**
Condominium file #: **21T-15002B**

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton;



- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post;
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned

Regards,

A handwritten signature in black ink, appearing to read "Christopher Fearon", with a long horizontal stroke extending to the right.

Christopher Fearon
Delivery Services Officer | Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
905-206-1247 ext. 2027
christopher.fearon@canadapost.ca



City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Our E.P. File # D3-109

Attention: – Anand Balram

Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
KLM Planning Partners Inc. – Cal – Queen West Developments Inc.
City File Number: C03W06.007
Subdivision File: 21T-15002B
Ward: 5

Dear Anand,

Thank you for your letter dated March 6, 2017, Notice of Application for the above noted development.

Please include as a condition of approval the following:

Electrical service for this site will originate from adjacent lands and as such is dependent on the construction of these developments.

The Developer will be responsible for the costs associated with all Distribution, Feeder and Switchgear installations as a requirement for the servicing of this site.

In addition, we require a 5m x 7m Switchgear easements to service this project. The exact location and number will be determined as part of the design process.

Easement requirements along Queen St. West, in conjunction with the future Road widening, may be required. This will be confirmed during the final design of the Road widening and Subdivision.

If you have any comments or questions, please contact the undersigned at 905-840-6300 extension 5697 and refer to our File # D3-109.

Yours truly,

Robert Agostini, B.Tech., C.E.T.
Engineering Supervisor Expansion & Development
c.c. R. Evangelista, Manager of Expansion & Development – Alectra Utilities
V. Khamar, Technical Services Supervisor – Alectra Utilities

Freeman, Kevin

From: Stowe, David
Sent: 2015/07/24 10:58 AM
To: Kwan, Jessica
Cc: Sherwood, Craig
Subject: 21T-15002B Initial Review

Hi Jessica:

Transit staff have reviewed the proposed draft plan of subdivision, presented at Development Team on July 9, and have the following comments:

- There is an existing conventional transit service on Queen Street, with a bus stop adjacent to the subject lands (Block 27)
- We would require a permanent pedestrian connection to Queen Street to facilitate transit access, noting that without this accommodation, this development will be outside the 400 meter walk distance to transit.
- Provision of a walkway in this location would place a large portion of the proposed development within the catchment area for future Züm BRT services (implementation planned for Fall of 2016).

Please let me know if you have any questions or require anything further.

Thanks,

- Dave

David Stowe
Supervisor of Planning
Brampton Transit
david.stowe@brampton.ca
905-874-2750 ext. 62378
Cell: 416-919-7255

Freeman, Kevin

From: MacLean.Tallis@HydroOne.com
Sent: 2015/07/21 4:01 PM
To: Kwan, Jessica
Subject: Brampton (1342 Queen st w) 21T-15002B

Draft Plan of Subdivision No. 21T-15002B

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application 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' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group.

subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango

Specialized Services Team Lead

905-946-6237

Please note that Hydro One accepts planning circulations by email at landuseplanning@Hydroone.com

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

July 9, 2015

Jessica Kwan
Development Planner
City of Brampton
Planning, Design & Development
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Jessica Kwan,

Re: Zoning By-law Amendment and
Draft Plan of Subdivision
KLM Planning Partners Incorporated –
Bramval Development Corporation
1342 Queen Street West
City of Brampton
City File No.: C03W06.007
File No.: 21T-15002B

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

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.

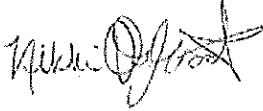
If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

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

Sincerely,

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

Nikki DeGroot
Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION
TEL: 416-758-4754
500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com
Integrity. Safety. Respect.

ND/rv



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

July 21, 2015

City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Jessica Kwan

RE: Draft Plan of Subdivision
1342 Queen St. W.
Your File No: 21T-15002B
Bell File No: 51395

A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
2. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s)

in which the telecommunication facilities are located to the street line.

Should you have any questions please contact Sandra Hugh-Yeun at 416-296-6590.

Yours truly

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

Lina Raffoul,
Manager - Development & Municipal Services, ON

ZONING BY-LAW AMENDMENT

City File Number: C03W06.007

Subdivision File: 21T15002B



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended.

WHEREAS The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows;

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHM1)	RESIDENTIAL SINGLE DETACHED F – 11.6 – SECTION 2928 (R1F-11.6- 2928), RESIDENTIAL SINGLE DETACHED F – 11.6 – SECTION 2929 (R1F-11.6-2929), RESIDENTIAL SINGLE DETACHED F – 11.6 – SECTION 2930 (R1F-11.6-2930), RESIDENTIAL SINGLE DETACHED F

	– 11.6 – SECTION 2931 (R1F-11.6-2931), AND OPEN SPACE (OS)
--	--

(2) By adding thereto, the following section:

“2928 The lands designated R1F-11.6-2928 on Schedule A to this by-law:

2928.1 Shall only be used for the purposes permitted in an R1F Zone.

2928.2 Shall be subject to the following requirements and restrictions:

- i) Minimum Exterior Side Yard Width: 3.5 metres;
- ii) A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- iii) Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- iv) On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- v) If an interior lot is greater than or equal to 14.0 metres, the maximum interior garage width shall be 6.1 metres;
- vi) Minimum lot width for a corner lot shall be 14 metres; and,
- vii) Maximum building height shall be 12 metres.

2928.3 Shall also be subject to the requirements and restrictions relating to the R1F zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2928.2.”

(3) By adding thereto, the following section:

“2929 The lands designated R1F-11.6-2929 on Schedule A to this by-law:

2929.1 Shall only be used for the purposes permitted in an R1F Zone.

2929.2 Shall be subject to the following requirements and restrictions:

- i) A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- ii) Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- iii) Minimum lot width for a corner lot shall be 13 metres;
- iv) Minimum exterior side yard width shall be 2.5 metres; and,
- v) Maximum building height shall be 12 metres.

2929.3 Shall also be subject to the requirements and restrictions relating to the R1F zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2929.2."

(4) By adding thereto, the following section:

"2930 The lands designated R1F-11.6-2930 on Schedule A to this by-law:

2930.1 Shall only be used for the purposes permitted in an R1F Zone.

2930.2 Shall be subject to the following requirements and restrictions:

- i) A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- ii) Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- iii) On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;

- iv) Minimum rear yard depth shall be 6.0 metres; and,
- v) Maximum building height shall be 12 metres.

2930.3 Shall also be subject to the requirements and restrictions relating to the R1F zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2930.2.”

(5) By adding thereto, the following section:

“2931 The lands designated R1F-11.6-2931 on Schedule A to this by-law:

2931.1 Shall only be used for the purposes permitted in an R1F Zone.

2931.2 Shall be subject to the following requirements and restrictions:

- i) A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard;
- ii) Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front, rear and exterior side yard;
- iii) On lots greater than or equal to 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- iv) Minimum rear yard depth shall be 7.0 metres; and,
- v) Maximum building height shall be 12 metres.

2931.3 Shall also be subject to the requirements and restrictions relating to the R1F zone and all the general provisions of this by-law, which are not in conflict with those set out in section 2931.2.”

7.2-133

By-law Number _____ - 2019

ENACTED and PASSED this 17 day of June, 2019.

Approved as to
form.

20__ /month/day

[insert name]

Patrick Brown, Mayor

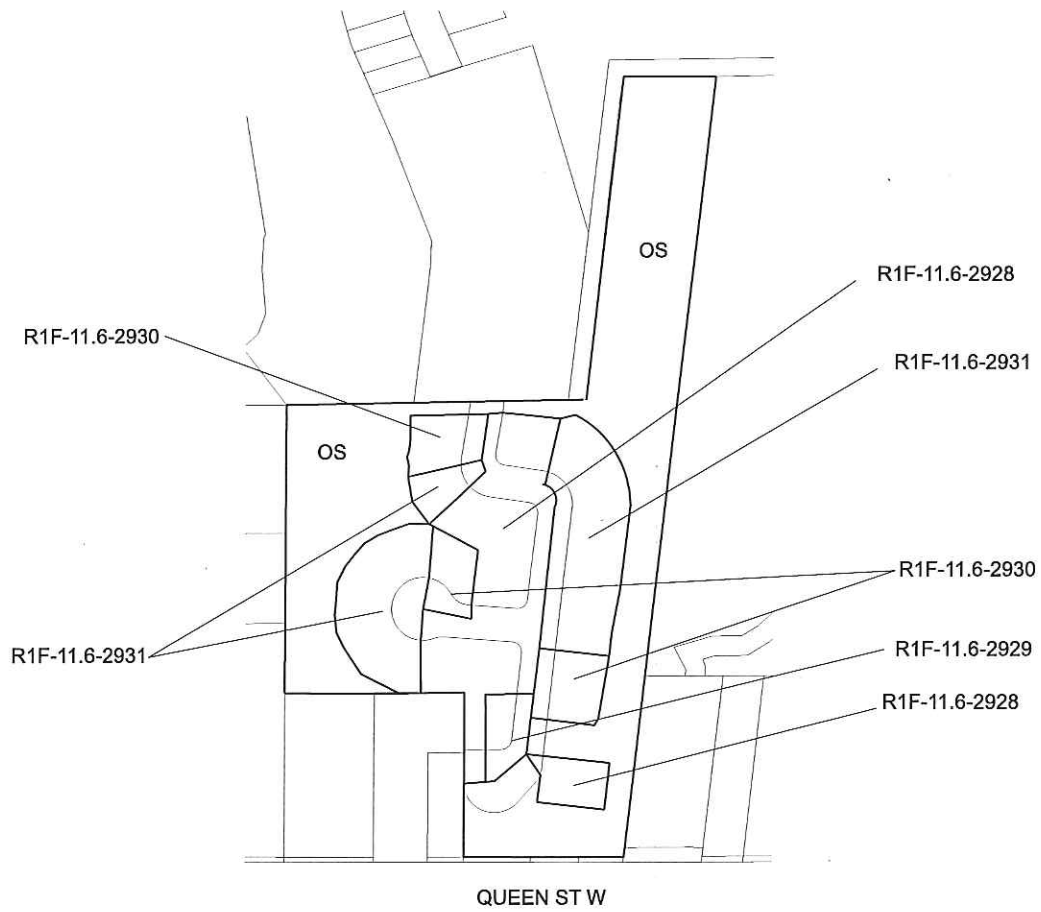
Approved as to
content.

20__ /month/day

[insert name]

Peter Fay, City Clerk

(City File: C03W06.007)



LEGEND

—— ZONE BOUNDARY

PART LOT 6, CONCESSION 3 W.H.S.

By-Law _____

Schedule A



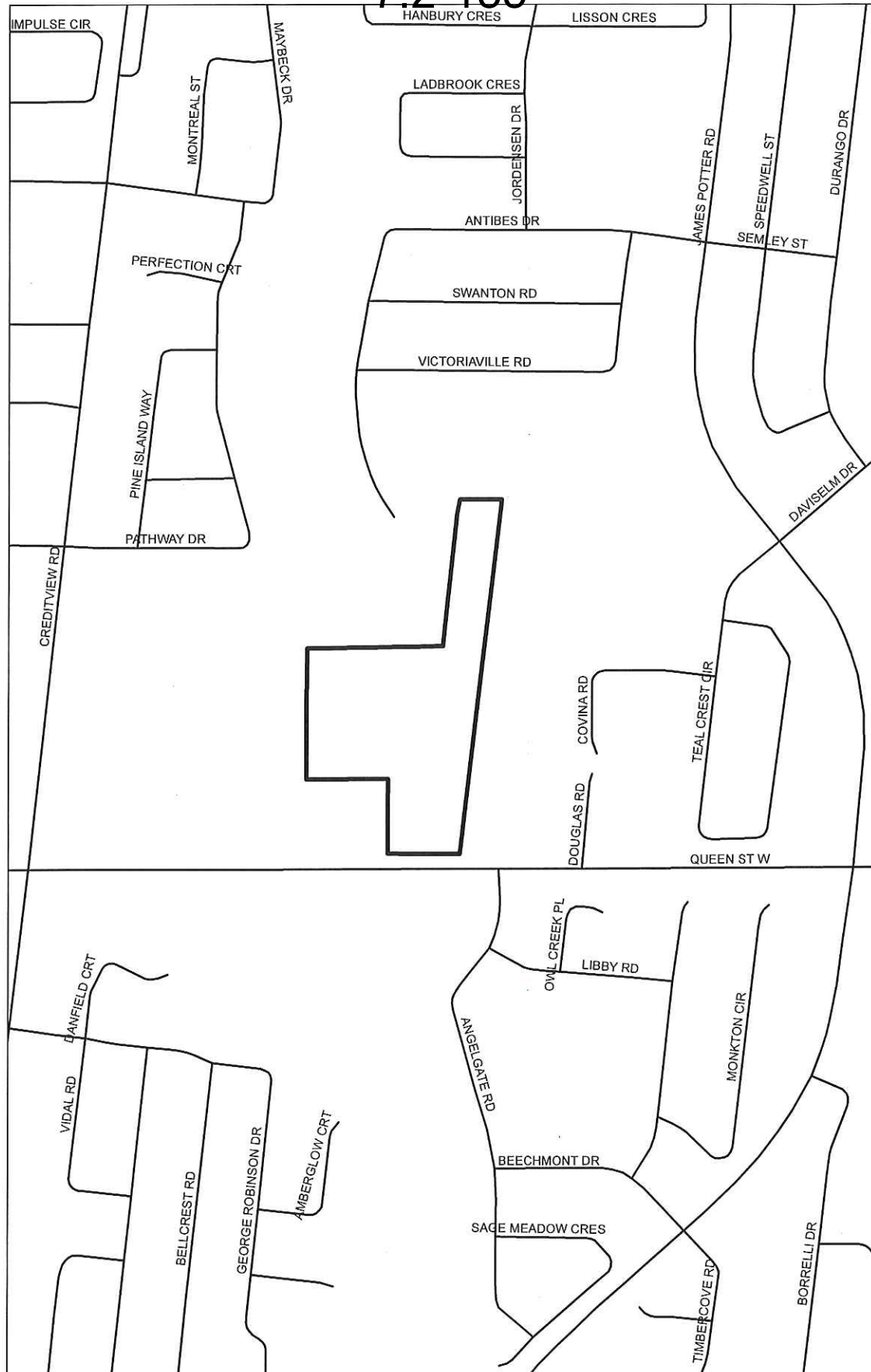
CITY OF BRAMPTON

Planning and Development Services

Date: 2019 05 03

Drawn by: CJK

File no. C03W06.007_ZBLA



 SUBJECT LANDS

CONDITIONS OF DRAFT APPROVAL

City File Number: C03W06.007

Subdivision File: 21T-15002B

City of Brampton CONDITIONS OF DRAFT APPROVAL FOR THE REGISTRATION OF DRAFT PLAN OF SUBDIVISION 21T-15002B.

The attached Conditions of Draft Approval apply to the Draft Plan of Subdivision (Subdivision File: 21T-15002B) prepared by KLM Planning Partners Inc., dated March 28, 2019. The Draft Plan of Subdivision is required to create single detached lots, a separate block for an existing residential dwelling, three (3) Natural Heritage System compensation blocks, a road widening block and a block for an emergency access/servicing easement.



BRAMPTON
Flower City

SCHEDULE A
CONDITIONS OF DRAFT APPROVAL

DRAFT APPROVAL DATE: *(Insert date) (pending no appeals)*

SUBJECT:
Draft Plan of Subdivision
KLM Planning Partners Inc. – Cal-Queen
Developments Inc.
City of Brampton
City File: C03W06.008 & 21T-15002B
Planner: Kevin Freeman

In accordance with By-law 216-2017 the Commissioner of Planning and Development Services of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by KLM Planning Partners Inc., dated March 28, 2019.

Subdivision Agreement

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the *Planning Act*. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.
- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals,

grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.

- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit;
- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Fees

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

Zoning

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

Easement and Land Dedication within the Plan

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.

External Easements and Land Dedications

6. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
7. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City

determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the owner, gratuitously, provided that the owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Parkland Dedication

8. Prior to registration, parkland dedication requirements for the subject application shall be finalized. In this regard, arrangements shall be made to the satisfaction of the Commissioner, Planning and Development Services Department and in accordance with the terms of the City's Parkland Dedication By-law, applicable at the time of plan registration.

Studies

9. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

10. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.

Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

Drawings

11. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

Servicing

12. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

Cost-share Agreement

13. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed

the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

Schools

- 14.** The applicant shall address the following Dufferin-Peel Catholic District School Board conditions:
- a) That the developer shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
 - b) That the developer shall include the following warning clauses in all offers of purchase and sale of residential lots:
 - i) "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."
 - ii) "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."
- 15.** The owner shall address the following Peel District School Board conditions:
- a) The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:
 - i) "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."
 - ii) "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."

- iii) The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.

Canada Post

16. In order to provide mail service to this development, Canada Post requests that the owner comply with the following conditions:

- a) The owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- b) The owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- c) The owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- d) The owner will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- e) The owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;
- f) The owner agrees, prior to offering any of the residential units for sale, to place a "Homebuyers Information Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton;
- g) The owner agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post; and,
- h) The owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.

Enbridge Gas Distribution

17. The owner acknowledges that:

- a) The owner shall contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving;
- b) If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the owner;
- c) In the event that easement(s) are required to service this development, the owner will provide the easement(s) to Enbridge Gas Distribution at no cost;
- d) The owner will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping; and,
- e) Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Rogers Telecommunications

18. The owner acknowledges that:

- a) Rogers Communications currently has existing plant in the area. The standard offset is: 1.75 P/L on regional roads and 2.3 metres P/L on local roads. Please ensure that a clearance of 0.3m vertically and 1 metre horizontally is maintained;
- b) Fiber Optic Cable is present in the area of the proposed construction; and,
- c) The owner is to inform Rogers Communications well in advance of the proposed construction schedule in order to coordinate plant relocation;

Bell Canada

19. The owner acknowledges that:

- a) The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner shall be responsible for the relocation of such facilities or easements; and,
- b) Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated

and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Alectra Utilities

20. The owner acknowledges that:

- a) Electrical service for this site will originate from adjacent lands and as such is dependent on the construction of these developments;
- b) The developer will be responsible for the costs associated with all Distribution, Feeder and Switchgear installations as a requirements for the servicing of this site;
- c) Alectra requires a 5 metre x 7 metre Switchgear easement to service this project. The exact location and number will be determined as part of the design process; and,
- d) Easement requirements along Queen Street West, in conjunction with the future road widening, may be required. This will be confirmed during the final design of the road widening and subdivision.

Credit Valley Conservation Authority (CVC)

- 21. The City of Brampton's Restricted Area Zoning By-law shall contain provisions which will place all lands within Blocks 38, 29-44, 45-21, 52-53 in an appropriate designation such that the natural heritage system is protected in perpetuity.
- 22. That the natural heritage system on the property (Blocks 38 to 40) be gratuitously dedicated to the City of Brampton, as appropriate.
- 23. Prior to the registration of this plan and any site grading and servicing, that the following information be prepared to the satisfaction of the City of Brampton and CVC:
 - a) Detailed engineering and grading plans for the overall draft plan of subdivision;
 - b) Appropriate sediment and erosion control measures be implemented as approved by the City of Brampton and CVC;
 - c) Plans/reports demonstrating the details of the proposed valley restoration, proposed tableland compensation and natural heritage system linkages, as per the approved EIS including fulfilling all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06;
 - d) Plans/reports demonstration details of the proposed culvert removal and associated restoration as per the approved EIS, including fulfilling all requirements for the issuance of a permit pursuant to the Ontario Regulation 160/06; and,
 - e) Plans/reports demonstration the details of stormwater management, including the outfall of the East Branch of Springbrook Creek, including the fulfillment of all requirements for the issuance of permits pursuant to Ontario Regulation 160/06.

24. Prior to the registration of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
- a) That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management system has been constructed in accordance with the approved plans and is operational.
 - b) That the Servicing Agreement between the Owner and the municipality contain provisions, wherein the owner agrees to:
 - i. Carry out the works noted in Conditions 21 through 24 above;
 - ii. That a warning clause be included in all Agreements of Purchase and Sale advising the future landowners of lots 1-3, 11-16, 23-34 and 36 that the adjacent public land will remain as a low maintenance environment; and,
 - iii. That a Homeowner's Factsheet describing the benefits of some landscape naturalization for lots backing onto the Credit River valley, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

Ministry of Environment, Conservation and Parks (MECP)

25. Prior to registration, the owner shall obtain written confirmation that the stormwater outfall has been designed to the satisfaction of the Ministry of Environment, Conservation and Parks (MECP).

Hydro/Telecommunications

26. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

Region of Peel

27. Development Charges

- a) Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - i. 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; and
 - ii. 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.

- b) Provision shall be made in the Subdivision Agreement with respect to:
- i. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - ii. 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.

28. 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; and,
- 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.

29. Land Dedication & Easements

- a) Prior to the 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:
 - i. A road widening pursuant to the Region's Official Plan along Queen Street West (Regional Road #6). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45 metres right-of-way (22.5 metres from the centerline). Additional property over and above the Official Plan requirement will be required within 245m of intersections 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); and,
 - ii. A 0.3 metre reserve along the frontage of Queen Street West behind the property line.
- b) Clauses shall be included in the Subdivision Agreement stating that:

- i. The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:
 - a. All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and
- ii. All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

30. Access

- a) Clauses shall be included in the Subdivision Agreement stating that:
 - i. 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 unless the first engineering submission contains a written confirmation from the Emergency Services requesting it. If approved, the emergency access will be 100% the Developer's cost and shall be designed and constructed to the Region's satisfaction.
 - ii. No lots or blocks shall have direct access to Queen Street West.

31. Traffic Engineering

- a) Clauses shall be included in the Subdivision Agreement stating that:
 - i. 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. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.
- b) Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.

- c) Clauses shall be included in the Subdivision Agreement stating that:
- i. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
 - ii. The Region shall not permit any alteration to grading within Queen Street West right-of-way along the frontage of the Lands without prior approval.

32. Sustainable Transportation

- a) A clause shall be included in the Subdivision Agreement that the Developer provides pedestrian connection from the subdivision site to Queen Street West at 100% the Developer's cost. The location, design and implementation of the pedestrian access must be acceptable to the Region.

33. Drawings – Servicing and “As Constructed”

- a) Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
- b) A clause shall be included in the Subdivision Agreement that 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”.

34. General Conditions

- a) 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.
- b) A clause shall be included in the Subdivision Agreement with respect to construction and looping of watermains in all locations within and outside of the Plan to the satisfaction of the Region.
- c) 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 watermain and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

- d) 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.
- e) A clause shall be included in the Subdivision Agreement that 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.
- f) A clause shall be included in the Subdivision Agreement that the Developer shall maintain adequate chlorine residuals in the watermain within the plan from the time the watermain 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.
- g) A clause shall be included in the Subdivision Agreement as follows:
 - i. 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;
 - ii. 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.
 - iii. 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:

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
- iv. 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.
- v. 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.
- h) A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall 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 internal sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.
- i) A clause shall be included in the Subdivision Agreement that the Developer agrees that storm water flow shall be reviewed in a holistic manner for all developments along regional roadways. Under no circumstance shall the flow of storm water from the subdivision be diverted to or along the Regional Road's right of way (by pipe or channel). The storm sewer outfall for the development will not be permitted within the Queen Street West right-of-way.
- j) A clause shall be included in the Subdivision Agreement that the Developer shall indemnify and hold the Region harmless from and against any and all actions, causes of action, suits, claims, demands and damages which may arise either directly or indirectly by reason of the development of the subject Lands and/or construction of the Works, save and except for any actions, causes of action, suits, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible.
- k) Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Regional roads.

- k) 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.

Administrative – Clearance of Conditions

35. Prior to the signing of the final plan by the Commissioner, Planning and Development Services Department, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the *Planning Act*, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

NOTE 2:

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario, L5R 1C5
Attention: Ms. Stephanie Cox, Manager of Planning

Peel District School Board
5650 Hurontario Street
Mississauga, Ontario, L5R 1C6
Attention: Mr. Amar Singh, Planner

Alectra Utilities
175 Sandalwood Parkway West
Brampton, Ontario, L7A 1E8
Attention: Robert Evangelista

Bell Canada
3 – 100 Borough Drive
Scarborough, Ontario, M1P 4W2
Attention: Mr. John La Chapelle

Region of Peel
10 Peel Centre Drive
Brampton, Ontario, L6T 4B9
Attention: Mr. John Hardcastle – Manager, Development Services
Enbridge Consumers Gas
P.O. Box 650
Toronto, Ontario, M5G 1X6
Attention: Ms. Nikki DeGroot, Municipal Advisor

Rogers Communication
3573 Wolfdale Road
Mississauga, Ontario L5C3T6
Attention: Ms. Monica LaPointe

NOTE 4:

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 5:

It is recommended that the owner or their consultant contact the Credit Valley Conservation Authority (CVC) to clarify specific requirements prior to preparation of detailed engineering reports.



COMMENTS AND CONDITIONS MEMO

Date: May 10, 2019

File: C03W06.007 & 21T-15002B

From: Kevin Freeman

Subject: Requirements for Plan of Subdivision 21T-15002B
Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
(To permit the development of 36 single detached dwellings, a block for an existing residential dwelling, three (3) Natural Heritage System compensation blocks, a road widening block and a block for an emergency access/servicing easement)
KLM PLANNING PARTNERS INCORPORATED - CAL-QUEEN WEST DEVELOPMENTS INC.
1324, 1328 and 1342 Queen Street West

Circulation Date: March 2019

Plan: Part of Lot 6, Conc. 3 W.H.S

Plan Dated: March 28, 2019

Comment Revision #: 1st

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the ***Development Services Division of the Planning and Development Services Department*** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

Sales Office Homebuyers Information Map

1. Prior to draft plan approval, the owner shall prepare a preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each

sales office where homes in the subdivision are being sold. The map shall contain the following information and clauses as applicable:

- a) The proposed land uses within the subdivision based on the latest draft plan.
- b) The immediately surrounding existing and proposed land uses.
- c) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
- d) The approximate locations of noise attenuation walls and berms;
- e) The approximate locations and types of other fencing within the subdivision
- f) Where parks and open space, storm water management facilities and walkways are located.
- g) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Environment and Development Engineering Division).
- h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- i) The locations of all Brampton Transit routes through the subdivision.
- j) The following standard notes, using capital letters where noted:

i. "NOTICE AND ADVICE TO PURCHASERS:

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

- ii. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

- iii. "Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- iv. "The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- v. "Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- vi. "The final location of walkways in Blocks 41 may change without notice."
- vii. "Access to these lands is dependent upon the southerly extension of the existing local road to the north (Antibes Drive). If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- viii. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177."
- ix. "Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- x. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- xi. "There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca."

- xii. "Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home."
- xiii. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- xiv. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
- xv. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
- xvi. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- xvii. "Gates are not permitted in fences when lots abut a valleyland, park or stormwater management block."
- xviii. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xix. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- xx. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."

- xxi. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT.
- xxii. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

Growth Management/Staging and Sequencing

- 2. N/A

Digital Submissions of Plans

- 3. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning and Development Services Department's digital submission requirements.
 - NOTE: Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following requirements are applicable as a condition of draft plan approval.

Final Homebuyers Information Map

- 1. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
 - a) all of the information required on the preliminary map;
 - b) the locations of all sidewalks and walkways;
 - c) the locations of all rear yard catch basins and utilities easements on private property where applicable;
 - d) the locations of all above ground utilities;
 - e) the locations of all bus stops (if known); and,
 - f) the final locations of all Canada Post community mail boxes;
- 2. The owner shall ensure that each builder selling homes within the subdivision:

- a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
- b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

Land Notices: Statements and Clauses

3. The owner shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:
- a) A statement indicating that Blocks 38 to 40 are lands intended for Natural Heritage System purposes and will be conveyed to the City.
 - a) A statement advising future landowners that the public lands adjacent to Lots 1-3, 11-16, 23-34 and 36 will remain as a low maintenance environment.
 - b) A statement to the satisfaction of the Development Engineering Division of the Public Works Department indicating that Block 41 shall be developed for a 10 metre servicing/emergency access easement.
 - c) A statement indicating that Natural Heritage System Blocks 38 to 40 shall be left in a naturalized state. For more information the Development Engineering Division of the Public Works Department can be contacted at (905) 874-2050 or email planning.development@brampton.ca.
 - d) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.
 - e) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.
 - f) A statement indicating that gates are not permitted in fences when lots abut a valleyland, park or stormwater management block.
 - g) A statement indicating that access to these lands is dependent upon the southerly extension of the existing local road to the north (Antibes Drive).
 - h) A statement indicating that Block 37 is an existing single detached dwelling that is to remain and will have access from the proposed local road (Antibes Drive).

- i) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
- j) A statement advising prospective purchasers that Street '1' (Antibes Drive) may be further extended in the future.
- k) The following statements:
 - i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
 - iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
 - iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
 - v. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- l) A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.

- m) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
 - i. "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."
 - ii. "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."
 - n) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
 - i. "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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."
 - ii. "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."
4. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

Land Notices: Signage

5. The owner shall erect and maintain signs in the following locations and in the following manner:
- a) at the open ends of all road allowances to advise purchasers of the future extension of these streets.
 - b) to the satisfaction of The Dufferin-Peel Catholic District School Board at all major entrances to the proposed development the following:

"Notice: Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."

- c) to the satisfaction of the Peel District School Board at all major entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools according to the Board's Transportation Policy. These signs shall be to the Board's specifications, at locations determined by the Board and erected prior to registration.

Cost Sharing

- 6. Prior to registration the owner shall sign the Landowners Cost Share Agreement and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

Telecommunications

- 7. The owner shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the Telecommunications Act of a "distribution undertaking" as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

8. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services.

Growth Management/Staging and Sequencing

9. N/A

Sustainability Score and Summary

10. N/A

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

- N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Kevin Freeman, MCIP, RPP
Development Planner
Development Services
905-874-2051
Kevin.Freeman@brampton.ca



Public Works & Engineering
Development Engineering

COMMENTS AND CONDITIONS MEMO

Date: May 10, 2019
 File: **C03W06.007, 21T-15002B**
 To: Kevin Freeman
 From: Scott McIntyre
 Subject: Requirements for Plan of Subdivision 21T-15002B
 Residential Detached & Semi-Detached
KLM Planning
Cal-Queen Developments Inc.
 1324 to 1342 Queen St W

Circulation Date:

Plan:

Plan Dated:

Comment Revision #: 2nd

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

A: The following will be prior to draft plan approval requirements

1. ~~The proposed cul-de-sacs meet required standards.~~ Achieved Feb 07, 2019
2. Spine Roads - The developer shall make arrangements for the acquisition and/or delivery of Antibes Drive, between a point approximately adjacent to 110 Antibes Drive and the subject site, in its entirety.

B: Conditions of approval

1. Driveways – driveways are not to encroach within intersection daylighting (rounded or triangles).
2. A continuous sidewalk connection shall be required on Antibes Drive from the terminus of the existing sidewalk north of the plan. Details to be discussed with the aid of a sidewalk plan to be submitted prior to 1st engineering submission.
3. As a condition of draft approval the road through the adjacent subdivision to the north shall be constructed and open for public use prior to registration of this subdivision.
4. Prior to registration, satisfactory arrangements shall be made with the City for the resurfacing of the existing portion, or part thereof, of Antibes Drive where servicing is required external to this plan.

5. The owner will arrange for the removal of the existing Antibes Drive cul-de-sac and will reinstate the boulevard, side walk, and curbs when extended. The owner is required to submit a cost estimate and 100% of the cost shall be secured in the form of a Letter of Credit.
6. Section 10.12 of the residential zoning bylaw shall apply. Driveways are not permitted within 6.0m of intersection ROW as per section 10.12 of the General Provisions for Residential Zones.

C: General Comments

1. Utility clearance of 1.5 metres from residential driveways is required.
2. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
3. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
4. The owner is required to provide an emergency access to/from Queen Street.
5. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of P&IS.
6. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
7. Cul-de-Sacs – cul-de-sacs are to adhere to City standard drawing #214. The submitted proposed draft plan adheres with this requirement.
8. Road Elbows – Road Elbows must adhere with City standard drawing #215.
9. Curb radii – curb radii are to adhere to City standard drawing #245.
10. Parking – Parking supply is to be as per the City zoning requirements.

Regards,



Scott McIntyre

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5



BRAMPTON
Flower City

Public Works & Engineering
Development Engineering

COMMENTS AND CONDITIONS MEMO

Date: May 3, 2019
 File: (C03W06.007 and 21T-15002B)
 To: Kevin Freeman
 From: Olti Mertiri
 Subject: Requirements for Plan of Subdivision 21T-15002B
 Cal-Queen West Development Inc.
 1324, 1328 and 1342 Queen St W

Circulation Date: April 24, 2019
 Plan Dated: March 28, 2019

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.
 1. ~~Functional Servicing Report (FSR)~~ - Approved by Environmental Engineering
 2. ~~Feasibility Noise Report~~ - Approved by Environmental Engineering
 3. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA) if required.~~ – Added Condition 9

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering**1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Credit Valley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. Stormwater Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Registration Timing

- 2.1. The developer acknowledges and agrees that registration of this plan is dependent on the prior registration of the adjacent plan to the north for access.

3. Road Reconstruction/Cash Contributions

3.1 N/A

4. Financial Impact

4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

5. Sidewalks

5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

6. Land Dedications and Easements

6.1. Sufficient right of way for all roads associated with the plan and all easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

6.2. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the owner, gratuitously, provided that the owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

7. 0.3 Metre Reserves/Reserve Block(s)

7.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

8. Warning Clauses

8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

8.1.2. Any walkways or retaining walls that may evolve on the plan,

8.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

9. Soil

9.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Streetlighting

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. Utilities

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Preservicing

Installation of the underground works prior to registration of the plan may be undertaken by the owner in accordance with the City's Preservicing policy. Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Ontario Municipal Boards.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel.(905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Plantrak
Frank Mazzotta (Manager, Development Engineering)



BRAMPTON
Flower City

Public Works & Engineering
Environment & Development Engineering

COMMENTS & CONDITIONS MEMO

Date: April 30, 2019 (Updated from February 9, 2018 memo)

File: C03W06.007

To: K. Freeman, Development Services Division

From: C. Heike, Environment & Development Engineering Division

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
Updated Comments from the Park Planning & Development Section

Consultant: KLM PLANNING PARTNERS INC.

Owner: CAL-QUEEN WEST DEVELOPMENTS INC.

Location: 1324, 1328 and 1342 Queen Street West
Circulation Date: December 21, 2017
Ward: 5

In response to the circulation of the above noted Zoning By-Law Amendment and Proposed Draft Plan of Subdivision dated December 21, 2017, the following represents **an updated** summation of comments from the **Park Planning and Development Section** in the Environment & Development Engineering Division – Public Works Department.

A. PRIOR TO DRAFT PLAN APPROVAL

The following should be addressed prior to the release of the application for draft plan approval.

NIL

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The following Conditions of Draft Plan Approval shall be addressed to the satisfaction of the Park Planning & Development Section and prior to the release of the plan for registration.

(Items are listed Alphabetically by Subject Matter)

Community Information Maps:

1. Prior to registration of the plan, the Owner shall prepare a detailed Community Information Map, based on the final M-plan and to the satisfaction of the City.

Fencing:

2. The Owner shall make satisfactory arrangements with the City to erect fencing at their expense, in accordance with the City Fencing Policy, the approved Urban Design Brief (as applicable) for the area, and any other Conditions of Draft Approval for the development that apply to fencing.

Hazard Removal:

3. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a natural area, whether in an NHS Block, NHS/Compensation Block or other location as determined by the City, shall be removed at the Owner's expense.

Hoarding of Natural Features:

4. The Owner shall erect hoarding along the property boundary where the proposal abuts existing NHS lands (*NHS Blocks*), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report), to the satisfaction of the Open Space Development Section, Public Works Department.

N.B. The hoarding is to be supplied, erected and maintained in good condition by the Owner at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.

Lands to be Dedicated Gratuitously to the City for Open Space Purposes:

5. All identified Natural Heritage (NHS) lands within the subject application including all lands associated with NHS Blocks 38, 39, 43, & 44, associated buffers (NHS Buffer Blocks 50 and 51), and all identified compensation blocks (NHS/Compensation Blocks 40 to 42, and 45 to 49) shall be conveyed to the City gratuitously and in a condition satisfactory to the City. No parkland dedication credit will be provided for the blocks in question. The Owner will landscape the subject blocks, in accordance with the approved plans and will be eligible for development charges credit against work performed, where applicable, and in accordance with City standards and the 2014 DC Background Study. Payments would be subject to funding for such works being allocated in the City's Capital Budget.

Maintenance Fees:

6. Prior to plan registration, the Owner shall pay a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to special entry feature structures and centre medians,

irrigation systems, acoustical walls and architectural landscape elements located on public property.

7. Prior to registration the Owner shall make arrangements to pay a perpetual maintenance fee for natural features restoration. This payment shall be based on a rate of \$ 5,000.00 per hectare of gross natural feature land area.

Notification Signage:

8. In conjunction with the first engineering submission, the Owner shall be required to install and maintain signage, indicating the future use of all identified NHS/Compensation blocks. The signs will be installed on the subject blocks, along all road frontages, and will state the name of the City of Brampton, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed. Signage will be in accordance with the latest City of Brampton standards.

Parks and Open Space Naming:

9. The following names shall be incorporated in to the Recommendation Report for Council's approval and used for the respective parks and open space blocks contained within this plan:
 - a) NHS Blocks 38, 43 and 44, NHS Buffer Block 50, and NHS/Compensation Blocks 45 to 47: to be incorporated as part of already named "**Christopher Stork Woods**";
 - b) NHS Block 39, NHS Buffer Block 51, and NHS/Compensation Blocks 40 to 42 and 48 to 49: to be incorporated as part of already named "**Joe Ashton Valley South**";

Parkland Dedication:

10. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The current Plan yields a projected parkland dedication requirement of 0.12 ha. (0.30 ac.), based on Section 51.1 of the Planning Act. This results in a projected parkland under-dedication of 0.12 ha. (0.30 ac.) which the Owner shall be required to compensate the City with a cash-in-lieu of parkland (CIL) payment. In this regard, the plan is located within the Credit Valley Secondary Plan Area and is subject to Council resolution CW070-2005 which requires CIL for residential development to be collected at a rate of \$350,000/ac. Final calculations will be undertaken as part of the Subdivision Agreement review process.

Plan Requirements for all Public Lands:

11. In conjunction with the first engineering submission, the Owner shall provide detailed working drawings for all identified NHS/Compensation Blocks, landscape buffer blocks, streetscape planting, and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners.

The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Urban Design Brief (as applicable).

12. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated NHS/Compensation Blocks, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

NHS Development:

13. The Owner is responsible for the development of all dedicated NHS (e.g. NHS/Compensation Blocks and landscape buffer blocks) in accordance with the approved plans to the satisfaction of the Commissioner of Public Works and Engineering.

N.B The Owner shall be entitled to compensation for select works in accordance with the most recently approved Development Charge Background Study document. Where applicable, arrangements for development charge credits/compensation select works will be concluded upon in conjunction with the development of the block. The identified works shall be completed within twelve (12) months of the first building permit being issued for any lot or block in the plan of subdivision, unless an extension has been granted in writing by the City or unless a more rapid delivery of the NHS (e.g. valleyland) blocks is required to service existing residents.

14. Following completion of NHS development works, the Owner shall be requested to invoice the City for the cost of all works completed, at which time the City will inspect for completion, and issue payment in accordance with the approved cost estimates. Notwithstanding the date upon which works are completed, no payment shall be made to the Owner as compensation payable for the design and construction of identified works until after completion and sign off by the City and approval of the funding for such works in the City's Capital Budget.

Streetscape:

15. The Owner shall make satisfactory arrangements with the City to provide street trees along all internal streets within the subject plan and along immediately abutting streets including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief (as applicable), to the satisfaction of the City.
16. Prior to registration the Owner agrees to provide the City with the final landscape submission, a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees that will be installed by the Owner in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.
17. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision

Agreement and the approved Urban Design Brief (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

Summary Requirements:

18. The Owner agrees to provide the City, with the final landscape submission, a detailed summary of all areas of NHS, NHS/Compensation, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner in the subdivision agreement and will be owned by the City at assumption of the subdivision plan.

Warning Clauses:

19. Prior to registration a warning clause shall be entered into the Subdivision Agreement and into all offers of Purchase and Sale, indicating that although the Owner is required to provide trees at regular intervals on the public boulevards within this subdivision. Local site conditions may not allow for a tree to be planted in front of some homes. For more information, please call the City of Brampton Open Space Development Section at (905) 874-2050.

Woodland Development Plan:

20. The Owner shall submit a Woodland Development Plan to the in accordance with the City's Woodland Management Plan Guidelines and to the satisfaction of the Director, Environment & Development Engineering.

C. GENERAL COMMENTS

The following General Comments are provided to assist the Owner shall be addressed prior to the release of the plan for registration. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

NIL

If you have any questions or require further clarification with respect to these comments, please contact the undersigned.

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Park Planner, Park Planning & Development Section
Environment & Development Engineering Division
Public Works & Engineering Department
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
S. Bodrug, W. Kuemmeling, M. Colangelo
(Note: A digital copy has also been uploaded to PlanTRAK.)



BRAMPTON
Flower City

Planning and Development Services

Building Division
8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

COMMENTS AND CONDITIONS MEMO

Date: April 24, 2019
File: C03W06.007 and 21T-15002B
To: Kevin Freeman
From: Anthony Magnone
Subject: Requirements for Draft Plan of Subdivision 21T-15002B
KLM PLANNING PARTNERS INCORPORATED
Cal-Queen West Developments Inc.

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- **Prior to draft plan approval/adoption of OPA and prior to the initiation of any site works** submit to the Chief Building Official:
- a Phase 1 Environmental Site Assessment in compliance with the most current regulations; (**COMPLETE**)
- a Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment in compliance with the most current regulations; (**COMPLETE**)
- a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of the Environment; (**COMPLETE**)
- A copy of the Environmental Site Assessments shall be provided to the Director, Engineering Services
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

- **Prior to registration of the Plan, or any phase thereof**, provide a final version of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer. *(COMPLETE)*
- **Prior to registration of the Plan, or any phase thereof**, provide confirmation to the Chief Building Official of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulations. *(COMPLETE)*
- **Prior to the initiation of any site grading or servicing and prior to registration**, the applicant shall provide a report identifying all existing water wells, private sewage disposal systems, above ground and underground storage tanks on the lands. The applicant shall provide verification to the satisfaction of the City's Chief Building Official that all wells, septic systems, above ground and underground storage tanks identified have been decommissioned in accordance with all applicable laws and regulations.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating

special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone
Regulatory Co-ordinator
Tel: (905) 874-2415 Fax: (905) 874-2499
anthony.magnone@brampton.ca



COMMENTS AND CONDITIONS MEMO

Date: Thursday, April 25th, 2019
File: C03W06.007 & 21T-15002B
To: Kevin Freeman
From: Andy Huang
Subject: Requirement for Draft Plan Approval 21T-15002B

Consultant: KLM Planning Partners Incorporated

Owner: Cal-Queen West Developments INC.

Location: 1324, 1328 and 1342 Queen Street West.

Circulation Date: April 12th, 2019

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

A. PRIOR TO DRAFT PLAN APPROVAL

- N/A

B. CONDITIONS OF DRAFT PLAN APPROVAL

In accordance with the "Architectural Control Guidelines for Ground Related Residential Development", Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. Select an approved Control Architect from the short list of firms established by the City;
2. The approval of Community Design Guidelines (CDG's) or an Addendum to the CDG's, ideally to be prepared by the selected Control Architect, to the satisfaction of the City;
3. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;

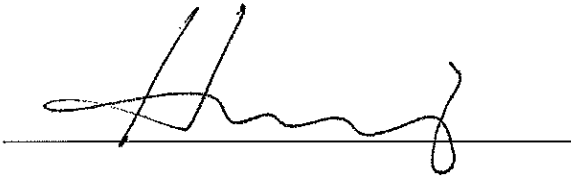
4. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
5. To pay all associated fees to the City as per By-law 110-2010;
6. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
7. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues:

- N/A

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

A handwritten signature in black ink, appearing to read 'Andy X. Y. Huang', is written over a horizontal line.

Andy X. Y. Huang, M. Arch, B Arch, MRAIC
Urban Designer | Strategic Planning Development
Planning and Development Services Department
City of Brampton | Tel: (905)-874-2310
E-Mail: Andy.Huang@brampton.ca



**Credit Valley
Conservation**
inspired by nature

April 8, 2019

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

Attention: Kevin Freeman

Dear Mr. Freeman

**RE: Cal-Queen West Developments Inc.
CVC File No. 21T-15002B
City File No. C03W06.007
Part Lot 3, Concession 5 WHS
City of Brampton**

CVC staff have received the above noted draft plan of subdivision and proposed zoning by-law amendment and provide the following comments, including conditions of draft approval, for your consideration.

Site Characteristics

The subject property is located adjacent to Springbrook Creek, a CVC regulated valley feature and designated as a Core Area of the Regional Core Greenland System, in the Region of Peel Official Plan. The property also contains a small wetland. As such, the property contains a protected natural heritage system and includes hazards associated with the valley including slope stability, erosion and floodplain. In this regard, the property is subject to Ontario Regulation 160/06 and a permit for any works is required from CVC.

Based on the natural heritage features noted above, CVC staff have visited the site on numerous occasions and staked the valley feature limit. Further to this, CVC staff have reviewed the updated Environment Impact Study (EIS) completed by Beacon Environmental (April 2018) and supporting documents (Beacon letter, March 2019) which has recommended adequate buffers to the valley and wetland, and offered suitable mitigation measures and compensation to address the anticipated development impacts. Staff expect that the recommendations in the EIR and supporting documents will be implemented through the fulfillment of the conditions of draft approval presented below.

It should be noted that Springbrook Creek is also regulated Redside Dace Habitat and the proposed development is subject to the Endangered Species Act. It is our understanding that the applicant has consulted with the Ministry of Natural Resources throughout this process as necessary and has applied the appropriate buffers to development as shown in the updated EIS, submitted by Beacon Environmental (April 2018).

Stormwater Management

CVC staff have reviewed and found satisfactory the updated Functional Servicing Report (FSR) by Candevcon (February 2019), including a Fluvial Geomorphologist/Erosion Threshold Analysis by Matrix Solutions (February 2019). Combined, these reports have

been submitted to guide the servicing scheme for the proposed development. On-site controls for stormwater management have been recommended and found satisfactory, including a single outlet to the East Branch of Springbrook Creek. It should be noted that a permit for this work will be required and the details will be reviewed through the engineering submission.

CONDITIONS OF DRAFT APPROVAL

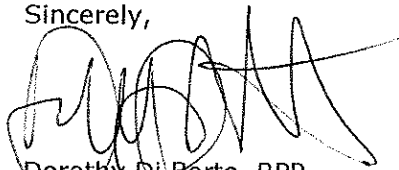
Based on the above, CVC staff have no objection to the issuance of draft approval subject to the following conditions:

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Blocks 38, 39-44, 45-51, 52-53 in an appropriate designation such that the natural heritage system is protected in perpetuity.
2. That the natural heritage system on the property (Blocks 38, 39-44, 45-51, 52-53) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of this plan and any site grading and servicing, that the following information be prepared to the satisfaction of the City of Brampton and CVC:
 - a) Detailed engineering and grading plans for the overall draft plan of subdivision;
 - b) Appropriate sediment and erosion control measures be implemented as approved by the City of Brampton and CVC.
 - c) Plans/reports demonstrating the details of the proposed valley restoration, proposed tableland compensation and natural heritage system linkages, as per the approved EIS including fulfilling all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06; and
 - d) Plans/reports demonstrating the details of the proposed culvert removal and associated restoration as per the approved EIS, including fulfilling all requirements for the issuance of a permit pursuant to Ontario Regulation 160/06; and
 - e) Plans/reports demonstrating the details of stormwater management, including the outfall to the East Branch of Springbrook Creek, including the fulfillment of all requirements for the issuance of permits pursuant to Ontario Regulation 160/06.
4. Prior to the registration of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:

- a) That prior to the issuance of building permits, confirmation be received from a qualified professional that the stormwater management system has been constructed in accordance with the approved plans and is operational.
- b) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to:
 - i. carry out the works noted in Conditions #1 through 5 above.
 - ii. that a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of lots 1-3, 11-16, 23-34 and 36 that the adjacent public land will remain as a low maintenance environment.
 - iii. That a Homeowner's Factsheet describing the benefits of some landscape naturalization for lots backing onto the Credit River valley, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned.

Sincerely,



Dorothy Di Berto, RPP
Senior Planner

cc: Ryan Mino-Leahan, KLM Planning Partners
Andrew Wong, Caliber Homes



June 8th 2018

Larysa Dubicki
Planning and Infrastructure Services Department
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

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**RE: Proposed Draft Plan of Subdivision
KLM Planning
Cal-Queen West Developments Inc.
1324, 1328, 1342 Queen Street West
City of Brampton
City File: C03W06.007 & 21T-15002B
Region File: 21T-15002B**

Dear Mr. Dubicki,

The Region has reviewed the revised Draft Plan of Subdivision Plan for the above-noted applications and our comments and conditions are below.

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-15002B, 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.

Please be advised that the Region of Peel's new Development Charges Collections By-law has come into effect as of February 1st, 2016. Development Charges (DCs) for all hard services will now be collected *prior* to the execution of the subdivision agreement.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 600mm diameter sanitary trunk sewer located on Queen Street West.
- External easements and construction will be required.

Water Facilities

- The lands are located in Water Pressure Zone 5.



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- Existing infrastructure consist 150mm and 600mm watermain on Queen Street West.
- External easements and construction will be required.

Regional Roads

- The proposed development abuts Queen Street West, Regional Road #6.
- Region of Peel will not permit any changes to grading within the Queen Street West right-of-way along the frontage of proposed development without prior approval.
- No lots or blocks shall have direct access to Queen Street West. Any future access shall be in accordance with The Region Access Control By-law.
- The Developer is advised that the Region has recently undertaken road improvement works along Queen Street West under project #05-4045. It is recommended the Developer or his consultant contact the Region to clarify specific road improvement requirements prior to preparation of detailed engineering plans and/or reports.

Development Charges

- The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law. 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

- The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to meeting the conditions of Sections 2 and 3 of the Waste Collection Design Standards Manual.

Waste Collection Vehicle Access Route Comments

- The turning radius from the centre line must be a **minimum of 13 metres** on all turns.
- In those situations where a waste collection vehicle must reverse, then the maximum straight back-up distance is 15 metres.
- The internal road layouts should be designed to permit continuous collection without reversing. Where the requirement for continuous collection cannot be met, **a cul-de-sac or a "T"-turnaround** will be permitted in accordance with the specifications shown in Appendix 2 and 3 of the WCDSM (Waste Collection Design Standards Manual), respectively.
- Each unit within a development must have its own identifiable waste collection point (distinct set out area along the curb or the sod that cannot be shared with neighbouring units) as approved by Public Works Commissioner or Delegate.
- The set out area along the curb, adjacent to the driveway must be at least 3 square metres per unit in order to provide sufficient space for the placement of two carts: maximum 1 large garbage or recycling cart (360 litres) and 1 organics cart (100



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litres), overflow waste (i.e. additional bags), yard waste receptacles and bulky items.

- The waste set out location is to be as close as possible to the travelled portion of the roadway, directly adjacent to the private property of the unit occupier/owner, directly accessible to the waste collection vehicle and free of obstructions like sidewalks. **Please show and label the waste set out location on subsequent submissions.**
- For more information, please consult the Waste Collection Design Standards Manual available at: <http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Functional Servicing Report

- We acknowledge receiving the revised Functional Servicing Report dated Nov 24th, 2017 prepared by Candevcon Limited and provide the comments below:

Water:

- The subject land is situated within the range of Water Pressure Zone 5. The subdivision will be serviced with a looped connection to the existing 200mm watermain on Antibes Drive and the 150mm watermain Queen Street West through municipal easement.
- There are no issues with the water capacity to service the proposed development.

Sanitary:

- The subdivision will be serviced through 600mm sanitary trunk on Queen Street West through the municipal easement.
- There are no issues with the sewer capacity to service the proposed development.

Storm Water Management:

- The site is within the Springbrook Creek watershed. The subdivision abuts Queen Street West which is a Regional Road. No outfall structure is allowed within the Regional ROW.
- The Region has no objections to the proposed storm water management plan.

Draft Plan

- The name of the owner has changed. Bramval no longer own the lands- they have been transferred to Cal-Queen Developments Inc. This should be reflected on the plan.

DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

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

Draft Plan Approval Requirements/Conditions:

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



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time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and

- 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; and
- 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; and
- 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 Dedications & Easements

4. Prior to the 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 Queen Street West (Regional Road #6). The Region's Official Plan road widening requirement for mid-block along Queen Street West is 45 metres right-of-way (22.5 metres from the centerline). Additional property over and above the Official Plan requirement will be required within 245m of intersections 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) and
- b) A 0.3 metre reserve along the frontage of Queen Street West behind the property line.



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5. Clauses shall be included in the Subdivision Agreement stating that:

- a) The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:

All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands; and

- b) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Access

6. Clauses shall be included in the Subdivision Agreement stating that:

- a. 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 unless the first engineering submission contains a written confirmation from the Emergency Services requesting it. If approved, the emergency access will be 100% the Developer's cost and shall be designed and constructed to the Region's satisfaction.
- b. No lots or blocks shall have direct access to Queen Street West.

Traffic Engineering

7. Clauses shall be included in the Subdivision Agreement stating that:

- 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. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.

8. Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy permit and construction access permit for all works within the Region's road right-of-way, including access works, and obtain 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 access and road works within the Region's right-of-way shall be borne entirely by the Developer. The location, design and implementation of the construction access must be acceptable to the Region. A clause shall be included in the Subdivision Agreement in respect of same.

9. Clauses shall be included in the Subdivision Agreement stating that:



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- a. The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
- b. The Region shall not permit any alteration to grading within Queen Street West right-of-way along the frontage of the Lands without prior approval.

Sustainable Transportation

10. A clause shall be included in the Subdivision Agreement that the Developer provides pedestrian connection from the subdivision site to Queen Street West at 100% the Developer's cost. The location, design and implementation of the pedestrian access must be acceptable to the Region.

Servicing and "As Constructed" Drawings

11. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
12. A clause shall be included in the Subdivision Agreement that 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".

General Conditions

13. 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.
14. A clause shall be included in the Subdivision Agreement with respect to construction and looping of watermains in all locations within and outside of the Plan to the satisfaction of the Region.
15. 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.
16. 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.



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17. A clause shall be included in the Subdivision Agreement that 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.
18. A clause shall be included in the Subdivision Agreement that the Developer shall maintain adequate chlorine residuals in the watermain within the plan from the time the watermain is 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.
19. A clause shall be included in the Subdivision Agreement as follows:
 - 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)



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and Public Works Department (Development Supervisor) within 24 Hours of the test results.

- 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.

20. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall 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 internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.
21. A clause shall be included in the Subdivision Agreement that the Developer agrees that storm water flow shall be reviewed in a holistic manner for all developments along regional roadways. Under no circumstance shall the flow of storm water from the subdivision be diverted to or along the Regional Road's right of way (by pipe or channel). The storm sewer outfall for the development will not be permitted within the Queen Street West right-of-way.
22. A clause shall be included in the Subdivision Agreement that the Developer shall indemnify and hold the Region harmless from and against any and all actions, causes of action, suits, claims, demands and damages which may arise either directly or indirectly by reason of the development of the subject Lands and/or construction of the Works, save and except for any actions, causes of action, suits, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible.
23. Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Regional roads.
24. 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.

If you have any questions or concerns, please contact the undersigned at your convenience at 905-791-7800 ext. 4307, or by email at: sarah.powell@peelregion.ca

Yours truly,



Sarah Powell

Sarah Powell
Planner (A) , Development Services

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Date: 2019-05-24

Subject: Recommendation Report

Application to Amend the Zoning By-law and
 Proposed Draft Plan of Subdivision
(To permit eight (8) lots for single detached dwellings)
2604666 ONTARIO INC. (GREAT GULF HOMES))
 East side of Heritage Road, midway between Embleton Road and
 Lionhead Golf Club Road.
 Ward: 6
 Files: C05W05.010 & 21T-18004B

Contact: Rob Nykyforchyn, Development Planner, Planning and Development Services,
rob.nykyforchyn@brampton.ca, 905-874-2065, and
 Bernie Steiger, Manager, Planning and Development Services,
bernie.steiger@brampton.ca, 905-874-2097

Recommendations:

1. **THAT** the report from Rob Nykyforchyn, Development Planner, Planning and Development Services, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019, entitled “**Recommendation Report**”, Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, submitted by 2604666 ONTARIO INC. (GREAT GULF HOMES), Ward: 6, Files: C05W05.010 and 21T-18004B, be received;
2. **THAT** Zoning By-law amendment and Draft Plan of Subdivision applications, submitted by **2604666 ONTARIO INC. (GREAT GULF HOMES)**, Ward: 6, Files: C05W05.010 and 21T-18004B, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel’s Official Plan and the City’s Official Plan for the reasons set out in the Planning Recommendation Report, dated May 24, 2019;
3. **THAT** the amendment to the Zoning By-law, generally in accordance with the document attached as Appendix 12 to this report, be enacted; and,
4. **THAT** Council authorize the Mayor and Clerk to sign the subdivision agreement.

Overview:

- **The report recommends approval of a Zoning By-law Amendment and associated draft plan of subdivision to permit the lands to be developed for eight (8) residential lots, for single detached dwellings, and to provide a portion of the public road (ie. Ixworth Circle) in conjunction with the adjacent lands to the north, south and east which are also owned by the applicant.**
- **The property is designated “Residential” in the Official Plan and “Residential: Low/Medium Density” in the Bram West Secondary Plan (Area 40-3). An amendment to these documents is not required.**
- **The property is zoned “Agricultural (A)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to rezone the lands from “Agricultural (A)” to “Residential Single Detached F - 10.4 – 2428 (R1F-10.4-2428)” and “Residential Single Detached F - 11.4 – 2430 (R1F-11.4-2430)” to permit the proposed residential development.**
- **An application for the Draft Plan of Subdivision has been submitted to create the eight (8) lots and the proposed road pattern. These lands will need to be developed in conjunction with the adjacent lands to the north, south and east, which is also owned by the applicant, to facilitate access to these lots.**
- **A Statutory Public Meeting for these applications was held on September 18, 2018. No members of the public were in attendance for this item.**
- **These applications represent good planning, including that they are consistent with the Provincial Policy Statement, and conform to the Provincial Growth Plan, the Region of Peel’s Official Plan, the City of Brampton’s Official Plan.**
- **The proposed development is consistent with the 2019 – 2022 Terms of Council Priorities, and in particular, the “City of Opportunities” priority as it will contribute towards the creation of a complete community.**

7.3-3

Background:

The subject property is owned by Great Gulf. Great Gulf also owns the surrounding lands to the north, south and east that have already been draft approved and zoned and have been divided into 8 separate phases for development (Files: C05W04.005 & 21T-06024B). This property will need to be developed in conjunction with these surrounding lands (ie. Phase 4B) in order to provide access and services for these eight (8) lots.

This application was received on May 4, 2018 and has been reviewed for completeness and found to be complete in accordance with Section 51 (19.1) and Section 35 (10.4) of the Planning Act. Planning Staff is currently in the process of preparing a formal Notice of Complete Application for the applicant.

Current Situation:

Proposal (Refer to Appendix 1):

An application for a Proposed Draft Plan of Subdivision and an application to Amend the Zoning By-law have been filed in support of the proposed infill residential development.

Details of the proposal are as follows:

- 8 lots for single detached dwellings, having lot depths of 33.5 metres and having widths ranging between 10.7 to 11.6 metres;
- The proposed development applications will facilitate the construction of the portion of Ixworth Circle that runs parallel with Heritage Road in order to provide access to the four westerly lots. The easterly four lots will obtain their respective access to that portion of Ixworth Circle that is to be constructed in conjunction with the lands to the east, north and south which is also owned by the applicant (ie. Files C05W04.005 and 21T-06024B); and,
- A 0.13 hectare (0.32 acres) road widening (Block 9) has been provided along the east side of Heritage Road to facilitate the ultimate widening of this road.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The land has the following characteristics:

- is located on the east side of Heritage Road, approximately midway between Embleton Road and Lionhead Golf Club Road, and is known municipally as 8821 Heritage Road;
- has a site area of 0.4 hectares (0.98 acres);
- has a frontage of 45 metres along Heritage Road and a depth of 93 metres; and,
- is relatively flat, has no significant vegetation and contains a single detached dwelling with access to Heritage Road.

7.3-4

The surrounding land uses are described as follows:

North/South & East Vacant lands (Draft approved plan of subdivision 21T-06024B and C05W04.005) which are under the same ownership as the subject land.

West: Heritage Road, beyond is agricultural land and valleyland.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law amendment attached hereto as Appendix 12. Upon receiving any Council direction to amend the Zoning By-law, staff will consider the issuance of draft approval for the associated draft Plan of Subdivision, generally in accordance with the conditions set out in Appendix 13.

Analysis:

The subject applications will facilitate the development of the lands for eight lots for single detached dwellings and provides for the orderly extension of existing municipal services and public infrastructure. As such, the proposed development will contribute additional single detached dwellings to this new development community in conjunction with the other forms of housing types that are planned for this area. The lands subject to these applications are located along Heritage Road which is a planned Secondary Transit Corridor which will provide future residents with convenient access to existing transit stops and higher order transit services. The proposed residential development will have no negative impacts on any of the environmental or natural heritage features or their functions.

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act (Refer to Appendix 10 for a more complete analysis of these policies).

Matters of Provincial Interest

Planning Act

The proposed development has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act:

- the orderly development of safe and healthy communities; and,
- the appropriate location of growth and development.

Regard for the above noted matters of Provincial interest will result from the proposed rezoning and subdivision applications providing a logical road connection between the two segments of the Ixworth Circle road right-of-way and by way of the creation of eight residential lots which will provide lot sizes and shapes similar to those that have been approved within the neighbouring area.

Provincial Policy Statement

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” the policy statements issued under the Act. The applications are consistent with the Provincial Policy Statement, including the following policies:

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over time;
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.2 states that land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.

Section 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources; and,
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in *Section 2.2.1 Managing Growth*. According to Section 2.2.1, within defined settlement areas, growth is to be focused in:

- delineated built-up areas;

7.3-6

- strategic growth areas;
- locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
- areas with existing or planned public service facilities.

The Growth Plan then also sets out provision for new development areas identified as “Designated Greenfield Areas”, that are not within areas of focus for growth. Among other things the Growth Plan sets out minimum densities for such areas.

The proposed development will yield 31.1 persons and jobs on this 0.48 hectare site. This translates into 65 persons and jobs per hectare. The 2017 Growth Plan set out increased density requirements for Designated Greenfield Areas, however it provided municipalities to maintain their existing targets under certain circumstances and conditions. The Growth Plan then also sets out provision for new development areas identified as “Designated Greenfield Areas”, that are not within areas of focus for growth. Among other things the Growth Plan sets out minimum densities for such areas. In this regard, Section 2.2.7.4 requires that the density targets that were in effect as of July 1, 2017, continue to apply (and not the newer targets set out in the 2017 amendment to the Growth Plan). The Region and City Official Plan set out a target of 51 residents and jobs per hectare over the designated Greenfield Areas for Brampton (as approved in accordance with the previous Growth Plan).

The proposal conforms to Section 2.2.7 Designated Greenfield Areas as the proposed development will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities on an overall basis. The proposed development will yield 31.1 persons and jobs on this 0.48 hectare site. This translates into 65 persons and jobs per hectare. This exceeds the City targets of 51 residents and jobs per hectare.

Region of Peel Official Plan

The subject lands are located within the “Urban System” designation in the Region of Peel Official Plan and are considered to conform to the related objectives and policies on an overall Block Plan basis, as follows:

- The development proposal will create opportunities to introduce new residents to the existing community where opportunities for recreation and employment within the neighbouring area will be made available.
- The proposal will contribute single detached residential dwellings, similar in size and scale to what has been approved within the immediate area.
- Schools and parks are, or will be developed, within a short walking distance of the site.
- The approved secondary plan/block plan policies and principles has regard to the sensitive land uses on the west side of Heritage Road (ie. Maple Lodge Farms and associated agricultural practices) and the open space and environmental lands within the area. In addition, the approved block plan has provided a pedestrian walkway system, and will accommodate public transit in the area as warranted by the

7.3-7

development in the area. The approved Secondary Plan and associated Block Plan contain detailed development principles and policies which address, amongst other things, community design guidelines and the need for all development to have due consideration to Crime Prevention Through Environmental Design (CPTED) principles in order to promote proper design and the effective use of the built environment.

The approved Bram West Secondary Plan (Chapter d) and the approved Riverview Heights Block Plan (Area 40-3) are consistent with the Regional Official Plan and the proposed development is consistent with and implements all of these documents.

City of Brampton Official Plan

The lands are designated “Residential” in the City’s Official Plan. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive house types. It is the objective of the Residential Policies (in Section 4.2 of the Official Plan) to:

- Promote well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors;
- Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes; and,
- Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design.

The proposed residential development is compatible with and complementary to the adjacent residential road and lotting pattern that has been approved for this area. The subject applications implement the approved Block Plan and Secondary Plan for Riverview Heights, which have been approved in accordance with the Official Plan.

As such the proposal conforms to the “Residential” policies of the Official Plan. An amendment to the Official Plan is not required to implement the proposal.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in June 2018, in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 11 to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City. A Statutory Public Meeting for this application was held on **September 10, 2018**. There were no members of the public in attendance to speak to this item at the Statutory Public Meeting and no correspondence from the public has been received. Please refer to Appendix 10 for details of the Statutory Public Meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with these applications. Revenues collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this amendment to the Zoning By-law and Draft Plan of Subdivision.

Economic Development Implications:

There are no significant Economic Development implications as it relates to this proposed development. Economic Development does not object to the approval of this application.

Term of Council Priorities (2019-2022):

This application is consistent with the 2019-2022 Term of Council Priorities, and in particular the “City of Opportunities” priority, whereby this development will contribute towards the creation of a complete community.

The subject property is located within the Riverview Heights Community Block Plan (Area 40-3) and the proposed development is consistent with the road and lotting pattern that has been set out within the approved Secondary Plan / Block Plan. Therefore, on an overall Secondary Plan / Block Plan basis, the prescribed land use and development policies are consistent with the approach to planning that makes efficient use of land, providing a mix of land uses to meet the range of needs of a community by providing services within walking distances. It is noted that the several elements, such as safety, pedestrian comfort, design, cultural heritage and community character are contributing fundamentals that have gone into the planning of a complete community for this Secondary Plan / Block Plan area. Accordingly, on a site specific basis, the proposed development will contribute towards the overall goal of creating a complete community.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

Conclusion:

The Planning and Development Services Department undertook a circulation of these applications to ensure that all technical and financial matters have been satisfactorily addressed.

7.3-9

Staff recommends approval of the Zoning By-law Amendment (as attached is Appendix 12) and the implementing Draft Plan of Subdivision Conditions (generally as attached in Appendix 13) as the following requirements have been satisfied:

- The subject applications represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and the Peel Region's Official Plan;
- the applications are in general conformity with the principles and overall policy direction of the City of Brampton's Official Plan, the Bram West Secondary Plan and the Riverview Heights Block Plan;
- The proposed development provides an opportunity to direct growth to an existing settlement area and contributes to a range of housing options supported by public transit and opportunities for active transportation;
- The proposed residential land use is within proximity of future commercial areas, open space recreational areas, and institutional uses;
- The proposed development conforms with the policies of the Official Plan, more specifically the principles contained in Section 4.2 that focus towards "promoting well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors";
- The applications are appropriate for the orderly development of the lands through the creation of lots for residential purposes and the establishment of the public roads and infrastructure;
- The proposed development represents good planning and is in the public interest.

Respectfully submitted by:

Robert W. Nykyforchyn, MCIP, RPP
Development Planner

Recommended by:

Allan Parson, MCIP, RPP
Director, Development Services

Attachments:

Appendix 1:	Proposed Draft Plan of Subdivision
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial and Existing Land Uses
Appendix 7:	Heritage Resources
Appendix 8:	Block Plan Designations
Appendix 9:	Detailed Planning Analysis
Appendix 10:	Public Meeting
Appendix 11:	Results of Application Circulation
Appendix 12:	Implementing Zoning By-law
Appendix 13:	Draft Plan of Subdivision Conditions
Appendix 14:	Homebuyers Map

DETAILED PLANNING ANALYSIS

City File Number: C05W05.010

Overview

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan, and the Bram West Secondary Plan (Chapter 40d) provide direction and policies that encourage efficient and sustainable development through intensification, compact form, use of existing infrastructure, and providing an appropriate mix of housing types and land uses. It is acknowledged that these elements will be achieved on an overall Secondary Plan / Block Plan basis, and not necessarily on an individual site by site by site basis. Accordingly, the proposed development will provide one such element in achieving the objectives and goals of the governing planning documents noted above. The following provides a detailed planning analysis in this regard.

Matters of Provincial InterestPlanning Act

The proposed development has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act:

- the orderly development of safe and healthy communities; and,
- the appropriate location of growth and development.

Matters of Provincial InterestPlanning Act

The proposed development has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act:

- the orderly development of safe and healthy communities; and,
- the appropriate location of growth and development.

Regard for the above noted matters of Provincial interest will result from the proposed rezoning and subdivision applications providing a logical road connection between the two segments of the Ixworth Circle road right-of-way and by way of the creation of eight residential lots which will provide lot sizes and shapes similar to those that have been approved within the neighbouring area.

Provincial Policy Statement

The subject application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement as follows:

- Section 1.1.1 states that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term need.

The proposed development is located within the Bram West Secondary Plan which plans for a range and mix of residential land uses including 'Executive Residential', 'Low Density', 'Low/Medium Density', 'Medium Density', 'Village Residential', 'Medium/High Density' and 'Mixed Use'. The development proposal implements the Secondary Plan (and associated Block Plan) and contributes single detached lots to the overall planned mix of uses. The single detached lots have the potential to accommodate a registered second unit, which contributes towards achieving an appropriate range and mix of residential land uses for a complete community. The applications are consistent with this policy.

- Section 1.1.2 states that land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.

The subject property is designated for residential uses in the City's Official Plan. Approval of the subject applications will help contribute residential lots to meet the City's growth projections in an appropriate and planned manner that also is consistent with the Staging and Sequencing Plan approved for this area.

- Sections 1.1.3.1 and 1.1.3.2 requires that settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. The land use pattern within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change, promote energy efficiency, support active transportation.

The proposed residential lots are intended to be serviced from the surrounding subdivisions. The potential for the extension of services from the adjacent subdivisions promotes cost-effective development standards and minimized land servicing costs. Conditions will be imposed as part of the draft plan of subdivision to ensure that this development only proceeds when the adjacent subdivisions have been registered and services/roads extended to the property.

2017 Growth Plan for the Greater Golden Horseshoe

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject applications conform to the Provincial Growth Plan and are consistent with the following policies:

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject applications conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in *Section 2.2.1 Managing Growth*. According to Section 2.2.1, within defined settlement areas, growth is to be focused in:

- delineated built-up areas;
- strategic growth areas;
- locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
- areas with existing or planned public service facilities.

Applying the policies of this Plan will support the achievement of complete communities that features a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities (Section 2.2.1.4). The proposed residential lots are located within the Bram West Secondary Plan contemplates a diverse range and mix of land uses. The proposed is also consistent with the approved Community Block Plan (Sub Area 40-3), which is intended to accommodate convenient access to public transit, local stores, public service facilities, public parkland and create opportunities for walking, cycling and active transportation.

The intent of the Growth Plan is to focus growth within settlement areas that contain existing or planned transit and planned public service facilities. In this regard, the proposed development is within a planned settlement area and is located along a planned Secondary Transit Corridor (Heritage Road).

Accordingly, the proposal will conform with Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a diverse mix of land uses and convenient access to local stores, services, and public service facilities.

The Growth Plan then also sets out provision for new development areas identified as "Designated Greenfield Areas", that are not within areas of focus for growth. Among other things the Growth Plan sets out minimum densities for such areas. In this regard, Section 2.2.7.4 requires that the density targets that were in effect as of July 1, 2017, continue to

apply (and not the newer targets set out in the 2017 amendment to the Growth Plan). The Region and City Official Plan set out a target of 51 residents and jobs per hectare over the designated Greenfield Areas for Brampton (as approved in accordance with the previous Growth Plan).

The proposal conforms to Section 2.2.7 Designated Greenfield Areas as the proposed development will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities on an overall basis. The proposed development will yield 31.1 persons and jobs on this 0.48 hectare site. This translates into 65 persons and jobs per hectare. This exceeds the City targets of 51 residents and jobs per hectare. It is noted that the persons and jobs per hectare total for this development is somewhat higher than would apply to a larger plan of subdivision. This is due to the fact that this subdivision development does not contain lands for parks, schools or a stormwater management pond, all of which would work towards significantly reducing the jobs and persons per hectare calculation.

Regional Official Plan

The subject lands are located within the “Urban System” designation in the Region of Peel Official Plan and are considered to conform to the related objectives and policies as follows:

- *(Objective: Section 5.3.1.3): “To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities”.* The development proposal will create opportunities to introduce new residents to the existing community where opportunities for recreation and employment within the neighbouring area will be made available.
- *(Objective: Section 5.3.1.4): “To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services”.* The proposed single detached residential lots are located within an approved Community Block Plan Area (Sub Area 40-3) which contemplates a range of housing types, densities and mix of land uses. The proposal will contribute single detached residential dwellings, similar in size and scale to what has been approved within the immediate area.
- *(Objective: Section 5.3.1.5): “To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive”.* Residents from this development will be able to ease of access to Heritage Road and to the associated transit opportunities that exist or are planned for this area. In addition, schools and parks are, or will be developed, within a short walking distance of the site.
- *(Policy: Section 5.3.2.6): “While taking into account the characteristics of existing communities, area municipalities will be directed to include policies in their Official Plans that:*

7.3-15

- a) *support the Urban System objectives and policies in this (Regional) Plan;*
- b) *support pedestrian-friendly and transit-supportive urban development;*
- c) *provide transit-supportive opportunities for re-development, intensification and mixed land use; and,*
- d) *support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.”*

The Riverview Heights Block Plan (Area 40-3) was approved on October 12, 2011, in accordance with the respective policies of the Region's and City's Official Plan documents. In this regard, the approved block plan has taken into account the sensitive land uses on the west side of Heritage Road (ie. Maple Lodge Farms and associated agricultural practices) and the open space and environmental lands within the area. In addition, the approved block plan has provided a pedestrian walkway system, and will accommodate public transit in the area as warranted by the development in the area. The approved Secondary Plan and associated Block Plan contain detailed development principles and policies which address, amongst other things, community design guidelines and the need for all development to have due consideration to Crime Prevention Through Environmental Design (CPTED) principles in order to promote proper design and the effective use of the built environment.

Official Plan

The lands are designated “Residential” in Section 4.2 of the Official Plan. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive house types. The proposal conforms to the “Residential” designation of the Official Plan and complies with the following Residential Policies of the Official Plan:

- Promote well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors;
- Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes; and,
- Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design.

Secondary Plan

The property is designated “Low/Medium Density Residential” in the Bram West Secondary Plan Area 40(d). The “Low/Medium Density Residential” designation permits a maximum combined density of 30.1 units per net residential hectare (12.2 units per net residential acre). In addition, the Bram West Secondary Plan requires that at least 60% of the overall development within the Low/Medium Density Residential designation shall be single detached structural units. Therefore the maximum density of the Secondary Plan would permit the subject property to be developed for 8.98 lots, whereas only 8 lots are being proposed. As

7.3-16

such, the proposed development is consistent with the Secondary Plan's density requirements and the proposed single detached residential lots will contribute towards the predominant form of low/medium density housing that is planned for this area. An amendment to the Secondary Plan is not required to facilitate the proposal.

Block Plan:

The property is designated "Low/Medium Density Residential" on the approved Riverview Heights Community Block Plan (Sub Area 40-3) (see Appendix 7). The application is proposing to permit single detached dwellings, which is consistent with the predominant form of housing intended for the Riverview Heights Community Block Plan. The proposed single detached dwellings are consistent with the approved block plan design. An amendment to the Riverview Heights Community Block Plan is not required.

Zoning

The property is zoned "Agricultural (A)" by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential use. The applicant has submitted a Draft Zoning By-law Amendment in support of the application with site specific provisions to permit the following:

- Four lots having a minimum lot width of 11.4 metres for the single detached lots with frontage along the interior local road;
- Four lots having a minimum lot width of 10.4 metres for the single detached lots with frontage along the interior local road;

The two zoning categories being proposed (ie. R1F-101.4-2430 and R1F-10.4-2428) will allow for residential development that is similar to what was approved on the adjacent lands to the north, south and east, which is also owned by the applicant.

Land Use

The proposed development of the surrounding lands is generally consistent with the approved block plan design. This Block Plan contemplates a wide range and mix of land uses including: low/medium density residential, mixed use, commercial, institutional, public parkland, and open space. The proposed single detached lots are of a width, depth, and configuration that is consistent with the adjacent draft approved plan of subdivision to the north, south and east (Files: C05W04.005 & 21T-06024B) and in accordance with the Secondary Plan designation. The proposed single detached lots are located along a planned Secondary Transit Corridor (Heritage Road) and will have convenient access to public transit.

The subject property is intended to be developed in conjunction with the adjacent lands (ie. Phase 4, Plan 4B on 21T-06024B), which is also owned by the applicant, in early 2020 in order to obtain the necessary road access and servicing.

Urban Design

The lands are located within the approved Riverview Heights Community Block Plan (Sub Area 40-3) and the development is required to conform to the “Riverview Heights Community Design Guidelines”. The intent of the Community Design Guidelines (CDG’s) is to establish a detailed architectural design and site planning criteria to guide built form development. The Community of Riverview Heights is envisioned primarily as a residential community with an emphasis on the protection and enhancement of the natural environment. The block plan encompasses a range of housing types and tenure as well as employment and retail facilities to generate a complete community of uses. These proposed single detached lots conform to the approved CDG’s and block plan design for Riverview Heights. This zoning and subdivision applications will be subject to the City’s Architectural Control Compliance Review process. A Design Control Architect and Urban Design staff will review the applicant’s future Architectural Control Application to ensure that building designs are appropriate and in general compliance with the Riverview Heights Architectural Design Guidelines. The applicant must prove to the satisfaction of the Control Architect and City’s Urban Design staff that they are able to comply with these guidelines throughout the design, marketing and construction process. Only dwelling unit designs that have been approved by the Design Control Architect may be offered for sale and built.

Transportation/Traffic

The proposal will not have any adverse impact on the traffic operations of the surrounding area. Instead, the proposed development will provide the final segment of road that will allow for the completion of Ixworth Circle. The capacity of the existing and future road network will be able to accommodate the vehicle trips generated by the proposed single detached dwelling units. The City will recommend that the applicant will be required to gratuitously convey to the City the necessary road widening (about 2 – 4 metres) in accordance with the requirements of the approved Heritage Road Environmental Assessment. This has been imposed within the proposed conditions of draft plan approval.

Noise

The applicant provided a preliminary Noise Feasibility Study, by Jade Acoustics, dated July 30, 2010, as part of the overall Block Plan review process (Files: C05W05.005). This study revealed that the primary source of sound is road traffic on Heritage Road. The eight lots subject to this development application will require warning clauses to be included in the Agreement of Purchase and Sale to advise prospective purchasers of the road traffic noise impacts and that these lots have been fitted to accommodate central air conditioning. The City’s Environmental Engineering staff have reviewed the Noise Feasibility study and have found it to be acceptable. As part of the conditions of draft plan approval, the Engineering Section will require the applicant to provide a detailed noise report as part of the first engineering submission and this report will recommend the necessary noise control measures that will need to be incorporated within the proposed development.

Servicing

A Servicing Brief / Functional Servicing Report Addendum, prepared by R.J. Burnside, dated March 23, 2018, was submitted in support of the application. The submission concluded that the proposed single detached lots can be fully serviced by connecting to the future services that are planned for Ixworth Circle. The City's Development Engineering staff have reviewed the engineering submission and have found it to be acceptable.

Phase 1 Environmental Site Assessment

A preliminary Phase 1 Environmental Site Assessment prepared by EXP Services Inc., dated October 16, 2017 was submitted as part of a due diligence submission for the owner. The report acknowledges that the property was first developed in the mid 1950's for residential purposes. The consultant has determined based on the findings of this report, that there are no sources of potential environmental concern on the property or at surrounding properties. A supplemental Phase 1 Site Assessment has also been prepared in order to address comments from the Building Division, and maintains the same findings and recommendations which were outlined in the previous report.

The Building Division has advised that prior to subdivision registration, the applicant will be required to provide a Record of Site Condition, a detailed soils investigation analysis, and a report identifying all existing water wells and private sewage on-site.

Tree Inventory & Preservation Plan

A Tree Inventory and Preservation Plan prepared by SLR, dated April 20, 2018, was submitted in support of the application. The study indicates that 21 trees have been inventoried and assessed, and concludes that there is no opportunity to preserve these trees due to the subdivision design, and the grading and servicing work that is required to develop the eight residential lots. The City's Open Space Development staff have reviewed the Tree Inventory and Preservation Plan and have found it to be satisfactory. Tableland tree compensation will be required for the removal of healthy tableland trees. If site constraints limit the opportunity for tree planting, the applicant will have the option to provide cash-in-lieu for the compensation trees, as per the City's Tableland Tree Assessment Guidelines.

Stage 1 and 2 Archaeological Assessment

A Stage 1 Archaeological Assessment, prepared by Archaeological Assessments Ltd, dated April 16, 2018 was submitted in support of the application. The report concludes that no archaeological sites were encountered during the course of the fieldwork portion of the study, and as such there are no further concerns for impacts of archaeological resources on this property. This report will be forwarded to the Ministry of Tourism, Culture, and Sport (MTCS), and the Ministry will provide a letter stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development. The City's Heritage Planning staff have reviewed the Stage 1-2 Archaeological Assessment, and has found it to be acceptable. Standard conditions of draft plan approval will be imposed requiring that development cease immediately if any new archaeological resources are discovered.

Sustainability Score and Summary

In accordance with the Sustainability Guidelines, sustainability scoring and summary documents are not required for a development having 8 lots or less.

PUBLIC MEETING

City File Number: C05W05.010

Subdivision File: 21T-18004B

(Date of Public Meeting: September 10, 2018)

Members Present

Regional Councillor E. Moore – Wards 1 and 5 **(Chair)**
Regional Councillor G. Gibson – Wards 1 and 5 **(Vice-Chair)**
Regional Councillor P. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Staff Present

Planning, Design and Development Department

R. Elliott, Commissioner, Planning, Design and Development
A. Parsons, Director, Planning and Land Development Services
R. Conard, Director of Building;
A. Farr, Manager, Development Services
R. Nykyforchyn, Development Services
K. Freeman, Development Planner
N. Mahmood, Development Planner
D. VanderBerg, Central Area Planner
N. Grady, Development Planner
B. Shaw, Development Planner
S. Swinfield, Development Planner
S. Dykstra, Development Planner
C. LaRota, Policy Planner

Corporate Services Department

A. Wilson Peebles, Legal Counsel
C. Gravlev, Deputy Clerk
T. Jackson, Legislative Coordinator

Members of the Public:

- None

Results Of The Public Meeting:

A meeting of the Planning and Development Services Committee was held on **September 10, 2018** in the Council Chambers 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the *Planning Act* and City Council procedures. There were no members of the public in attendance for this item at the Statutory Public Meeting. It is noted that no public correspondence has been received from interested parties or adjacent land owners.

RESULTS OF APPLICATION CIRCULATION

City File Number: C05W05.010

Subdivision File: 21T-18004B

Comments Received:

- Comments and conditions memos which were received from City Departments have been attached to the conditions of draft plan approval which are contained in Appendix 11 of this report.
- The Environmental Planning Section has advised that they have no comments.
- Comments received from all other internal and external departments and agencies are attached hereto.

APPENDIX 12

IMPLEMENTING ZONING BY-LAW

City File Number: C05W05.010

Subdivision File: 21T-18004B

CONDITIONS OF DRAFT PLAN APPROVAL

City File Number: C05W05.010

Subdivision File: 21T-18004B

City of Brampton CONDITIONS OF DRAFT APPROVAL FOR THE REGISTRATION OF DRAFT PLAN OF SUBDIVISION 21T-18004B

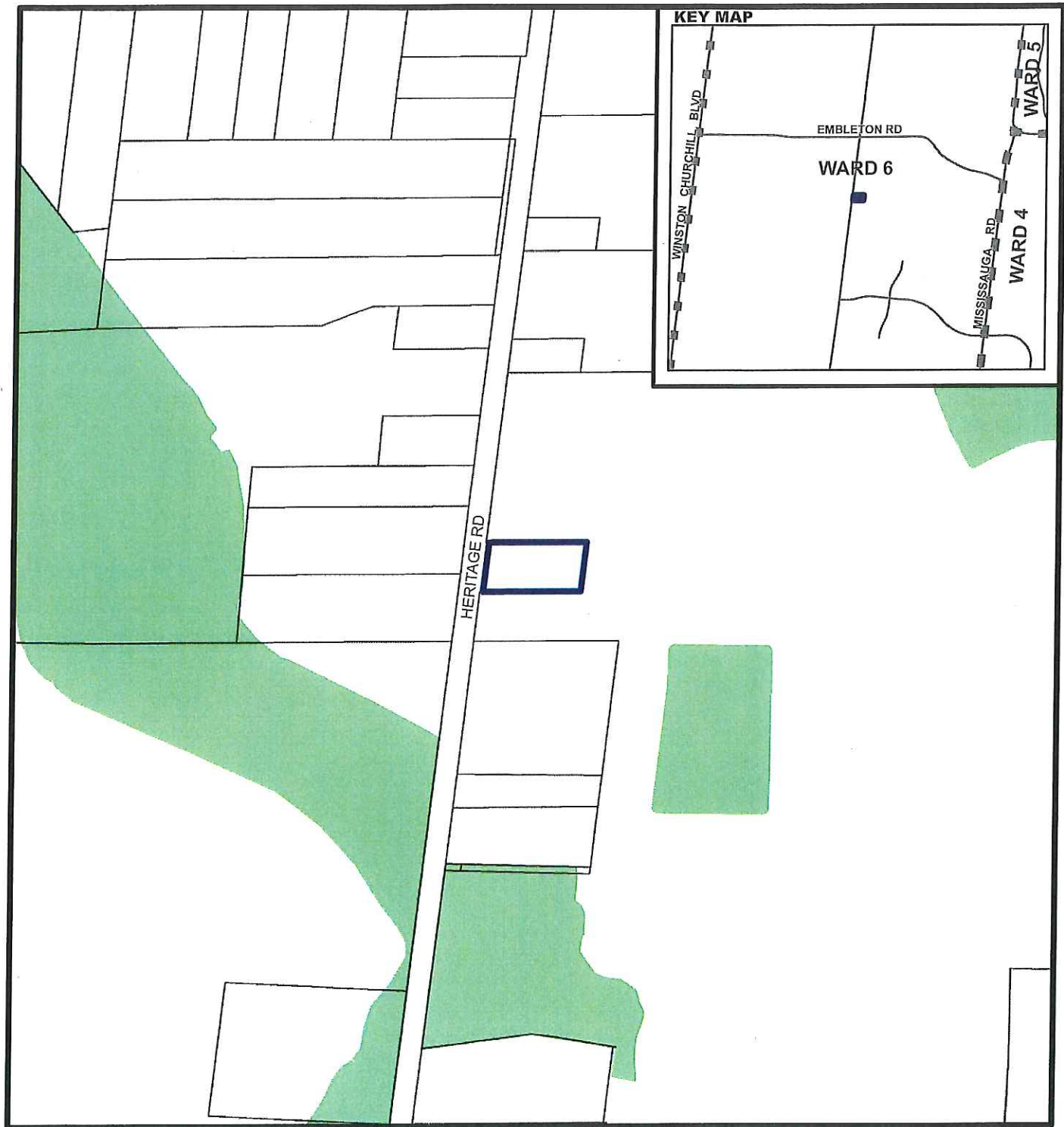
This approval applies to the draft plan of subdivision (21T-18004B) prepared by Great Gulf Group of Companies, dated January 30, 2018 illustrating 8 residential development lots for single detached dwellings, public road right-of-way (ie. Ixworth Circle) and a Heritage Road widening block. The conditions applying to the approval of the final plan for registration are as follows:

HOMEBUYERS MAP

City File Number: C05W05.010

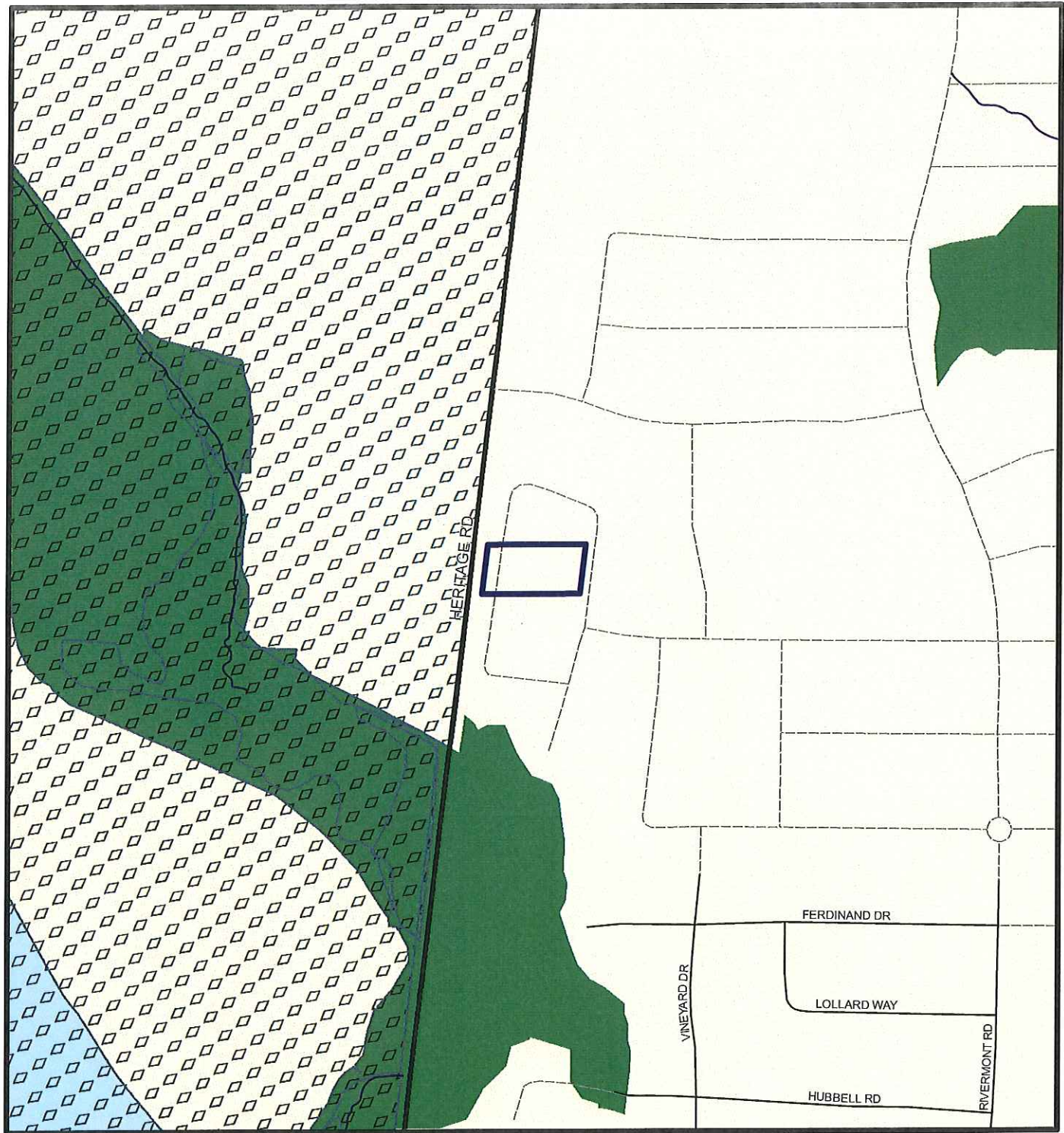
Subdivision File: 21T-18004B





- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- WARDS





EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

SUBJECT LAND

 OPENSOURCE

 RESIDENTIAL

 CORRIDOR PROTECTION AREA



BRAMPTON
Flower City
PLANNING AND DEVELOPMENT SERVICES



0 50 100
Metres

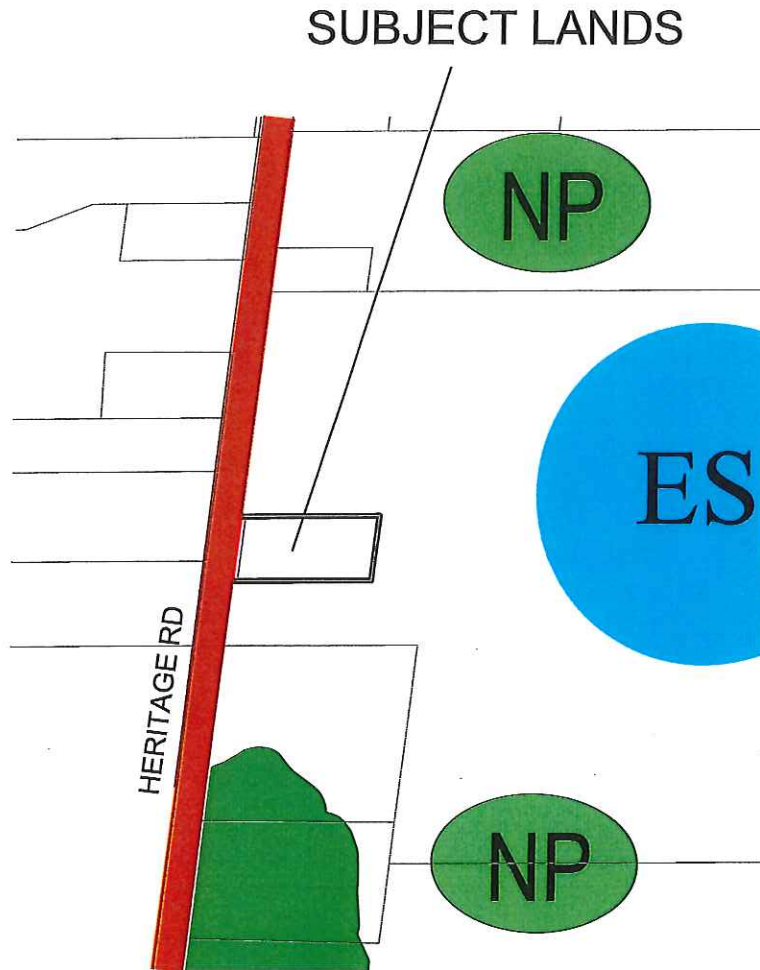
Author: ckovac
Date: 2019/05/21

APPENDIX 3

OFFICIAL PLAN DESIGNATIONS

GREAT GULF (TORONTO 200) INC - 2604666 ONTARIO INC

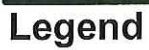
CITY FILE: C05W05.010



EXTRACT FROM SCHEDULE SP40(D) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

	RESIDENTIAL: Low / Medium Density		OPEN SPACE: Valleyland Neighbourhood Park
	INSTITUTIONAL: Elementary School		Lands Subject to this Amendment
	ROAD NETWORK: Minor Collector Roads (23-26 metres)		





Date: 2018/05/10

GREAT GULF (TORONTO 2000) INC - 2604666 ONTARIO INC.

CITY FILE: C05W05.010



AERIAL PHOTO DATE: FALL 2018

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				

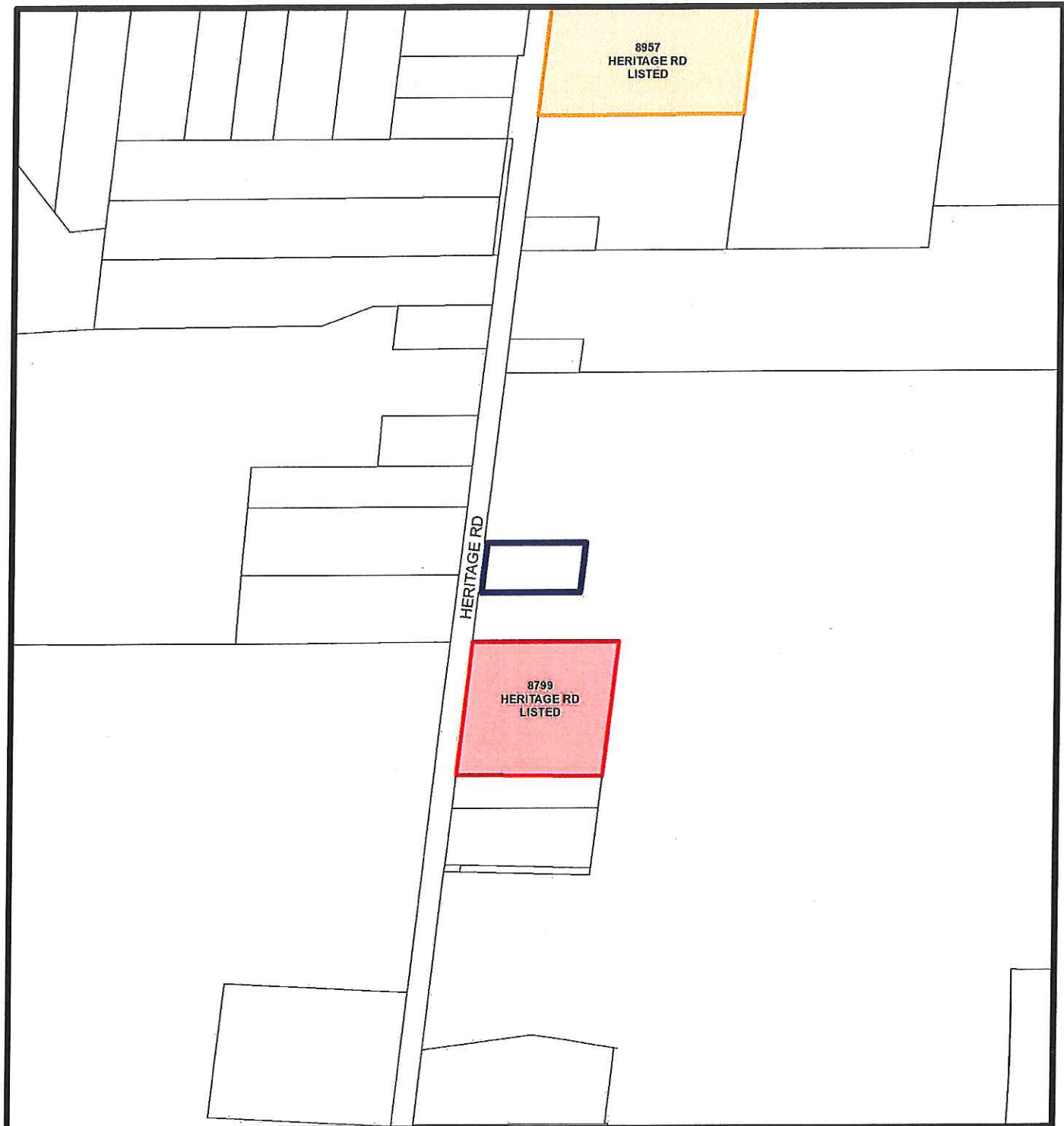


APPENDIX 6

AERIAL & EXISTING LAND USE

GREAT GULF (TORONTO 2000) INC - 2604666 ONTARIO INC.

CITY FILE: C05W05.010



- | | | | |
|---|--------------|---|---------------------------------|
|  | SUBJECT LAND |  | HERITAGE PROPERTIES OUTSIDE 50M |
|  | CITY LIMIT |  | HERITAGE PROPERTIES WITHIN 50M |



BRAMPTON
Flower City
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PLANNING AND DEVELOPMENT SERVICES



0 50 100
Metres

Author: CKovac
Date: 2018/05/10

APPENDIX 7 HERITAGE RESOURCES

GREAT GULF (TORONTO 2000) INC - 2604666 ONTARIO
INC.

CITY FILE: C05W05.010

*The Heritage Resource boundaries are generalized and not definitive. Please contact a Heritage Coordinator for more information: Cassandra Jasinski : 905-874-2618
Antonietta Minichillo : 905-874-3744

RIVERVIEW HEIGHTS BLOCK PLAN



LEGEND

- EXECUTIVE RESIDENTIAL (36.3 ha)
- VILLAGE RESIDENTIAL (4.1 ha)
- LOW/MEDIUM DENSITY RESIDENTIAL (81.0 ha)
- MEDIUM DENSITY RESIDENTIAL (14.7 ha)
- MEDIUM / HIGH DENSITY RESIDENTIAL (3.3 ha)
- MIXED USE (4.0 ha)
- SUBJECT LANDS

- SC SERVICE COMMERCIAL (8.9 ha)
- SOSC SPECIALTY OFFICE AND SERVICE COMM'L (7.7 ha)
- CC CONVENIENCE COMMERCIAL (8.2 ha)
- NC NEIGHBOURHOOD COMMERCIAL (7.8 ha)
- OC OFFICE CENTRE (4.2 ha)
- PI PRESTIGE INDUSTRIAL (10.7 ha)
- P&P PARKS & PARKETTES (17.5 ha)

- VISTAS (1.5 ha)
- INSTITUTIONAL & SCHOOLS (30.0 ha)
- OPEN SPACE/ WOODLOTS (126.8 ha)
- SWM POND (21.6 ha)
- ROADS/ WIDENINGS (76.7 ha)

TOTAL AREA 465 ha

MNR Mapped Wetlands (approx. from air photography)



NON PARTICIPATING LANDS- FURTHER STUDY REQUIRED



DESIGNATED HERITAGE PROPERTY



LISTED HERITAGE PROPERTY



PRIMARY GATEWAY



MISSISSAUGA RD. STREETSCAPE ENHANCEMENT



Access to ponds L2 and L5 to be determined at the subdivision stage of development.



Limited turn movements

DEVELOPMENT LIMITS

- Limit of Development
- Approximate Limit of Development
- Staked Dripline of Mature Forest

- Staked Edge of Wetland (MNR July 2008)
- Staked Top of Bank
- Staked Top of Slope



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Drawn By: CJK
Date: 2018 05 15

APPENDIX 8

BLOCK PLAN DESIGNATIONS

GREAT GULF (TORONTO 2000) INC - 2604666 ONTARIO INC.

CITY FILE: C05W05.010

DETAILED PLANNING ANALYSIS

City File Number: C05W05.010

Overview

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan, and the Bram West Secondary Plan (Chapter 40d) provide direction and policies that encourage efficient and sustainable development through intensification, compact form, use of existing infrastructure, and providing an appropriate mix of housing types and land uses. It is acknowledged that these elements will be achieved on an overall Secondary Plan / Block Plan basis, and not necessarily on an individual site by site by site basis. Accordingly, the proposed development will provide one such element in achieving the objectives and goals of the governing planning documents noted above. The following provides a detailed planning analysis in this regard.

Matters of Provincial InterestPlanning Act

The proposed development has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act:

- the orderly development of safe and healthy communities; and,
- the appropriate location of growth and development.

Matters of Provincial InterestPlanning Act

The proposed development has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act:

- the orderly development of safe and healthy communities; and,
- the appropriate location of growth and development.

Regard for the above noted matters of Provincial interest will result from the proposed rezoning and subdivision applications providing a logical road connection between the two segments of the Ixworth Circle road right-of-way and by way of the creation of eight residential lots which will provide lot sizes and shapes similar to those that have been approved within the neighbouring area.

Provincial Policy Statement

The subject application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement as follows:

- Section 1.1.1 states that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term need.

The proposed development is located within the Bram West Secondary Plan which plans for a range and mix of residential land uses including 'Executive Residential', 'Low Density', 'Low/Medium Density', 'Medium Density', 'Village Residential', 'Medium/High Density' and 'Mixed Use'. The development proposal implements the Secondary Plan (and associated Block Plan) and contributes single detached lots to the overall planned mix of uses. The single detached lots have the potential to accommodate a registered second unit, which contributes towards achieving an appropriate range and mix of residential land uses for a complete community. The applications are consistent with this policy.

- Section 1.1.2 states that land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.

The subject property is designated for residential uses in the City's Official Plan. Approval of the subject applications will help contribute residential lots to meet the City's growth projections in an appropriate and planned manner that also is consistent with the Staging and Sequencing Plan approved for this area.

- Sections 1.1.3.1 and 1.1.3.2 requires that settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. The land use pattern within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, minimize negative impacts to air quality and climate change, promote energy efficiency, support active transportation.

The proposed residential lots are intended to be serviced from the surrounding subdivisions. The potential for the extension of services from the adjacent subdivisions promotes cost-effective development standards and minimized land servicing costs. Conditions will be imposed as part of the draft plan of subdivision to ensure that this development only proceeds when the adjacent subdivisions have been registered and services/roads extended to the property.

2017 Growth Plan for the Greater Golden Horseshoe

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject applications conform to the Provincial Growth Plan and are consistent with the following policies:

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject applications conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in *Section 2.2.1 Managing Growth*. According to Section 2.2.1, within defined settlement areas, growth is to be focused in:

- delineated built-up areas;
- strategic growth areas;
- locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
- areas with existing or planned public service facilities.

Applying the policies of this Plan will support the achievement of complete communities that features a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities (Section 2.2.1.4). The proposed residential lots are located within the Bram West Secondary Plan contemplates a diverse range and mix of land uses. The proposed is also consistent with the approved Community Block Plan (Sub Area 40-3), which is intended to accommodate convenient access to public transit, local stores, public service facilities, public parkland and create opportunities for walking, cycling and active transportation.

The intent of the Growth Plan is to focus growth within settlement areas that contain existing or planned transit and planned public service facilities. In this regard, the proposed development is within a planned settlement area and is located along a planned Secondary Transit Corridor (Heritage Road).

Accordingly, the proposal will conform with Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a diverse mix of land uses and convenient access to local stores, services, and public service facilities.

The Growth Plan then also sets out provision for new development areas identified as "Designated Greenfield Areas", that are not within areas of focus for growth. Among other things the Growth Plan sets out minimum densities for such areas. In this regard, Section 2.2.7.4 requires that the density targets that were in effect as of July 1, 2017, continue to

apply (and not the newer targets set out in the 2017 amendment to the Growth Plan). The Region and City Official Plan set out a target of 51 residents and jobs per hectare over the designated Greenfield Areas for Brampton (as approved in accordance with the previous Growth Plan).

The proposal conforms to Section 2.2.7 Designated Greenfield Areas as the proposed development will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities on an overall basis. The proposed development will yield 31.1 persons and jobs on this 0.48 hectare site. This translates into 65 persons and jobs per hectare. This exceeds the City targets of 51 residents and jobs per hectare. It is noted that the persons and jobs per hectare total for this development is somewhat higher than would apply to a larger plan of subdivision. This is due to the fact that this subdivision development does not contain lands for parks, schools or a stormwater management pond, all of which would work towards significantly reducing the jobs and persons per hectare calculation.

Regional Official Plan

The subject lands are located within the "Urban System" designation in the Region of Peel Official Plan and are considered to conform to the related objectives and policies as follows:

- *(Objective: Section 5.3.1.3): "To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities".* The development proposal will create opportunities to introduce new residents to the existing community where opportunities for recreation and employment within the neighbouring area will be made available.
- *(Objective: Section 5.3.1.4): "To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services".* The proposed single detached residential lots are located within an approved Community Block Plan Area (Sub Area 40-3) which contemplates a range of housing types, densities and mix of land uses. The proposal will contribute single detached residential dwellings, similar in size and scale to what has been approved within the immediate area.
- *(Objective: Section 5.3.1.5): "To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive".* Residents from this development will be able to ease of access to Heritage Road and to the associated transit opportunities that exist or are planned for this area. In addition, schools and parks are, or will be developed, within a short walking distance of the site.
- *(Policy: Section 5.3.2.6): "While taking into account the characteristics of existing communities, area municipalities will be directed to include policies in their Official Plans that:*

- a) *support the Urban System objectives and policies in this (Regional) Plan;*
- b) *support pedestrian-friendly and transit-supportive urban development;*
- c) *provide transit-supportive opportunities for re-development, intensification and mixed land use; and,*
- d) *support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles."*

The Riverview Heights Block Plan (Area 40-3) was approved on October 12, 2011, in accordance with the respective policies of the Region's and City's Official Plan documents. In this regard, the approved block plan has taken into account the sensitive land uses on the west side of Heritage Road (ie. Maple Lodge Farms and associated agricultural practices) and the open space and environmental lands within the area. In addition, the approved block plan has provided a pedestrian walkway system, and will accommodate public transit in the area as warranted by the development in the area. The approved Secondary Plan and associated Block Plan contain detailed development principles and policies which address, amongst other things, community design guidelines and the need for all development to have due consideration to Crime Prevention Through Environmental Design (CPTED) principles in order to promote proper design and the effective use of the built environment.

Official Plan

The lands are designated "Residential" in Section 4.2 of the Official Plan. The "Residential" designation permits a broad range of housing, ranging from assisted housing to upscale executive house types. The proposal conforms to the "Residential" designation of the Official Plan and complies with the following Residential Policies of the Official Plan:

- Promote well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors;
- Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes; and,
- Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design.

Secondary Plan

The property is designated "Low/Medium Density Residential" in the Bram West Secondary Plan Area 40(d). The "Low/Medium Density Residential" designation permits a maximum combined density of 30.1 units per net residential hectare (12.2 units per net residential acre). In addition, the Bram West Secondary Plan requires that at least 60% of the overall development within the Low/Medium Density Residential designation shall be single detached structural units. Therefore the maximum density of the Secondary Plan would permit the subject property to be developed for 8.98 lots, whereas only 8 lots are being proposed. As

7.3-39

such, the proposed development is consistent with the Secondary Plan's density requirements and the proposed single detached residential lots will contribute towards the predominant form of low/medium density housing that is planned for this area. An amendment to the Secondary Plan is not required to facilitate the proposal.

Block Plan:

The property is designated "Low/Medium Density Residential" on the approved Riverview Heights Community Block Plan (Sub Area 40-3) (see Appendix 7). The application is proposing to permit single detached dwellings, which is consistent with the predominant form of housing intended for the Riverview Heights Community Block Plan. The proposed single detached dwellings are consistent with the approved block plan design. An amendment to the Riverview Heights Community Block Plan is not required.

Zoning

The property is zoned "Agricultural (A)" by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential use. The applicant has submitted a Draft Zoning By-law Amendment in support of the application with site specific provisions to permit the following:

- Four lots having a minimum lot width of 11.4 metres for the single detached lots with frontage along the interior local road;
- Four lots having a minimum lot width of 10.4 metres for the single detached lots with frontage along the interior local road;

The two zoning categories being proposed (ie. R1F-101.4-2430 and R1F-10.4-2428) will allow for residential development that is similar to what was approved on the adjacent lands to the north, south and east, which is also owned by the applicant.

Land Use

The proposed development of the surrounding lands is generally consistent with the approved block plan design. This Block Plan contemplates a wide range and mix of land uses including: low/medium density residential, mixed use, commercial, institutional, public parkland, and open space. The proposed single detached lots are of a width, depth, and configuration that is consistent with the adjacent draft approved plan of subdivision to the north, south and east (Files: C05W04.005 & 21T-06024B) and in accordance with the Secondary Plan designation. The proposed single detached lots are located along a planned Secondary Transit Corridor (Heritage Road) and will have convenient access to public transit.

The subject property is intended to be developed in conjunction with the adjacent lands (ie. Phase 4, Plan 4B on 21T-06024B), which is also owned by the applicant, in early 2020 in order to obtain the necessary road access and servicing.

Urban Design

The lands are located within the approved Riverview Heights Community Block Plan (Sub Area 40-3) and the development is required to conform to the "Riverview Heights Community Design Guidelines". The intent of the Community Design Guidelines (CDG's) is to establish a detailed architectural design and site planning criteria to guide built form development. The Community of Riverview Heights is envisioned primarily as a residential community with an emphasis on the protection and enhancement of the natural environment. The block plan encompasses a range of housing types and tenure as well as employment and retail facilities to generate a complete community of uses. These proposed single detached lots conform to the approved CDG's and block plan design for Riverview Heights. This zoning and subdivision applications will be subject to the City's Architectural Control Compliance Review process. A Design Control Architect and Urban Design staff will review the applicant's future Architectural Control Application to ensure that building designs are appropriate and in general compliance with the Riverview Heights Architectural Design Guidelines. The applicant must prove to the satisfaction of the Control Architect and City's Urban Design staff that they are able to comply with these guidelines throughout the design, marketing and construction process. Only dwelling unit designs that have been approved by the Design Control Architect may be offered for sale and built.

Transportation/Traffic

The proposal will not have any adverse impact on the traffic operations of the surrounding area. Instead, the proposed development will provide the final segment of road that will allow for the completion of Ixworth Circle. The capacity of the existing and future road network will be able to accommodate the vehicle trips generated by the proposed single detached dwelling units. The City will recommend that the applicant will be required to gratuitously convey to the City the necessary road widening (about 2 – 4 metres) in accordance with the requirements of the approved Heritage Road Environmental Assessment. This has been imposed within the proposed conditions of draft plan approval.

Noise

The applicant provided a preliminary Noise Feasibility Study, by Jade Acoustics, dated July 30, 2010, as part of the overall Block Plan review process (Files: C05W05.005). This study revealed that the primary source of sound is road traffic on Heritage Road. The eight lots subject to this development application will require warning clauses to be included in the Agreement of Purchase and Sale to advise prospective purchasers of the road traffic noise impacts and that these lots have been fitted to accommodate central air conditioning. The City's Environmental Engineering staff have reviewed the Noise Feasibility study and have found it to be acceptable. As part of the conditions of draft plan approval, the Engineering Section will require the applicant to provide a detailed noise report as part of the first engineering submission and this report will recommend the necessary noise control measures that will need to be incorporated within the proposed development.

Servicing

A Servicing Brief / Functional Servicing Report Addendum, prepared by R.J. Burnside, dated March 23, 2018, was submitted in support of the application. The submission concluded that the proposed single detached lots can be fully serviced by connecting to the future services that are planned for Ixworth Circle. The City's Development Engineering staff have reviewed the engineering submission and have found it to be acceptable.

Phase 1 Environmental Site Assessment

A preliminary Phase 1 Environmental Site Assessment prepared by EXP Services Inc., dated October 16, 2017 was submitted as part of a due diligence submission for the owner. The report acknowledges that the property was first developed in the mid 1950's for residential purposes. The consultant has determined based on the findings of this report, that there are no sources of potential environmental concern on the property or at surrounding properties. A supplemental Phase 1 Site Assessment has also been prepared in order to address comments from the Building Division, and maintains the same findings and recommendations which were outlined in the previous report.

The Building Division has advised that prior to subdivision registration, the applicant will be required to provide a Record of Site Condition, a detailed soils investigation analysis, and a report identifying all existing water wells and private sewage on-site.

Tree Inventory & Preservation Plan

A Tree Inventory and Preservation Plan prepared by SLR, dated April 20, 2018, was submitted in support of the application. The study indicates that 21 trees have been inventoried and assessed, and concludes that there is no opportunity to preserve these trees due to the subdivision design, and the grading and servicing work that is required to develop the eight residential lots. The City's Open Space Development staff have reviewed the Tree Inventory and Preservation Plan and have found it to be satisfactory. Tableland tree compensation will be required for the removal of healthy tableland trees. If site constraints limit the opportunity for tree planting, the applicant will have the option to provide cash-in-lieu for the compensation trees, as per the City's Tableland Tree Assessment Guidelines.

Stage 1 and 2 Archaeological Assessment

A Stage 1 Archaeological Assessment, prepared by Archaeological Assessments Ltd, dated April 16, 2018 was submitted in support of the application. The report concludes that no archaeological sites were encountered during the course of the fieldwork portion of the study, and as such there are no further concerns for impacts of archaeological resources on this property. This report will be forwarded to the Ministry of Tourism, Culture, and Sport (MTCS), and the Ministry will provide a letter stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development. The City's Heritage Planning staff have reviewed the Stage 1-2 Archaeological Assessment, and has found it to be acceptable. Standard conditions of draft plan approval will be imposed requiring that development cease immediately if any new archaeological resources are discovered.

Sustainability Score and Summary

In accordance with the Sustainability Guidelines, sustainability scoring and summary documents are not required for a development having 8 lots or less.

PUBLIC MEETING

City File Number: C05W05.010

Subdivision File: 21T-18004B

(Date of Public Meeting: September 10, 2018)

Members Present

Regional Councillor E. Moore – Wards 1 and 5 **(Chair)**
Regional Councillor G. Gibson – Wards 1 and 5 **(Vice-Chair)**
Regional Councillor P. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Staff Present

Planning, Design and Development Department

R. Elliott, Commissioner, Planning, Design and Development
A. Parsons, Director, Planning and Land Development Services
R. Conard, Director of Building;
A. Farr, Manager, Development Services
R. Nykyforchyn, Development Services
K. Freeman, Development Planner
N. Mahmood, Development Planner
D. VanderBerg, Central Area Planner
N. Grady, Development Planner
B. Shaw, Development Planner
S. Swinfield, Development Planner
S. Dykstra, Development Planner
C. LaRota, Policy Planner

Corporate Services Department

A. Wilson Peebles, Legal Counsel
C. Gravlev, Deputy Clerk
T. Jackson, Legislative Coordinator

Members of the Public:

- None

Results Of The Public Meeting:

A meeting of the Planning and Development Services Committee was held on **September 10, 2018** in the Council Chambers 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the *Planning Act* and City Council procedures. There were no members of the public in attendance for this item at the Statutory Public Meeting. It is noted that no public correspondence has been received from interested parties or adjacent land owners.

RESULTS OF APPLICATION CIRCULATION

City File Number: C05W05.010

Subdivision File: 21T-18004B

Comments Received:

- Comments and conditions memos which were received from City Departments have been attached to the conditions of draft plan approval which are contained in Appendix 11 of this report.
- The Environmental Planning Section has advised that they have no comments.
- Comments received from all other internal and external departments and agencies are attached hereto.



BRAMPTON
Flower City

Public Works & Engineering
Development Engineering

Date: July 10, 2018

TO: Rob Nykyforchyn
Planning

RE: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
Great Gulf (Toronto 2000) Inc. – 2604666 Ontario Inc.
8821 Heritage Road
Ward: 6

FILE: C05W05.010 & 21T-18004B

We have reviewed the Servicing Brief / Functional Servicing Report Addendum – 8821 Heritage Road, City of Brampton, in support of Application to Amend the Zoning By-Law & Proposed Draft Plan of Subdivision Applications prepared by R.J. Burnside & Associates Limited, dated March 23, 2018 and confirm that we have no further comments.

Yours truly,

A handwritten signature in black ink, appearing to read "Muhamet Nenada", written over a horizontal line.

Muhamet Nenada C.E.T.
Development Engineering Technologist
Tel: (905) 874-2564, Fax (905) 874-3369
muhamet.nenada@brampton.ca

Attach.

cc: Maggie Liu
Frank Mazzotta
Bill Allison
Olti Mertiri

Nykyforchyn, Rob

From: Smith, Erin
Sent: 2019/02/19 1:40 PM
To: Eshesh, Shahinaz
Cc: Cooper, Pam; Nykyforchyn, Rob
Subject: RE: Draft Plan comments and conditions memo needed for Great Gulf subdivision @ 8821 Heritage Rd (Files: C05W05.010 & 21T180004B)

Thanks Shahinaz. We provided archaeology clearance for this subdivision previously, however the text below should still be added. From what I can tell from past examples, this text has been added in the Requirements/Conditions section.

Should previously undocumented archeological resources be discovered, they may be a new archeological site and therefore subject to Section 41 (1) of the Ontario Heritage Act. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact City Heritage staff.

The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Thanks,

Erin Smith, BES, MSHP
Assistant Heritage Planner
Heritage, Planning & Development Services
City of Brampton
Phone: 905-874-3825



Nykyforchyn, Rob

From: Zalecki, Julia
Sent: 2019/04/29 11:05 AM
To: Nykyforchyn, Rob; Parajuli, Bishnu
Subject: RE: Draft Plan comments and conditions memo needed for Great Gulf subdivision @ 8821 Heritage Rd (Files: C05W05.010 & 21T180004B)
Attachments: Heritage Property 33 - 8821.pdf

Hi Rob,

Yes, the property requirement for ROW (Fee) ranges approximately between 2.2m and 3.5m at the north and south limits of the property.


We also require a permanent aerial easement of 3.3m and 6.0 temporary grading easement along the entire frontage of the property.


Regards,


Julia Zalecki, C.E.T.

Design Coordinator | Capital Works | Public Works and Engineering | City of Brampton
T: 905.874-2463 | C: 416.806.0146 | F: 905.874-2599 | 1975 Williams Parkway, Brampton, ON L6S 6E5



 PERMANENT (AERIAL) EASEMENT ON PRIVATE LAND

 PERMANENT (ANCHOR) EASEMENT ON CITY PROPERTY

 PERMANENT (ANCHOR) EASEMENT ON PRIVATE LAND

Final Area to be determined by legal survey



Drawn By: HG	Scale: N.T.S.	JULY 2016	B000273	033
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Serving a world in motion
navcanada.ca

July 26, 2018

8821 Heritage Road C05W05.010 and 21T-18004B
Your file
Our file
18-3488

Mr. Robert W. Nykyforchyn
City of Brampton

RE: Development Proposal/Plans: 8 Residential - Brampton, ON

Within a 2,000 feet radius approximately centered on

(N43° 38' 03.33" W79° 48' 28.32" / 34.7769' AGL / 712.7769' AMSL)

Maximum building height stated as 35 feet above ground level

Mr. Nykyforchyn,

NAV CANADA has evaluated the captioned proposal and has no objection to the project as submitted.

NAV CANADA does not require notification of construction; however, if you should decide not to proceed with this project, please advise us accordingly so that we may formally close the file. If you have any questions, contact the Land Use Department by telephone at 1-866-577-0247 or e-mail at landuse@navcanada.ca.

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

Yours truly,

A handwritten signature in blue ink, appearing to read "G. Adamache", written over a light blue horizontal line.

Gheorghe Adamache | NAV CANADA
Manager - AIM IFP Service Delivery

cc ONTR - Ontario Region, Transport Canada

Nykyforchyn, Rob

From: DiBerto, Dorothy <Dorothy.DiBerto@cvc.ca>
Sent: 2018/10/19 10:30 AM
To: Nykyforchyn, Rob
Cc: Edward Tjeerdsma; Wei Guo
Subject: 21T-18004B - Great Gulf

Categories: [SharePoint] You saved this message in 'Development Services > Development Applications > Concessions WEST (C Files) > C05W05.010'

Rob,

CVC staff have reviewed and found satisfactory an FSR Addendum by Burnside (March 2018) for the above noted draft plan in Block 40-3. We have no further comments in this regard.

We will provide draft conditions shortly.

Thanks,

Dorothy Di Berto, RPP

Senior Planner | Credit Valley Conservation

905.670.1615 ext 232 | 1.800.668.5557

Dorothy.diberto@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.



October 22, 2018

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

Attention: Rob Nykyforchyn

Dear Mr. Nykyforchyn

**RE: CVC File No. 21T-18004B
Great Gulf (Toronto 2000) Inc. – 2604666 Ontario Inc.
Part Lot 5, Concession 5 WHS
City of Brampton**

CVC staff have received and reviewed the above noted draft plan of subdivision and Zoning By-Law Amendment made by Great Gulf (Toronto 2000) Inc. and provide the following comments.

Site Characteristics

The subject property is within Sub-Area 40-3, Riverview Heights Community and is subject to the approved Block Plan EIR and FSR. The property itself does not contain any features of interest to CVC however it is located adjacent to regulated features and as such is partially located within the regulated area. As such, a permit for grading will be required from CVC.

Stormwater Management

Stormwater management for this site was reviewed through the FSR Addendum, completed by Burnside (March 2018) and found satisfactory. The site drains to off-site downstream facility, Pond L1.

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. Prior to the registration of the plan and any site grading and servicing that the following information 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.
 - b) That permits be received from Credit Valley Conservation in accordance with Ontario Regulation 160/06 for any grading and restoration works.

- c) Appropriate sediment and erosion control measures be implemented as approved by the Credit Valley Conservation and the City of Brampton.

- 2. That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions #1.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned.

Sincerely,



Dorothy Di Berto, RPP
Senior Planner

cc: John Hardcastle, Region of Peel
Wei Guo, Great Gulf

IMPLEMENTING ZONING BY-LAW

City File Number: C05W05.010

Subdivision File: 21T-18004B

APPENDIX 12



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

To amend Zoning By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL SINGLE DETACHED F-10.4 SECTION 2428 (R1F-10.4-2428); and, RESIDENTIAL SINGLE DETACHED F-11.4 SECTION 2430 (R1F-11.4-2430);

ENACTED and PASSED this 19 day of June, 2019.

Approved as to
form.

2019/month/day

AWP]

Patrick Brown, Mayor

Approved as to
content.

2019/month/day

APJ

Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 5 W.H.S.

By-Law _____

Schedule A

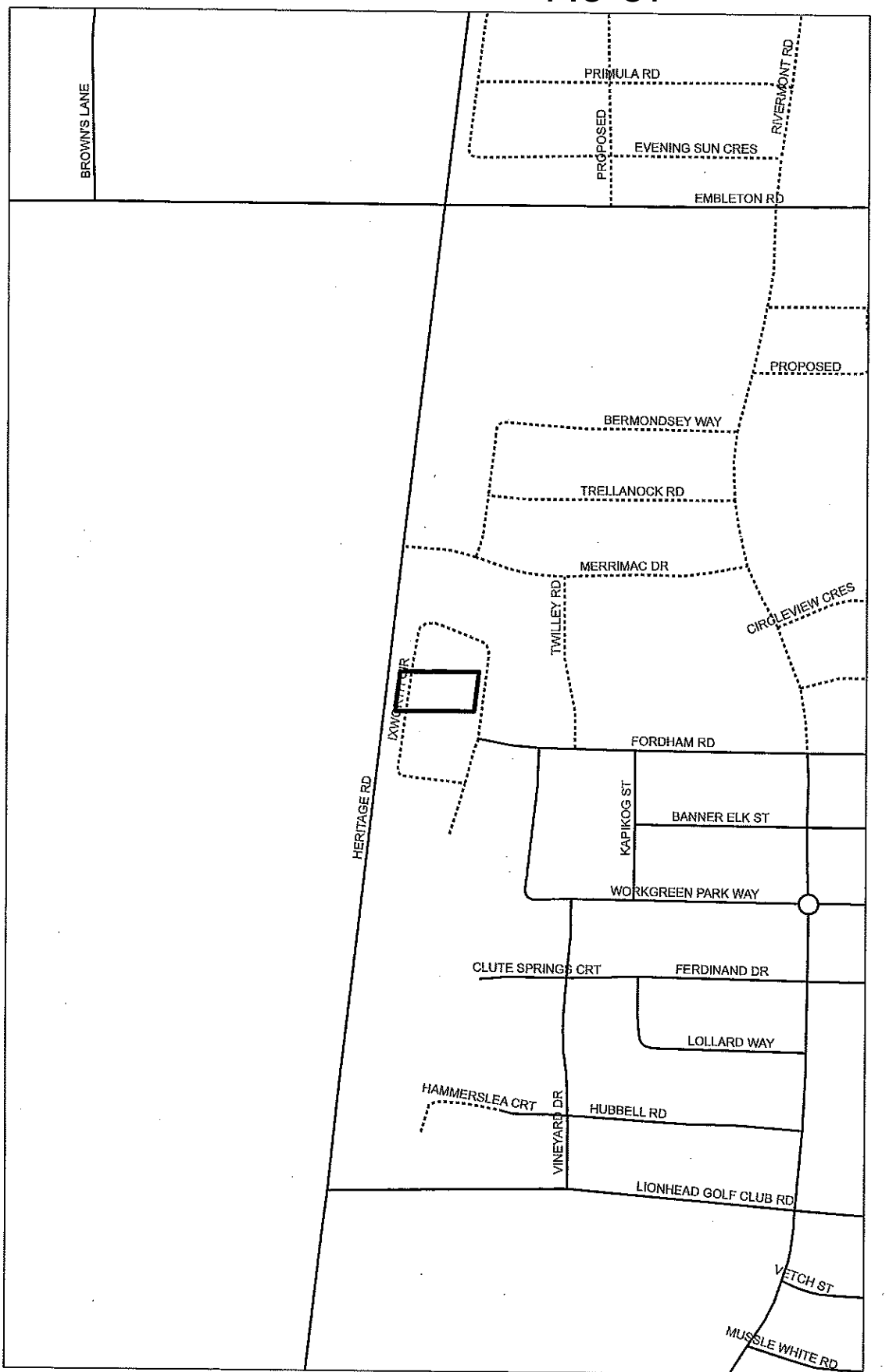


CITY OF BRAMPTON
Planning and Development Services

Date: 2019 04 30

Drawn by: CJK

File no. C05W05.10_ZBLA



 SUBJECT LANDS

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 19

The purpose of By-law -19 is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Great Gulf Group of Companies. (c/o 2604666 Ontario Inc.) (Files No. C05W05.010 and 21T-18004B).

EFFECT OF THE BY-LAW

The effect of By-law -19 is to permit residential single detached dwellings.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -19 are located east of Heritage Road, approximately midway between Embleton Road and Lionhead Golf Club Road, within Part of Lot 5, Concession 5, W.H.S.

Any further inquiries or questions should be directed to Rob Nykyforchyn, City of Brampton, Planning and Development Services Department, 905-874-2065 or at rob.nykyforchyn@brampton.ca

CONDITIONS OF DRAFT PLAN APPROVAL

City File Number: C05W05.010

Subdivision File: 21T-18004B

**City of Brampton CONDITIONS OF DRAFT APPROVAL FOR THE REGISTRATION
OF DRAFT PLAN OF SUBDIVISION 21T-18004B**

This approval applies to the draft plan of subdivision (21T-18004B) prepared by Great Gulf Group of Companies, dated January 30, 2018 illustrating 8 residential development lots for single detached dwellings, public road right-of-way (ie. Ixworth Circle) and a Heritage Road widening block. The conditions applying to the approval of the final plan for registration are as follows:



**SCHEDULE A
CONDITIONS OF DRAFT APPROVAL**

DRAFT APPROVAL DATE:

SUBJECT:

**Draft Plan of Subdivision
GREAT GULF (TORONTO 2000) INC.
(c/o 2604666 ONTARIO INC.)
City of Brampton
Subdivision File: 21T-18004B
City Zoning File: C05W05.010
Planner: Rob Nykyforchyn**

In accordance with By-law 216-2017 the Commissioner of Planning and Development Services of the City of Brampton has made a decision to authorize the draft approval of the above noted draft plan of subdivision subject to the following conditions.

Approved Plan and Redlines

1. The final plan shall conform to the draft plan prepared by Great Gulf Group of Companies, dated January 30, 2018.

Subdivision Agreement

2. Prior to registration, the owner shall enter into a Subdivision Agreement and any other agreements deemed necessary by the City of Brampton, Region or any other approval authority.

These agreements shall deal with any matter and include any term or condition which an approval authority may require, where such matters, terms, or conditions, are reasonable in the opinion of the approval authority, having regard to the nature of the development proposed for the subdivision, in accordance with s.51 of the *Planning Act*. These agreements may address matters including but not limited to the following:

- 2.1 Planning matters such as parkland/open space dedications and development, residential reserves, buffer blocks, tree preservation, trails, site development plan, utilities, architectural control, homebuyers information map, heritage conservation and landscape plan approvals, phasing/staging of development, warning clauses and notices.

- 2.2 Engineering matters such as municipal services, road widening, construction and reconstruction, transit infrastructure, traffic signals, grading, fencing, well monitoring, septic systems, waste management, pressure testing/chlorination, noise mitigation and warning clauses.
- 2.3 Financial issues such as cash contributions, levies (development charges), land dedications or reserves, securities or letters of credit;
- 2.4 Details regarding all matters and requirements referenced in these conditions of draft approval may be provided by way of Comments and Conditions Memos from approval authorities, or from agencies and departments of the City and/or Region, in response to the circulation of the draft plan of subdivision. The conditions expressly identified in the Comments and Conditions Memos as referenced and/or attached to this draft approval and/or any such additional or amended Comments and Conditions Memos as may be provided to the owner in accordance with this draft approval shall be deemed to be conditions for the purposes of this draft approval. General requirements of the City's Subdivision Manual, Development Design Guidelines, Region's Design Criteria and Material Specification Manual, and Landscape Guidelines, as applicable and as amended or replaced from time to time, shall be implemented through the terms and conditions of the Subdivision Agreement.

Fees

3. Prior to registration, all processing and administrative fees shall be paid. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.

Zoning

4. The Zoning By-law implementing the subject plan shall be approved under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.

Easement and Land Dedication within the Plan

5. Prior to registration of the Plan, the owner shall gratuitously convey and/or dedicate any required road or highway widening, 0.3 m (1 ft.) reserves, walkways, sight triangles, radius roundings, buffer blocks other land required for municipal purposes and utility or drainage easements to the satisfaction of the City, Region, or other authority.

External Easements and Land Dedications

6. Prior to registration, the owner shall gratuitously convey all necessary external easements and lands for access, drainage, servicing, utility purposes and for any other municipal purposes, as may be required, to the appropriate municipality, agency or public authority. The owner is advised that no servicing works shall be permitted until the detailed engineering drawings are approved and external easements and lands granted.
7. Where the City has required as a condition of registration that the owner convey lands gratuitously to the City for municipal purposes, and where the lands have been so conveyed to the City, and where prior to assumption of the plan the City determines in its sole and absolute discretion that said lands (or any interest therein) are surplus to its requirements and are no longer required, then the City may reconvey said lands (or any interest therein) to the owner, gratuitously, provided that the owner shall be required to pay for any fees, taxes, and/or disbursements related to the reconveyance, including but not limited to registration fees and the cost of preparing and filing a reference plan.

Parkland Dedication

8. Prior to registration, parkland dedication requirements for the subject application shall be finalized. In this regard, arrangements shall be made to the satisfaction of the Commissioner, Planning and Development Services Department and in accordance with the terms of the City's Parkland Dedication By-law, applicable at the time of plan registration.

Studies

9. Prior to registration, the owner shall provide all outstanding reports, plans or studies required by the appropriate Municipality, agency or public authority and the approved recommendations shall be incorporated into the plans, agreements or otherwise implemented to the satisfaction of the City in consultation with the applicable agency and/or public authority.

Staging

10. Development of the plan shall be staged to the satisfaction of the City and the Region in accordance with the approved Growth Management Staging and Sequencing Strategy. In this regard provision shall be made in the subdivision agreement to allow for the registration of this plan in phases, only in accordance with the approved Growth Management Staging and Sequencing Strategy.

Where a Growth Management Staging and Sequencing Strategy has not been required by the City, staging shall be based on the timing of essential services that serve the plan including, but not limited to: servicing capacity, road improvements, school availability, etc. In this regard the owner shall agree to enter into a phasing agreement, the provisions of which may be incorporated into the Subdivision agreement to allow the registration of this plan in phases.

Drawings

11. Prior to registration the owner shall submit drawings to the satisfaction of the City in consultation with the applicable agency and/or public authority for approval.

Servicing

12. Prior to registration, the recommendations of the approved Functional Servicing Report shall have been incorporated into all engineering plans.

Cost-share Agreement

13. Prior to registration the owner shall sign the Landowners Cost Share Agreement (or other named agreement), and provide the City with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for registration.

Bell Canada

14. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department that satisfactory arrangements have been made to address requirements from Bell.

Conservation Authorities

15. Prior to registration and prior to any site grading and servicing, arrangements satisfactory to the Conservation Authority, shall be made to prepare the following information:
 - a) Detailed engineering and grading plans for the3 overall draft plan of subdivision;
 - b) Permits shall be received from Credit Valley Conservation in accordance with Ontario Regulation 160/06 for any grading and restoration works.
 - c) Appropriate sediment and erosion control measures be implemented as approved by the Credit Valley Conservation and the City of Brampton.

Hydro/Telecommunications

16. Prior to the release of the plan for registration, the owner must submit in writing, evidence to the Commissioner, Planning and Development Services Department that satisfactory arrangements have been made with the telecommunications and hydro providers for the installation of their plants in the common trench, within the prescribed location in the road allowances.

Schools

17. The applicant shall address the following Dufferin-Peel Catholic District School Board conditions:

- a) That the owner shall agree in the Servicing and /or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - i) "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."
 - ii) "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."

18. The owner shall address the following Peel District School Board conditions:

- a) The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:

"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."

Canada Post

19. The owner acknowledges that they will comply with the following Canada Post conditions:

- a) The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- b) The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals,

flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.

- c) The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- d) The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- e) The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- f) The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
- g) The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- h) The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

20. The owner acknowledges that they will notify Canada Post of the following:

- a) The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- b) Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- c) There will be no more than one mail delivery point to each unique address assigned by the Municipality

d) Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project

e) The complete guide to Canada Post's Delivery Standards can be found at:

https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Enbridge Gas Distribution

21. The owner acknowledges that:

- a) The owner shall contact Enbridge Gas Distribution's Customer Connections Department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.
- b) If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the owner.
- c) In the event that easement(s) are required to service this development, the owner will provide the easement(s) to Enbridge Gas Distribution at no cost.
- d) In the event a pressure reducing regulator station is required, the owner is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea20@enbridge.com.
- e) The owner will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.
- f) Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Alectra Utilities

22. The owner acknowledges that:

- a) The owner shall grant all necessary aerial and underground easements as may be required;
- b) The owner shall observe all aerial and underground clearances, as may be required, and that these will be confirmed during the final design of the road and subdivision.

- c) The owner shall contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.
- d) The owner or their representative is strongly advised to consult with Alectra Utilities (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on their web site at www.bramptonhydro.com.

Ministry of Culture Sports and Tourism

23. The owner acknowledges that:

- a) in the event that previously undocumented archeological resources are discovered, they are subject to the Ontario Heritage Act. The proponent/person must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with Section 48 (1) of the Ontario Heritage Act, and also contact the City of Brampton Heritage staff.
- b) Should any human remains be discovered, The Funeral, Burial and Cremation Services Act requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services. The City of Brampton Heritage staff shall also be contacted.
- c) In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this clearance. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Region of Peel

- 24. Prior to the execution of the Subdivision Agreement, the owner shall make appropriate arrangements with the Region regarding the financing and construction of Regional services if applicable to this development. Servicing may require the construction of oversized watermain/sanitary sewer, which is the financial responsibility of the Region as per the latest Development Charges By-law.
- 25. Provision shall be made in the Subdivision Agreement that the owner is responsible for cleaning, flushing, pressure testing and shall maintain adequate chlorine residuals in new watermains within the subdivision from the time the watermains are connected to the municipal system until such time as the Region issues final acceptance. Sampling hydrants may also be required and will be determined at the engineering review stage.

26. Prior to construction, the owner's engineer shall submit all engineering drawings in MicroStation and pdf format, as per the latest requirements of the Region "Development Procedure Manual."
27. Within 60 days of preliminary acceptance of the underground services, the owner's engineer is required to submit As-Constructed drawings in MicroStation format, as per the latest requirements of the Region "Development Procedure Manual." The owner's engineer is also required to 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."
28. Prior to the Regional granting clearance of the draft plan conditions of subdivision approval, the following must be forwarded to the Region's Legal Services Division:
 - A copy of the final M-Plan;
 - A copy of the final R-Plan; and
 - The documents required as per Schedule B of the Subdivision Agreement.

Administrative – Clearance of Conditions

29. Prior to the signing of the final plan by the Commissioner, Planning and Development Services Department, or her designate, they shall be advised that the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

NOTE 1:

In accordance with City Council resolution C003-97, draft approval granted under Section 51 of the *Planning Act*, R.S.O., 1990, c.P.13 is valid until draft approval is either withdrawn, or the plan is registered. The conditions of draft approval will, however, be reviewed initially 3 years after draft approval is granted and subsequently every 2 years to determine if the conditions are appropriate or whether draft approval should be withdrawn.

NOTE 2:

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West
Mississauga, Ontario, L5R 1C5
Attention: Ms. Stephanie Cox, Manager of Planning

Peel District School Board
5650 Hurontario Street
Mississauga, Ontario, L5R 1C6
Attention: Mr. Branko Vidovic, Planner

Telecommunication provider

(ie. Bell Canada

Right-of-Way

F1 3 – 100 Borough Drive

Scarborough, Ontario, M1P 4W2

Attn: Mr. John La Chapelle

Canada Post Corporation

5210 Braxco Blvd., Unit 200,

Mississauga, Ontario, L4W 1G7

Attn: Ms. Tigist Yage

Region of Peel

10 Peel Centre Drive

Brampton, Ontario, L6T 4B9

Attn: Mr. J. Hardcastle – Manager, Development Services

Enbridge Consumers Gas

P.O. Box 650

Toronto, Ontario, M5G 1X6

Attn.: Ms. Nikki DeGroot, Municipal Advisor

Alectra Utilities

175 Sandalwood Parkway West

Brampton, Ontario, L7A 1E8

Attn: Mr. R. Agostini

Ministry of Culture

400 University Avenue, 4th Floor

Toronto, Ontario, M7A 2R9

Attn: Ms. K. Cappela, Culture Programs Unit

NOTE 3:

The costs of any relocations or revisions to Hydro One facilities which are necessary to accommodate this subdivision will be borne by the owner, and further any easement rights of Hydro One are to be respected. The owner should contact the local Hydro One Area office to verify if any low voltage distribution lines may be affected by the proposal.

NOTE 4:

It is recommended that the owner or their consultant contact Credit Valley Conservation to clarify specific requirements prior to preparation of detailed engineering reports.

7.3-70



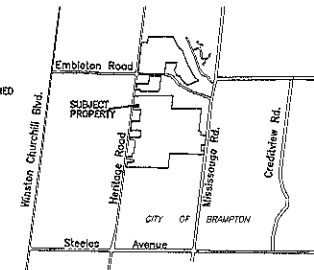
DRAFT PLAN OF SUBDIVISION
2604666 Ontario Inc.
 ONE OF THE

GREAT GULF GROUP
OF COMPANIES

PART OF LOT 5, CONCESSION 5
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

Key Plan

OTHER LANDS OWNED
 BY APPLICANTS



SCHEDULE OF LAND USE

LAND USE	LOT/BLOCK NUMBERS	NO. OF LOTS/UNITS	AREA (ha)
10.4m (34ft) SINGLE FAMILY RESIDENTIAL	1-2, 7-8	4	0.144
11.6m (38ft) SINGLE FAMILY RESIDENTIAL	3-6	4	0.154
ROAD WIDENING	9		0.013
IXWORTH CIRCLE 20m ROW-45m LENGTH			0.089
TOTAL		-8	0.400

Plan Prepared on January 30, 2018

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN

SIGNED *Gregory MacDonald*
 GREGORY MacDONALD O.L.S.
 WSP

DATE DECEMBER 4, 2017

OWNER'S CERTIFICATE

WE, 2604666 ONTARIO INC., HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL

SIGNED *Kathleen Schofield*
 KATHLEEN SCHOFIELD A.S.O.

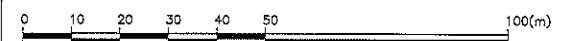
DATE Dec - 6/12

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- (a) (i) (ii) (iii) (iv) AS SHOWN ON THE DRAFT PLAN
- (b) (c) AS SHOWN ON THE DRAFT PLAN AND KEY PLAN
- (d) LAND TO BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE
- (e) SOIL IS CLAY LOAM
- (f) (g) FULL MUNICIPAL SERVICES TO BE PROVIDED

Scale 1:750



GREAT GULF GROUP OF COMPANIES

3751 Victoria Park Avenue
 Toronto, Ontario M1W 3Z4
 Telephone: (416) 449-1340



COMMENTS AND CONDITIONS MEMO

Date: May 13, 2019

File: C05W05.010 and 21T-18004B

From: Rob Nykyforchyn

Subject: Requirements for Plan of Subdivision 21T-18004B
Application to Amend the Zoning By-Law and Proposed Draft Plan of
Subdivision
GREAT GULF (TORONTO 2000) INC - 2604666 ONTARIO INC.
8821 Heritage Road

Discussed at Development Team meeting held on:

Plan by : Great Gulf Group of Companies

Plan Dated: January 30, 2018

The following represents a summation of comments and conditions from the **Development Services Division of the Planning and Development Services Department** with respect to matters dealing with Zoning, community information maps, warnings, notices, growth management, other general requirements to be included in the subdivision agreement, among others.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

Sales Office Homebuyers Information Map

1. Prior to draft plan approval, the owner shall prepare a preliminary Homebuyers Information Map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the following information and clauses as applicable:
 - a) The proposed land uses within the subdivision based on the latest draft plan.
 - b) The immediately surrounding existing and proposed land uses.
 - c) Those lots or blocks that have existing and potential noise environmental problems based on the noise feasibility study. Include all relevant warning clauses on the map.
 - d) The approximate locations of noise attenuation walls and berms;

- e) The approximate locations and types of other fencing within the subdivision
- f) Where parks and open space, storm water management facilities and walkways are located.
- g) The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Environment and Development Engineering Division).
- h) Potential locations of all Canada Post community mail boxes on corner lots (except corner lots at the intersection of an arterial road).
- i) The locations of all Brampton Transit routes through the subdivision.
- j) The following standard notes, using capital letters where noted:

i. "NOTICE AND ADVICE TO PURCHASERS:

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOMEBUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT"

- ii. "Some streets in this subdivision will be extended in the future and temporary access roads will be closed. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- iii. "There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- iv. "Some lots and development blocks will be affected by noise from adjacent roads, agricultural operations or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- v. "The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

- vi. "Valleys in the area will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- vii. "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177."
- viii. "The school site in the area may eventually be converted to residential uses and houses will be built instead. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- ix. "Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- x. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
- xi. "There may be a Brampton Transit bus route along some streets in the area with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca."
- xii. "Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home."
- xiii. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

- xiv. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
- xv. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
- xvi. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- xvii. "The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot."
- xviii. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- xix. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."
- xx. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."
- xxi. "FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT."

Digital Submissions of Plans

2. Prior to draft plan approval, a digital submission of the current draft plan to be draft-approved, shall be provided to the City, in accordance with the Planning and Development Services Department's digital submission requirements.

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The following requirements are applicable as a condition of draft plan approval:

Zoning –Special Provisions

1. The owner shall support an appropriate amendment to the Zoning By-law to permit the development of these lands in accordance with the draft-approved plan of subdivision. This will involve zoning the lands for the same site specific Residential Single Detached zone categories (ie. R1F-11.4-2430 and R1F-10.4-2428) that exist on the adjacent lands.

Final Homebuyers Information Map

2. Prior to registration of the plan, the owner shall prepare a detailed Final Homebuyers Information Map, based on the final M-plan, and approved by the City to replace the preliminary Homebuyers Information Map in all affected sales offices. This map shall contain the following information:
 - a) all of the information required on the preliminary map;
 - a) the locations of all sidewalks and walkways;
 - b) the locations of all rear yard catch basins and utilities easements on private property where applicable;
 - c) the locations of all above ground utilities;
 - d) the locations of all bus stops (if known); and,
 - e) the final locations of all Canada Post community mail boxes;
3. The owner shall ensure that each builder selling homes within the subdivision:
 - a) provides prospective purchasers with a notice from the City in the prescribed format that includes all of the notes required on the Homebuyers Information Maps; and,
 - b) attaches a copy of the preliminary Homebuyers Information Map to each offer of purchase and sale agreement.

Land Notices: Statements and Clauses

4. The owner shall include the following warnings in bold type in all offers of purchase and sale for all lots and blocks within the plan:
 - a) A statement to the satisfaction of Brampton Transit that the City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.
 - b) A statement which advises the prospective purchasers that mail delivery will be from a designated Community Mailbox.

- c) A statement indicating that the City of Brampton's Zoning By-law regulates the width of driveways and that owners not widen their driveway before inquiring about the permitted driveway width for the lot.
- d) The following statements:
 - i. "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."
 - ii. "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
 - iii. "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
 - iv. "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
 - v. "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."
- e) A statement indicating that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder the particular situation for the model and lot you intend to purchase.
- f) The following clauses to the satisfaction of the Dufferin-Peel Catholic District School Board, until the permanent school for the area has been completed:
 - i. "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."

- ii. "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."
 - g) The following clause to the satisfaction of the Peel District School Board for a period of five (5) years from the date of registration of the plan:
 - i. "Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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."
5. The owner shall notify purchasers of the exact Community Mailbox locations prior to the closing of any sales.

Telecommunications

6. The owner shall permit all telecommunications service providers that are a "Canadian carrier" as defined in subsection 2(1) of the Telecommunications Act or a "distribution undertaking" as defined in subsection 2(1) of the Broadcasting Act and have entered into a Municipal Access Agreement with the City ("Telecommunication Providers") to locate their plant in a common utility trench within any future public highway within the Plan. A list of Telecommunication Providers can be obtained from the City. Within 10 business days of the delivery of the pre-servicing letter, the owner shall notify all Telecommunication Providers of the Plan and request that the Telecommunication Providers contact the owner directly within 10 business days if they intend to locate their plant within any future public highway within the Plan. The owner shall make satisfactory arrangements (financial and otherwise) with the City, Telecommunications Providers and other utilities for the installation of each of their facilities in a common utility trench within the future public highway prior to commencing any work with respect to any future public highway as shown on the draft approved plan of subdivision, and the owner shall provide evidence of same satisfactory to the City. Until such installation is completed, the owner shall not undertake any works that will limit the ability of any Telecommunications Provider to install its plant in a timely and efficient manner. The owner shall install, at its own expense, 100mm diameter ducts at all road crossing for the use of Telecommunications Providers. The exact location and detailed specifications for these ducts shall be shown on the approved drawings. The owner acknowledges and agrees that the City may refuse to accept or assume any or all streets within the plan until the provisions of this section have been complied with.

7. Prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/ telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner is hereby advised that they may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication /telecommunication infrastructure, the owner shall be required to demonstrate to the telecommunication provider that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/ telecommunication services for emergency management services.

Growth Management/Staging and Sequencing

8. Prior to registration, the owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Riverview Heights Block Plan Area 40-3 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.

C. GENERAL COMMENTS

- There are no general comments applicable to this application.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Rob Nykyforchyn

Robert W. Nykyforchyn, MCIP, RPP
Development Planner
Development Services Division
Planning & Development Services Department
Tel: (905) 874-2065 Fax: (905) 874-2099
Rob.nykyforchyn@brampton.ca

C:



Date: February 26, 2019

File: C05W05.010 & 21T-180004B

To: Rob Nykyforchyn, Development Planner

From: Shahinaz Eshesh, Assistant Policy Planner

Subject: **Conditions of Draft Approval**
 Requirements for Plan of Subdivision 21T-180004B
 Draft Plan of Subdivision to permit the development of 8 single detached dwellings
GREAT GULF (TORONTO 2000) INC. c/o 2604666 ONTARIO INC.
 8821 Heritage Road

Circulation Date: June 21, 2018
 Plan: Draft Plan of Subdivision 2604666 Ontario Inc.
 Plan Dated: January 30, 2018
 Comment Revision #: First

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Policy Planning Division with respect to matters dealing with policy planning, growth management and heritage planning:

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

1. Prior to Draft Plan Approval, the Owner shall agree to enter into the Riverview Heights Community Area 40-3 Cost Sharing Agreement.
2. Prior to Draft Plan Approval, the Owner shall provide a written and signed acknowledgement from the Trustee appointed pursuant to the Cost Sharing Agreement, that the Owner has signed the agreement.

Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo.

Sustainability Score and Summary

Not applicable.

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Prior to registration, the Owner shall demonstrate to the satisfaction of the Planning and Development Services Department that the intent of the requirements of the approved Riverview Heights Block Plan Area 40-3 Growth Management Staging and Sequencing Strategy Report that apply to the plan of subdivision have been met.
2. Prior to registration, the Owner shall sign the Riverview Heights Community Area 40-3 Cost Sharing Agreement (or other named agreement), and provide the Planning and Development Services Department with a written acknowledgment from the Trustee appointed pursuant to the agreement, that the Owner has signed the agreement and has delivered the deeds or made the payments required by the agreement.
3. Should previously undocumented archeological resources be discovered, there may be a new archeological site and therefore subject to *Section 41 (1) of the Ontario Heritage Act*. The proponent/person discovering the archaeological resources must immediately cease alteration of the site, engage a licensed consultant archaeologist to carry out the archaeological field work, in compliance with *Section 48 (1) of the Ontario Heritage Act*, and also contact City of Brampton Heritage staff. The *Funeral, Burial and Cremation Services Act* requires any persons discovering human remains to notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

In no way will the City of Brampton be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of archaeological clearance provided in an email dated July 12, 2018. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

The Planning Opinion Letter, prepared by Malone Given Parsons Ltd., dated March 7, 2018 has been reviewed. Staff are satisfied with the submission of the Planning Opinion Letter.

The Riverview Heights Block Plan Area 40-3 Growth Management Staging and Sequencing Strategy Implementation Conditions Clearance table attached herein shall be completed fully in conjunction with satisfying Draft Plan Condition 1.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Shahinaz Eshesh
Assistant Policy Planner, Policy Planning
Planning and Development Services
Tel: (905) 874-3390
shahinaz.eshesh@brampton.ca

c: Pam Cooper, Manager of Policy Planning
Bashar Al-Hussaini, Senior Planner, Policy Planning
Erin Smith, Assistant Heritage Planner

Attachment (2) 1. Growth Management Staging and Sequencing Strategy
Implementation Conditions Clearance table
2. Heritage Planning – Archaeological Clearance (email)



BRAMPTON
Flower City
brampton.ca

Public Works & Engineering
Development Engineering

COMMENTS AND CONDITIONS MEMO

Date: July 23, 2018
 Revised: May 16, 2019
 File: (C05W05.010 and 21T- 18004)
 To: Rob Nykyforchyn
 From: Olti Mertiri
 Subject: **Requirements for Plan of Subdivision 21T- 18004**
 (Proposed infill development for eight detached dwellings)
Great Gulf Inc.
 8821 Heritage Road

Circulation Date: July 12, 2018
 Plan: Draft Plan of Subdivision
 Plan Dated: January 30, 2018

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.
 1. **Functional Servicing Report (FSR) – Approved by Development Engineering**

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering**1.1. Acoustic**

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton and Credit Valley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. Stormwater Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Registration Timing

- 2.1. The developer acknowledges and agrees that registration of this plan is dependent on the prior registration of the adjacent plans (Scottish Heather Phase 4A and 4B) for access and servicing.

3. Road Reconstruction/Cash Contributions

3.1. N/A

4. Financial Impact

4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.

4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

5. Sidewalks

5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

6. Land Dedications and Easements

6.1. Sufficient right of way for all roads associated with the plan and all easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

7. 0.3 Metre Reserves/Reserve Block(s)

7.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

8. Warning Clauses

8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

8.1.2. Any walkways or retaining walls that may evolve on the plan,

8.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

9. Soil

9.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Streetlighting

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. Utilities

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Preservicing

Installation of the underground works prior to registration of the plan may be undertaken by the owner in accordance with the City's Preservicing policy. Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Ontario Municipal Boards.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel.(905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Plantrak
Frank Mazzotta (Manager, Development Engineering)



Planning and Development Services

Building Division

8850 McLaughlin Road, Unit 1
Brampton, ON L6Y 5T1

COMMENTS AND CONDITIONS MEMO

Date: May 28, 2019

File: C05W05.010 and 21T-18004B

To: Rob Nykyforchyn

From: Anthony Magnone

Subject: Requirements for Draft Plan of Subdivision 21T-18004B
GREAT GULF (TORONTO 2000) INC - 2604666 ONTARIO INC.

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- Prior to draft plan approval/adoption of OPA/ZBA and prior to the initiation of any site works submit to the Chief Building Official:
- a Phase 1 Environmental Site Assessment in compliance with the most current regulations; *(Received)*
- a Phase 2 Environmental Site Assessment if required as a result of the Phase 1 Environmental Site Assessment in compliance with the most current regulations; *(Not applicable as per Phase 1 ESA report)*
- a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of the Environment; *(Not applicable as per Phase 1 ESA report)*
- A copy of the Environmental Site Assessments shall be provided to the Director, Engineering Services *(Has been verified by Engineering)*
- Further conditions to those set out in Section B below may be provided as a result of the resolution of matters identified in this Section A of the memo

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

- **Prior to registration of the Plan, or any phase thereof**, provide a detailed soils investigation of the site prepared by a qualified Geotechnical Engineer.
- **Prior to registration of the Plan, or any phase thereof**, provide confirmation to the Chief Building Official of the filing of the Record of Site Condition in the Environmental Site Registry **in compliance with the most current regulations**.
- **Prior to the initiation of any site grading or servicing and prior to registration**, the applicant shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the City's Chief Building Official that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone
Regulatory Co-ordinator
Tel: (905) 874-2415 Fax: (905) 874-2499
anthony.magnone@brampton.ca


COMMENTS & CONDITIONS MEMO

Date: May 29, 2019 (Updated from our July 16, 2018 memo)
File: C05W05.010 & 21T-18004B
To: R. Nykyforchyn, Development Services
From: C. Heike, Park Planning & Development
Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
 (Proposed infill development for 8 single detached dwellings)
 UPDATED Comments from the Park Planning & Development Section
Consultant: **GREAT GULF (TORONTO 2000) INC.**
Owner: **2604666 ONTARIO INC.**
Location: East of Heritage Road, about midway between Embleton Road and Lionhead Golf Club Road
 Circulation Date: July 9, 2018
 Ward: 6

In response to the circulation of the above noted Zoning By-Law application and Draft Plan of Subdivision dated June 18, 2018, the following represents a summation of comments from the **Park Planning and Development Section** in the Environment & Development Engineering Division – Public Works Department. ***Please note that this memo is an updated version of our memo dated July 16, 2018 which incorporates updated numbering only, as requested by Development Services.***

A. PRIOR TO DRAFT PLAN APPROVAL

The following must be addressed prior to the release of the application for draft plan approval.

Requested Adjustments to Plan:

1. NIL

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the Environment and Development Engineering Division.

a) Prior to 1st Engineering Submission:

Hoarding of Natural Features:

1. The Owner shall erect and maintain in good condition, hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Director, Environment & Development Engineering.

b) Prior to Registration:

The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.

Community Information Maps:

1. The Owner shall prepare a detailed Community Information Map, based on the final M-plan, to the satisfaction of the City.

Fencing:

2. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Riverview Heights 40-3 Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Director, Environment & Development Engineering.

Parkland Dedication:

3. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.

The City will not require the conveyance of parkland dedication (parkland or cash-in-lieu of parkland) as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c.P. 13 as amended.

The Owner is put on notice that City By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.

Plan Requirements for all Public Lands:

4. Prior to plan registration, the Owner shall provide detailed working drawings for all identified landscape buffers, streetscape planting and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Riverview Heights 40-3 Community Design Guidelines (as applicable).

Streetscape Plans:

5. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting. The Owner shall comply with the recommendations of the approved Riverview Heights 40-3 Community Design Guidelines (as applicable).

Summary Requirements:

6. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

Tableland Vegetation:

7. Prior to registration, a Tree Evaluation Report, shall be approved, to the satisfaction of the Director, Environment & Development Engineering.

N.B. The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

Tableland Tree Compensation:

8. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

Warning Clauses – Street Trees

9. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

"The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton's Public Works & Engineering Department at (905) 874-2050.

c) Post Registration:

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:

Development of all Public Lands:

1. The Owner is responsible for the development of all dedicated landscape buffers in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Director, Environment & Development Engineering.

Streetscape Implementation:

2. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Riverview Heights 40-3 Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting.

As-Built Drawings:

3. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated landscape buffers, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

d.) Prior to Assumption:*Hazard Removal:*

1. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in any location as determined by the City, shall be removed at the Owner's expense.

C. GENERAL COMMENTS

The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

1. NIL

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Park Planner, Park Planning & Development Section
Environment & Development Engineering Division
Public Works & Engineering Department
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
S. Bodrug, W. Kuemmling, M. Colangelo

(Note: A digital copy has also been uploaded to PlanTRAK.)



Public Works & Engineering
Development Engineering

COMMENTS AND CONDITIONS MEMO

Date: May 14, 2019
 File: **C05W05.010, 21T-18004B**
 To: Rob Nykyforchyn
 From: Scott McIntyre
 Subject: Requirements for Plan of Subdivision 21T-18004B
 8 single detached residential units
Great Gulf (Toronto 2000) INC - 2604666 Ontario INC.
Scottish Heather Development
 8821 Heritage Road

Circulation Date: Dev Team May 09, 2019

Plan:

Plan Dated:

Comment Revision #: 2nd

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

1. N/A

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

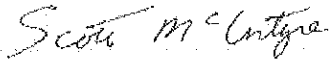
1. Staging & Sequencing – The right-of-way to/from Rivermont Road must be open to the public prior to registration.
2. Driveways shall not to encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.

C. GENERAL COMMENTS

1. Utility clearance of 1.5 metres from residential driveways is required.
2. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.

3. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared).
4. Vertical curves – grade changes in excess of 2% must be designed by means of a vertical curve for the design speed specified and depicted on the first engineering drawings to the satisfaction of the commissioner of PW&E.
5. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
6. Cul-de-Sacs – cul-de-sacs are to adhere to City standard drawing #214. The submitted proposed draft plan adheres with this requirement.
7. Road Elbows – Road Elbows must adhere with City standard drawing #215.
8. Curb radii – curb radii are to adhere to City standard drawing #245.
9. Parking – Parking supply is to be as per the City zoning requirements.
10. Registration of the Plan will be dependant of the prior registration of the plan to the east (Scottish Heather, C05W04.005) for servicing and access reasons.

Regards,



Scott McIntyre

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

COMMENTS AND CONDITIONS MEMO

Date: May 13th, 2019
 File: C05W05.010 & 21T-18004B
 To: Rob Nykyforchyn
 From: Madhuparna Debnath
 Subject: Recommendation Report
 Great Gulf (Toronto 2000) Inc.-2604666 Ontario Inc.
 Plan: 8821 Heritage Road, Ward 6.

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

1. The applicant agrees to implement the provisions of Brampton's "Architectural Control Guidelines for Ground Related Residential Development" as contained in Chapter 7 of the "Development Design Guidelines", and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, including:
 - a) Selecting an approved Control Architect from the short list of firms established by the City;
 - b) The approval of site specific Architectural Control Guidelines to the satisfaction of the City;
 - c) Organizing an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City;
 - d) That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

2. Prior to Registration, the applicant agrees:

- e) To pay all associated fees to the City as per By-law 110-2010;
- f) That the Control Architect provide to the City, prior to the Issuance of a Building Permit, a Clearance Letter certifying their final review and approval of all models and site plans to be developed within the registered plan of subdivision;
(The Control Architect shall ensure that their signed and dated Architectural Control Review Stamp is affixed to all approved elevation and site plan drawings.)
- g) That the Control Architect provide to the City, prior to Subdivision Assumption, the following:
 - 1) Annual Site Monitoring reports;
 - 2) Final Completion Letter;
 - 3) Submission of a copy of the Control Architect's Project Binder.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

No Comments

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Thanks,

Madhuparna Debnath

MUD, MRAIC, MCIP, RPP

Urban Designer

Planning and Development Services Department

City of Brampton | Tel: 905. 874. 2084 | Fax: 905. 874. 3819

E-mail: madhuparna.debnath@brampton.ca

Our Focus Is People ●●●●●



Public Works

10 Peel Centre Dr.
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tel: 905-791-7800
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July 31st 2018

Rob Nykyforchyn
Planning and Infrastructure Services Department
Planning and Building Division
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

**RE: Draft Plan of Subdivision
2604666 Ontario Inc.- Great Gulf
8821 Heritage Road
Part of Lot 5, Concession 5 W.H.S.
City of Brampton, Ward 5
City File: 21T-18004B
Region File: 21T-18-004B**

Dear Mr. Nykyforchyn,

The Region has reviewed the revised Draft Plan of Subdivision Plan for the above-noted applications and provides the following:

REGION OF PEEL CONDITIONS OF DRAFT APPROVAL

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-18004B, 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.

Please be advised that the Region of Peel's new Development Charges Collections By-law has come into effect as of February 1st, 2016. Development Charges (DCs) for all hard services will now be collected *prior* to the execution of the subdivision agreement.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 600mm diameter sewer on Rivermont Road.
- A satisfactory Functional Servicing Report (FSR) showing the proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction may be required.



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Water Facilities

- The lands are located in Water Pressure Zone 5.
- Existing infrastructure consist of a 250mm diameter watermain on Heritage Road, a 300mm diameter watermain on Embelton Road and a 400mm diameter watermain on Rivermont Road.
- A satisfactory Functional Servicing Report (FSR) showing the proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for review and approval by the Region prior to the engineering submission.
- External easements and construction may be required.

Regional Roads

- Regional Roads are not adversely affected.

Development Charges

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

Capital Budget

- Servicing of this Plan will require construction of oversized 600mm dia. sanitary sewer and oversized 400mm dia. watermain which are the financial responsibility of the Region as per Development Charges By-law. Should the Developer wish to proceed with these works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following required oversized sanitary sewers and watermain works are included in the Five Year Capital Budget and Forecast.

Sanitary Sewers and Watermains

Component No.	Project No.	Construction Year	Description
27593/30043	11-2102	2011	6000mm dia. sanitary sewer on Rivermont Road
28821	11-1136	2011	400mm dia. watermain on Rivermont Road

Functional Servicing Report

We acknowledge receipt of the Functional Servicing Report from you and confirm that we have the following comments:

Watermain

Staff does not have any significant concerns with regards to water servicing for the proposed development.



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Sanitary Sewer

Staff does not have any significant concerns with regards to sanitary sewer servicing for the proposed development.

Waste Management

The site is eligible for **curbside collection** of garbage, recyclable materials, household organics and yard waste from the internal condominium roadways provided by the Region of Peel. This is subject to the developer adhering to the conditions of **Sections 2 and 3** of the Waste Collection Design Standards Manual.

- Please see the following conditions:
 - Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where the requirements for a road layout permitting forward movement of a waste collection vehicle cannot be met, **a cul-de-sac or a T-turnaround** shall be provided in accordance with the specifications shown in Appendices 2 and 3, respectively (Waste Collection Design Standards Manual).
 - The turning radius from the centre line must be a **minimum of 13 metres on all turns and cul-de-sacs**. This includes the turning radii to the entrance and exit of the site.
 - The set out area along the curb, adjacent to the driveway must be at least 3 square metres per unit in order to provide sufficient space for the placement of two carts: maximum 1 large garbage or recycling cart (360 litres) and 1 organics cart (100 litres), overflow waste (i.e. additional bags), yard waste receptacles and bulky items. Each unit within a development must have its own identifiable waste collection point (distinct set out area along the curb or the sod that cannot be shared with neighbouring units) as approved by Public Works Commissioner or Delegate
 - The waste set out location is to be as close as possible to the travelled portion of the roadway, directly adjacent to the private property of the unit occupier/owner, directly accessible to the waste collection vehicle and free of obstructions (i.e. parked cars).
- For more information, please consult the Waste Collection Design Standards Manual available at: <http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

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.

Specific Draft Plan Conditions:

Development Charges



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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; and
 - 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; and
 - 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; and
 - 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 Dedications

4. A clause shall be included in the Subdivision Agreement stating that the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands.



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All costs associated with land transfers and easements shall be 100% the responsibility of the Developer.

Development Engineering Conditions

5. A clause shall be included in the Subdivision Agreement stating that the Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments shall not be permitted within the Region's easements and right-of-way.
6. Clauses shall be included in the Subdivision Agreement stating that servicing will require:
 - a. Construction of oversized 400mm dia. watermain on Rivermont Road is the financial responsibility of the Region as per Development Charges By-Law. 400mm dia. watermain is included in the Capital Budget and Forecast;
 - b. Construction of oversized 600 mm dia. sanitary sewer on Rivermont Road is the financial responsibility of the Region as per Development Charges By-Law. 600 mm dia. sanitary sewer is included in the Capital Budget and Forecast; and
 - c. The Developer shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works.
7. A clause shall be included in the Subdivision Agreement that a 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 external sanitary sewers and watermain 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.

Drawings – Servicing and “As Constructed”

8. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
9. A clause shall be included in the Subdivision Agreement that 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”.

General Conditions

10. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal



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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.

11. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;
12. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
13. 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.
14. Prior to registration of the plan of subdivision, the Developer shall ensure that all lots and blocks must be serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.
15. 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.
16. A clause shall be included in the Subdivision Agreement that 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.
17. A clause shall be included in the Subdivision Agreement that the Developer shall 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.
18. A clause shall be included in the Subdivision Agreement as follows:
 - 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



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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.
 - 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.
19. A clause shall be included in the Subdivision Agreement that the Developer agrees that neither the Developer nor any Builder shall 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 external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.
20. 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
21. 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); and
 - c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.

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



If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4307, or by email at: sarah.powell@peelregion.ca

Yours truly,

Public Works

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A handwritten signature in cursive script that reads 'Sarah Powell'.

Sarah Powell
Planner (A), Development Services
Region of Peel



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

July 5, 2018

Rob Nykyforchyn
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Rob,

Re: Draft Plan of Subdivision & Zoning By-law Amendment
Great Gulf (Toronto 2000) Inc. c/o 2604666 Ontario Inc.
8821 Heritage Road (East side of Heritage Road, midway between Embleton Road and
Lionhead Golf Club Road)
City of Brampton
File No.: 21T-18004B & C05W05-010

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

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

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

Sincerely,

A handwritten signature in cursive script that reads "Alice Coleman".

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh



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POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

April 30, 2019

City of Brampton
Planning Department

To: Rob Nykyforchyn

Re: **Application No: C05W05.010 AND 21T-18004B**
GREAT GULF (TORONTO 2000) INC
City of Brampton

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **City of Brampton**.



CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

The Location of the Local Post Office is 171 Van Kirk Dr, Brampton, ON
Phone number - 905-846-4814 X2003

Sincerely,

Tigist Yage

Delivery Planning Officer – GTA West
Canada Post Corporation
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
416-606-8372



Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga, ON L5R 1C5 | (905) 890-1221 | www.dpcdsb.org

June 27, 2018

Rob Nykyforchyn
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Nykyforchyn:

Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
Great Gulf (Toronto 2000) Inc c/o 2604666 Ontario Inc.
File: 21T-18004B (C05W05.010)
East side of Heritage Rd, south of Embleton Rd
City of Brampton – Ward 6

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 8 detached units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 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. Alphonsa	284	553	0
Secondary School	St. Augustine	1011	1320	9

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,



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

c: A. Singh, Peel District School Board (via email)



5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

July 3rd, 2018

Mr. Rob Nykyforchyn
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Nykyforchyn:

**RE: Application to Amend the Zoning By-law and Proposed Draft Plan of
Subdivision – 21T-18004B / C05W05.010
Great Gulf (Toronto 2000) Inc. (2604666 Ontario Inc.)
8821 Heritage Road
East side of Heritage Road, south of Embleton Road
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (8 detached units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

5	K-8
1	9-11
1	12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Huttonville P.S.	203	715	0
Jean Augustine S.S.*	527	1,533	0
Brampton Centennial S.S.	1,239	1,380	0

* New school being phased in with grade 9 to 11 students for 2017/2018 school year

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

Trustees
Janet McDougald, Chair
Suzanne Nurse, Vice-Chair
Carrie Andrews
Stan Cameron
Robert Crocker
Nokha Dakroub

David Green
Sue Lawton
Brad MacDonald
Kathy McDonald
Harkirat Singh
Rick Williams

Director of Education and Secretary
Peter Joshua

**Associate Director,
Instructional and Equity Support Services**
Poleen Grewal

Associate Director, School Support Services
Wendy Dowling

**Associate Director,
Operational Support Services**
Jaspal Gill



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."

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

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Amar Singh

Planner

Planning and Accommodation Dept.

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



July 31, 2018

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Rob Nykyforchyn

Re: Request for Comments
Great Gulf (Toronto 2000) Inc – c/o 2604666 Ontario Inc
City File Number: C05W05.010
Subdivision File Number: 21T-18004B
Alectra EP File: B4-61

Dear Rob,

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.
- The owner/developer shall observe all aerial and underground clearances, as may be required. These will be confirmed during the final design of the road and subdivision.

B) The owner/developer shall contact Alectra Utilities (Brampton Hydro) Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.

C) The owner/developer or their representative is strongly advised to consult Alectra Utilities' (Brampton Hydro's) Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at www.bramptonhydro.com.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions

HOMEBUYERS MAP

City File Number: C05W05.010

Subdivision File: 21T-18004B




PRELIMINARY HOMEBUYERS INFORMATION MAP

GREAT GULF (TORONTO 2000) INC - 2604666 ONTARIO INC.

8821 Heritage Road

City Files: C05W05.010 and 21T-18004B

LEGEND

-  Residential Single-Detached
-  Buffer
-  1.2m High Decorative Metal Fence

NOISE WARNINGS

Purchasers/tenants are advised that the dwelling unit can be fitted with a central air conditioning system at the owner's option and expense which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the air cooled condenser unit shall have an AHWI sound rating not exceeding 7.6 dba and shall be located so as to have the least possible noise impact on outdoor activities of the occupants and their neighbours.

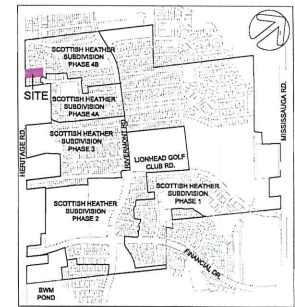
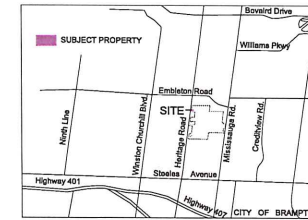
- Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound levels may exceed the noise criteria of the municipality and the Ontario Ministry of the Environment and Climate Change. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.
- There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.

APPROVED

Planning and Development
Services Department

Date: _____

Manager, Development Services



NOTICE AND ADVICE TO PURCHASERS:

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOME BUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY.

PLEASE NOTE:

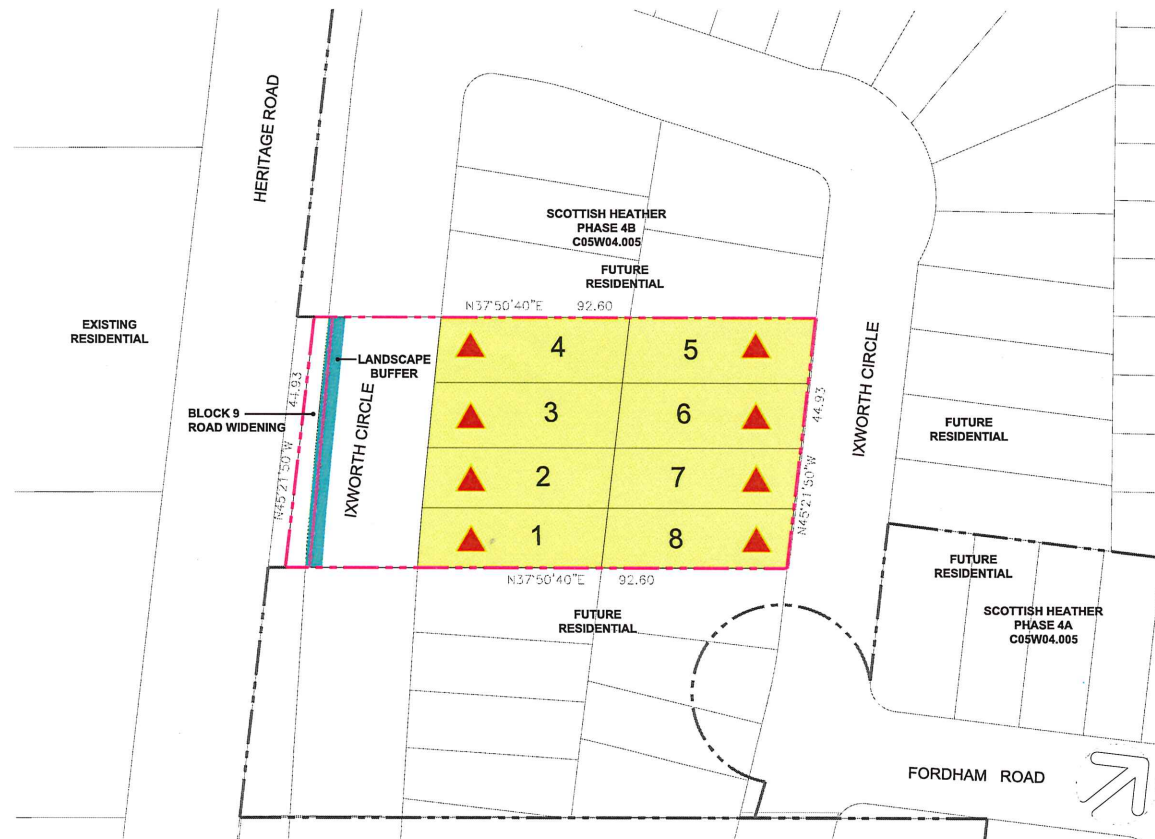
THIS MAP IS BASED ON INFORMATION AVAILABLE ON MARCH 2019 AND MAY BE REVISED WITHOUT NOTIFICATION TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT.

NOTES:

- Some streets in this subdivision will be extended in the future and temporary access roads will be closed. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- There may be catch basins or utilities easements located on some lots in this subdivision. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- Some lots will be affected by noise from adjacent roads, agricultural operations or aircraft and warning clauses will apply to purchasers. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- The map shows that some of the lots affected by noise can be fitted with central air conditioning to allow bedroom windows to be closed if necessary due to the noise. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- Valleys in the area will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-287-1177.
- The school site in the area may eventually be converted to residential uses and houses will be built instead. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- Some streets will have sidewalks on both sides while others will have them on only one side or not at all. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- There may be a Brampton Transit bus route along some streets in the area with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca.
- Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.
- The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.
- The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.
- The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
- There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
- FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 OR EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.**
- FOR DETAILED GRADING AND BERMING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT.**
- FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT.**

March 2019
Scale 1:400

mbtw wai
File # GGU301



Date: 2019-05-02

Subject: **Recommendation Report**
City of Brampton Initiated Student Housing Policy Review & Upcoming Rental Protection Policy Review

Contact: Mirella Palermo Policy Planner, Planning and Development Services, mirella.palermo@brampton.ca, 905-874-2457; and Pam Cooper Manager, Land Use Policy, Planning and Development Services, pam.cooper@brampton.ca.

Recommendations:

1. **THAT** the report from Mirella Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, to the Planning and Development Services Committee Meeting of June 17, 2019, re: **“Recommendation Report: City of Brampton Initiated Student Housing Policy Review & Upcoming Rental Protection Policy Review (JBA SHOU),** be received;
2. **THAT** staff continue to utilize the existing programs and enforcement measures to deal with the rental housing issues affecting the City.
3. **THAT** staff be directed to further the student housing work through the City's Affordable Housing Strategy, Housing Brampton, along with Rental Protection Policies to provide the community a variety of housing options, including affordable units on a city-wide basis.
4. **THAT** Enforcement and Zoning & Building Services continue to participate in public outreach sessions to educate various stakeholder groups of current by-laws, enforcement measures, illegal uses and City programs.
5. **THAT** the City continue to strengthen its partnership with post-secondary institutions (i.e. Sheridan College and Algoma University) to aid students in finding safe, adequate and affordable housing.

Overview:

- In May 2018, Council directed staff to initiate a student housing policy review to assess the impacts post-secondary institutions, such as Ryerson University and Sheridan College, would have on the demand, supply and type of housing options available, including but not limited to lodging and group homes.
- In June 2018 an internal steering committee was created consisting of staff from Policy and Development Planning, Zoning, Building, Enforcement & By-Law Services, Economic Development & Culture and Fire & Emergency Services to undertake the student housing review.
- Through the review and benchmarking exercise undertaken by the Committee, it is clear that the City cannot implement licensing and registration programs which target the student population, as it potentially becomes an issue of discrimination through the Ontario Human Rights Commission.
- Some other GTA municipalities have taken the approach of developing: a full licensing program for all low-rise rental housing; creating zones around post-secondary institutions where the majority of rental housing would be located and developing licensing programs specific to the geographic area; and, defining student housing as a lodging unit requiring a license.
- Some of the key issues identified in neighbourhoods city-wide with rental housing include: vehicles parked on front lawns, parking in excess of 3 hours and overnight on residential streets, blocking sidewalks, general upkeep of the property (i.e. snow clearing and refuse removal), basement apartments and other illegal lodging houses.
- It is recommended that Council endorse the Steering Committee's position of continuing to utilize the existing programs and enforcement measures, and that the student housing policy review and rental housing protection policy review be one of the deliverables of the City's affordable housing strategy, Housing Brampton.

Background:

In May 2018, after receiving news that the City of Brampton would be home to one of three planned satellite campuses for Ryerson University, Council directed staff to initiate a student housing policy review to assess the impacts post-secondary institutions would have on the demand, supply and type of housing options available. On October 24, 2018, the Ontario Conservatives cancelled the funding that the previous Liberal government had promised for the University.

Since then the City has moved forward with collaborating with three post-secondary institutions: Ryerson, Algoma University and Sheridan College. Ryerson University Chang School of Continuing Education is starting two cyber security courses at the City Hall

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West Tower and announced the launch date of a pilot incubation hub located on the ground floor of the Brampton City Hall West Tower. Algoma University plans to complete renovation of 24 Queen Street to allow the University to expand to 500 students and establish the school of business and economics. In 2017 Sheridan College Davis campus officially opened its new Skilled Trades Centre, a three-storey, 130,000 square-foot facility that is home to skilled trades and apprenticeship programs.

In 2017/2018 Sheridan College's Davis campus location saw an increase of international students since the 2014/2015 enrollment year of approximately 70 percent (2,158 students), whereas the domestic enrollment has decreased by approximately 7 percent (391 students). The Davis campus offers student housing on-site which can accommodate 350 residents and has had vacancies for the past 4 years. In 2018 the student residence had reached 95% capacity which was an improvement over the four year period.

With the cancellation of the Ryerson University satellite campus in the downtown, the Committee decided to broaden the scope of its student housing review to focus on the existing state of rental housing issues within the City and associated implications, rather than an examination of housing options for students.

The student housing policy review is one of the deliverables of the City's affordable housing strategy, *Housing Brampton*. The strategy's framework was initially endorsed by Council in November 2017. Recommendations of the policy review will support the objectives of the City's affordable housing priorities through promoting a full range of housing types and tenures to meet the growing needs of the community.

In June 2018 an internal steering committee was created to undertake the student housing review, consisting of staff from Policy and Development Planning, Zoning, Building, Enforcement & Property Standards, Economic Development & Culture and Fire & Emergency Services. The steering committee met four times since it formed in June 2018. Below are the highlights from each meeting:

First meeting:

- Understand the function of the committee
- Discuss current issues/perceptions of student housing
- Review of benchmarking from other municipalities

Second meeting:

- Provide feedback on other municipal approaches to enforcement
- Interest in exploring a licensing approach
- Recommend presentation from Waterloo

Third meeting:

- Presentation from Shayne Turner, Director of Municipal Enforcement Services, from the City of Waterloo came to the City to present their licensing approach

7.4-4

Fourth meeting:

- Committee decided that the licensing approach was not favourable because of the resources and budget required to operate a licensing program
- Discussion that the current second unit registration program in place was promoted as a one-time registration/fee process when it was established

Current Approach:

Enforcement Issues

The task of the committee was to review and assess the impacts post-secondary institutions have on adjacent neighbourhoods. The City's GIS department analyzed a radius of 500 and 1000 meters (walking distance) around the Sheridan Davis campus to determine whether there was any correlation between by-law infractions and post-secondary institution. After reviewing the data it was determined it was not possible to filter the data by specific group (i.e. demographic) and there was no difference in the number of infractions around Sheridan College compared to other areas in the City around commercial and higher density residential developments. Enforcement and By-law Services track by-law infractions city-wide by category type (i.e. basement apartments) that the service call/request is received. Enforcement staff have noticed a significant increase in service calls pertaining to illegal basement/ second dwelling/and multi-unit dwellings and lodging house complaints but these are not specific to student housing and are not located in any specific geographic area.

From an Enforcement perspective, the City has found that by enforcing the following city-wide by-laws they are able to mitigate the majority of issues surrounding rental units:

- By-Law 104-2018 to regulate unauthorized parking on boulevards, side yards and front yards (i.e. parking on lawns/landscaped areas).
- The Refuse and Dumping By-Law 381-2005 prohibits the accumulation and dumping of refuse in Brampton and requires owners and occupants of lands in Brampton keep their property clear of refuse, graffiti and standing water.
- The Minimum Maintenance By-Law 104-96 (Property Standards By-Law) establishes standards for the maintenance and occupancy of all properties in the City.
- The Long Grass and Weeds By-Law 166-2011 requires regular cutting of excessive growth in excess of 20 centimeters.
- The Public Nuisance By-Law 136-2018 was enacted to address nuisance parties and other public nuisances, including noise. The by-law was initially passed to assist with the concern of short-term rental where property owners can be held responsible for the actions of their renters.

Enforcement Perspective

Over the past few years, Enforcement and By-Law Services have noticed a significant increase in the number of illegal basement/second and multi-unit dwellings complaints received from area residents. Based on Enforcement's past investigations, it is generally understood that a substantial number of individuals living in illegal basement/second and multi-unit dwellings are registered as international students who attend post-secondary institutions outside Brampton (carpool to their designated school) while working in Brampton where opportunities for cash earnings are readily available.

This year By-Law Enforcement participated in a public outreach session at Sheridan College (February 13, 2019) to educate students regarding illegal second units and most common by-law infractions. Enforcement have also collaborated with Zoning Services to participate in educational sessions presented to the Brampton Real Estate Boards to educate members on the Sign By-Law, two dwelling units, enforcement measures, prosecution and penalties for illegal uses. TV/radio interviews (English and different south Asian languages) have also been done to educate the public on common by-law issues, including basement apartments. Information and public awareness is also made available on-line and in print ads over the course of the year. With this education piece, By-Law Enforcement strives to educate residents about general by-laws, as well as protect tenants from illegal and unsafe living conditions, and ensure that tenants understand their responsibilities to maintain adequate minimum maintenance and community standards.

Second Units

In 2015, the City established the Second Units registration process in response to Bill 140, The Strong Communities Through Affordable Housing Act (2011), in support of the Province's Long Term Affordable Housing Strategy. The Act requires municipalities to implement official plan policies and zoning regulations permitting second units within detached, semi-detached, townhouse dwellings, and within accessory structures. Prior to introducing the registration program, staff considered an annual licensing program as another option but determined it was not feasible because of the additional operational responsibilities that the City would have to assume and the budget required to run the program.

At this time, both Enforcement and By-Law Services and Fire & Emergency Services are currently understaffed to perform inspections that would be required as part of an annual licensing program for seconds units. As of May 2, 2019, there have been a total of 1,254 new units registered with the City since 2015 and this number continues to grow on a daily basis. The one time registration process ensures that the second units meet all requirements under the Ontario Building Code, Fire Code, Electrical Safety Authority and local Zoning By-Law. Overall, the Second Unit Registration program has

7.4-6

been successful since it began in 2015 and the City continues to receive new applications to register two-unit dwellings on a daily basis.

The increase in second unit registration is attributed to Enforcement Officers enforcing illegal basement apartment/second and multi-unit dwellings and advising the landowner of the option to legalize their second unit when a ticket is issued. There is also joint effort between Zoning Services and Enforcement to conduct educational sessions to the realty industry that is assisting with the increase in registration numbers for second units.

Rental Protection Policy Review

The Planning department is currently reviewing rental protection policies to protect affordable purpose-built rental units used by other municipalities in the Greater Toronto Area (GTA) and other cities, benchmarking the best approach for the City. This work will be one of the deliverables of the City's affordable housing strategy, Housing Brampton.

The City of Mississauga endorsed the preparation of a by-law to protect affordable purpose-built rental housing in June 2016. The by-law is being applied city-wide and will require the retention of affordable rental units through condominium conversions and replacement of demolished units in new developments or cash-in-lieu of housing contribution where retention or replacement is not possible. The by-law will take effect June 1, 2019, as a two-year pilot project.

Benchmarking:

The Committee reviewed a number of municipalities in the GTA to build knowledge on the current practices implemented to deal with student/rental housing. Below is an overview of the municipalities reviewed as part of the analysis (refer to Appendix 1 - Benchmarking):

City of Waterloo

- Implemented a full licensing program by-law in 2012 with the objectives of protecting the health and safety and human rights of persons residing in low-rise residential rental properties; and to protect the residential amenity, character and stability of residential areas.
- Ensure that housing geared towards student accommodations is flexible and able to adapt to other housing forms to accommodate the changing housing needs and demographic of the area.
- Removed the individual registration process for group homes and lodging homes and rolled it into the licensing program.

7.4-7

- Program is broken down into five class types including, owner occupied, non-owner occupied, boarding house, transitional lodging houses and temporary rental units.
- The licensing program experienced a loss of revenue for the first two years (2011/2012) and slowly started generating revenue three years following 2012 to finally reach a balanced budget. Waterloo plans to continue with their licensing program.

City of Oshawa

- One of the first municipalities to take advantage of enacting a by-law in 2008 that required landlords within one geographic area of Oshawa surrounding Durham College and University of Ontario Institute of Technology campus to obtain a license in order to rent their dwelling.
- The zoning around the area only permitted single-detached dwellings and many of the homes were purchased to convert to student housing. Issues related to property standards such as, lot maintenance, front yard parking and noise started to rise. The City felt a licensing by-law was necessary to address health, safety and property maintenance issues.
- The by-law established a minimum standard on the living conditions and the quality of service provided from landlords to tenants and the surrounding neighbourhood.
- The licensing by-law limits the number of bedrooms to four within a rental house, regardless of the size of the house. The by-law outlines a number of criteria that the property owner must fulfill in order to obtain a license such as, proof of insurance, floor plans of each rental unit identifying the various rooms and their uses, a parking plan, a maintenance plan, evidence of compliance with city codes and by-laws and fee payment.

City of Guelph

- Reviewed a rental housing licensing approach in 2013/2014 taking into consideration:
 - a) a review of the existing tools available to the City, an assessment of the results of previous investments in proactive enforcement and other initiatives, municipal practices and achievements in addressing the issue of rental housing; and,
 - b) the results of the community engagement completed since July 2013, and an analysis of the costs and benefits of an alternative approach compared with licensing options.
- The City has taken measures to improve the Building Services proactive enforcement program and streamline existing methods such as, search warrants, cross-training zoning and property standards inspectors and have them both qualified to enforce the Ontario Building Code, new staff resources, zero tolerance for repeat offenders, increased fines for zoning, unit registration,

7.4-8

property standards, yard maintenance and OBC violations and monitoring, working on communication, education and community partnership.

- The analysis indicated that a combination of strategies and tools will produce positive results and will be more cost-effective and efficient in addressing the majority of issues associated with rental housing rather than introducing a rental housing licensing program.

City of Mississauga

- Approved a Residential Rental Accommodation Licensing By-Law in May 2010 that requires all property owners/landlords to obtain an annual license in order to operate a Lodging House (defined as a dwelling unit containing more than three lodging units that are occupied by a maximum of one person per lodging unit), with a maximum of four lodging units being permitted.
- The purpose of the by-law is to ensure landlords and tenants comply with fire and building codes and to provide the City with the ability to inspect accommodations.

City of Hamilton

- Rental Housing Sub-Committee recently reviewed (April 2018) the option of adopting a citywide licensing of rental housing programs and determined that City Council make a decision not to license rental housing.
- The committee determined the license would not encourage the construction of rental housing, the legalization of rental housing, improved safety, or improved housing affordability. Council directed staff to work with the Hamilton Rental Housing Roundtable to promote code of complaint rental housing with safe, clean and healthy dwelling units.
- The City applies and enforces the Lodging Home By-Law to include off-campus student housing, as rooming houses.
- The committee also recommended removing any policies prohibiting anonymous tips and adopt a new process by which citizens can report a suspected unlicensed rooming house or off-campus student housing to by-law enforcement while protecting their privacy as per their rights under the Municipal Freedom of Information and Protection of Privacy Act.
- Another recommendation of the report is that the City adopt a new program whereby tenants may request a free tenant safety inspection to identify safety concerns related to the Ontario building and fire code regulations.

Options:

Brampton's committee reviewed two options to deal with the student/rental housing in the City as described below:

1. Status quo

The City currently registers group homes and licenses lodging houses on an annual basis. The fee to register a group home is \$100 at the time of registration and at yearly renewal. The fee to register a lodging house is \$175 annually, which is comparable to other municipalities. Both registrations require annual fire and property standards inspection to ensure the dwellings are safe and in compliance with the Ontario Building Code. No separate licensing program for student housing will be required.

The registration of second units is a one-time application process to ensure the Zoning and Building Code requirements are satisfied. The final registration process requires the following: an occupancy permit, Electrical Safety Authority (ESA) inspection report, and verification of homeowners insurance for the two-unit dwelling. At the time of registration, the applicant is responsible for a payment of \$700 (owner-occupied) or \$1,200 (investment property) to process the application. Once the application is approved, a permit fee of \$1,000 is required to complete the one-time registration process.

2. Licensing Program

As part of the Second Units Policy Review recommendation report dated April 7, 2014, staff reviewed the option of registration versus licensing and determined registration was the best approach. At that time staff determined the proposed fee for an annual licensing fee exceeded the cost of the service and that the municipality would be imposing a revenue generating tax. Another concern with an annual licensing program was the additional operational responsibilities the City would have to assume, including annual renewals and inspections.

Both By-Law Enforcement and Fire & Emergency Services are currently understaffed to perform the inspections that would be required as part of an annual rental licensing program. By-Law Enforcement noted that an annual licensing program would require property standards hiring one additional property standards officer for every 1,000 units to be inspected. The annual cost for a Property Standards Officer would be approximately \$110,000 including a vehicle.

Fire and Emergency Services noted previously that it is reasonable to expect that a Fire Prevention Officer would be able to conduct two property inspections per day. It is anticipated that two inspections would be required for new units as they are rarely in compliance with Fire Code at the time of initial inspection. To inspect 1000 units, Fire would require five additional Fire Prevention Officers. One additional Assistant Division Chief is needed to be hired for every five new prevention officers hired, in order to maintain an effective level of oversight, coordination and supervision. Based on current salaries, the annual cost for five Fire Prevention Officers is approximately \$465,000 and there would be a one-time cost of \$95,000 for a vehicle (excluding fuel, insurance and maintenance). The annual cost for one Assistant Division Chief would be approximately

7.4-10

\$108,000, plus a one-time cost of \$19,000 for a vehicle. This would translate into approximately \$663,000 in salaries and \$134,000 in associated costs to inspect 1,000 units.

In the April 2014 staff report on second units, it was concluded that an annual inspection of 3,000 units would require three Property Standards Officers, fifteen Fire Prevention Officers, two Assistant Division Chiefs in addition to existing staff, which would cost \$1.8 million in salaries, \$338,000 for vehicles (excluding fuel, insurance, maintenance) and other related expenses.

Given the high costs and the additional staff needed to administer an annual licensing program, staff recommended not introducing an annual licensing program.

Planning Context:

Ontario Human Rights Commission

Through previous cases, the Ontario Human Rights Commission (OHRC) noted that it is acceptable to have student housing focused plans, as long as they focus on creating housing and not restricting where people can live. Landlord licensing should not apply to areas with student populations. OHRC favours municipal measures that do not have financial implications, which can jeopardize the availability of affordable rental housing as noted in a response by the OHRC to the City of Guelph following a decision in May 2014 – refer to Appendices 2 & 3.

OHRC recommends that municipalities apply a human rights lens when drafting, reviewing and monitoring licensing by-laws. When embarking on rental housing licensing programs the OHRC advises municipalities to consider the following:

1. Consider the Ontario Human Rights code before drafting the by-law
2. Consult with Code-protected groups
3. Make sure that meetings about the by-law do not discriminate
4. Roll out the by-law in a consistent, non-discriminatory way
5. Work to secure existing rental stock
6. Avoid arbitrary bedroom caps
7. Avoid gross floor area requirements that exceed the Building Code
8. Eliminate per-person floor area requirements
9. Eliminate minimum separation distances
10. Enforce the by-law against the property owner, not the tenants
11. Protect tenants in cases of rental shut down
12. Monitor for impacts on Code groups
13. Make sure licensing fees are fair

OHRC recognizes that each municipality has different issues, different neighbourhoods and different community needs. They developed a municipal tool that can be tailored to meet the needs of the municipality while maintaining human rights. The committee examined the human rights lens through the review of student housing to ensure any recommendation proposed in the report is equitable.

Provincial Policy Statement

Section 1.4.3 of the 2014 Provincial Policy Statement notes that planning authorities are to provide an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents by:

- Establishing and implementing minimum targets for the provision of housing which is affordable for low and moderate income households; and,
- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

Growth Plan for the Greater Golden Horseshoe

Section 2.2.6 Housing of the 2017 Growth Plan notes that upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that:

- a) Supports the achievement of the minimum intensification and density targets in the Plan as well as the other policies of the Plan by:
 - I. Identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and,
 - II. Establishing targets for affordable ownership and rental housing.

Ontario's Housing Supply Action Plan – More Homes, More Choice

The Province's May 2019 plan promotes a Five-Point Plan to improve the Housing Supply which includes:

- Promoting a mix different types of housing from detached houses and townhomes to mid-rise rental apartments, second units and family-sized condos;
- Protecting tenants and making it easier to build rental housing so more individuals can find homes;
- Encouraging small landlords to create new rental units by making it easier to build second suites (i.e. basement apartments) and help navigate the building code approvals process; and,

7.4-12

- Expanding the development charge exemptions to include second units in new homes.

Region of Peel Official Plan

The Region of Peel is committed to achieving a supply of accessible, adequate and appropriate housing for all types, sizes, densities and tenures to meet existing and projected demographic and housing market requirements of current and future residents, as noted in section 5.8 – Housing. This includes increasing the supply of affordable rental (including second suites) and affordable ownership housing, along with the construction and retention of rental housing stock (Section 5.8.2.5).

City of Brampton Official Plan

The City's Official Plan lines up with the Provincial and Regional direction of providing an adequate mix of housing types to address the needs of current and future residents of the City, along with providing an appropriate amount of housing catering to the needs of current and future residents who are in the low to moderate income bracket (Section 4.2.5 – Affordable Housing).

Community Engagement

At this time, only internal consultation has occurred to understand the current conditions of student housing. Should Council direct staff to consider a different approach to regulate student housing, public consultation will be required.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report at this time. Should Council direct staff to pursue a Rental Licensing Program, further examination of resources (staff, office space/equipment, vehicles, etc.) and budget required to administer the program should be examined by Enforcement and By-Law Services, Fire and Emergency Services, and Finance.

Economic Development Implications:

There are no economic development implications associated with this report.

Other Implications:

There are no other implications at this time.

Strategic Plan:

This recommendation report supports the Strategic Plan priority of Smart Growth to manage growth to achieve societal and economic success, and the associated goal of building complete communities to accommodate residents of Brampton.

Living the Mosaic – 2040 Vision

This Report aligns with Action #5-2 “Housing” of the Planning Vision by examining the current situation/issues of rental housing and offering solutions to improve the current condition of rental/student housing and potential options to improve the stock/condition of rental housing.

Conclusion:

The City recognizes the need to offer a variety of housing options that meet the needs of all residents and provide affordable options, which will be examined through the City’s Affordable Housing Strategy, Housing Brampton, addressing the needs of the whole community. At this time, Enforcement & By-Law Services will continue to apply enforcement measures to deal with issues related to rental housing and will continue to improve their processes to make a greater impact. Planning will be moving forward with reviewing rental protection policies to protect affordable purpose-built rental units and explore opportunities to support the creation of additional rental housing stock across the City.

Recommended by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning
Planning & Development Services
Department

Authored by: Mirella Palermo

Attachments:

Appendix 1: Benchmarking of GTA Rental Licensing Programs

Appendix 2: Ontario Human Rights Commission – City of Guelph decision May 2014

Appendix 3: Ontario Human Rights Commission Guide – Room for everyone: Human rights and rental housing licensing

June 14th, 2018
Student Housing Overview
Key Facts

- *Council directed staff on May 2nd, 2018, to initiate a student housing policy review to assess the impacts post secondary institutions would have on the demand, supply and type of housing options available. Along with the need to understand the associated impacts of the university development on the direct neighbourhood related to traffic, parking, servicing, urban design, environment and construction.*
- *Brampton's challenges: dealing with the existing student-housing problem around Sheridan College and developing a student housing strategy to deal with the new university.*
- Ontario Rights Commission (ORC) direction – Student focused plans are acceptable, as long as they focus on creating housing and not restricting where people can live. Landlord licensing shouldn't only apply to areas with student populations.
- ORC favours municipal measures that do not have financial implications, which can jeopardize the availability of affordable rental housing (response from the ORC to the City of Guelph – May 2014).
- A Rental Housing Licensing By-Law cannot target a specific population demographic.
- Concerns about licensing fees being transferred to the tenant and increasing rent.
- Approach - Balancing student accommodations and neighbourhood stability.
- The creation of neighbourhood plans to address issues experienced and explore solutions.
- Key findings from Hamilton's rental housing study – there are many issues, symptoms and challenges regarding rental housing in various wards. Each issue needs to be thoroughly assessed to establish if it is a legitimate problem that warrants new legislation or if it can be easily addressed through existing provincial legislation, municipal by-laws, policies and enforcement.
- Must have a clear mandate of what is to be achieved

7.4-16

Municipality	Steering Committee	Mandate	Method of Data Collection	Policy Direction
Waterloo	Yes – City of Waterloo; Conestoga College, University of Waterloo (student rep), Wilfrid Laurier University (student rep)	Develop and enhance relationships, communications and policies amongst the universities, college, students, city, law enforcement and the community	Student Housing Survey to understand the supply-demand dynamics that impact student accommodations in Waterloo and understand the supply-demand dynamics that impact student accommodations	<p>OP – encourages the development of housing on post secondary institutional campuses for students, staff and faculty.</p> <p>OP - The City seeks to ensure that housing geared toward student accommodations is flexible and able to adapt to other housing forms to accommodate changing housing needs and demographics.</p> <p>Zoning By-law limits conversions of single detached units to other dwelling types</p> <p>Re-purposing student housing to affordable housing and other housing opportunities.</p> <p><u>Residential Rental Licensing</u> – program to set out standards for low-rise residential rental properties. Provides the City authority and resources to respond to concerns and maintain community standards. Goals – to protect health, safety and human rights of persons residing in rental units; ensuring that certain essentials are provided in residential rental units (i.e. plumbing, heating and water); and, protect the residential amenity, character, and stability of residential neighbourhoods.</p> <p>Application requirements – broken down into 5 class types (i.e. owner occupied, non-owner occupied, boarding house, lodging); Renewed annually and licenses non-transferable.</p> <p>Fee based on license class- preliminary application fee \$68; class category fees range from \$450 to \$750</p>

7.4-17

St Catharines	Yes – volunteer committee with representation from Brock University and Niagara College to advise and assist Council and staff on the impacts related to student housing.	<p>RHLB (Rental Housing Licensing By-Law) – City wide licensing requirement of residential dwellings with four or less units to ensure that rental units are safe and in compliance with the required building and fire codes and city by-laws.</p> <p>Compliance for the OBC, Ont. Fire Code, Electrical Safety, Zoning regulations, parking requirements and waste management. Also, update local contact information and landlord criminal record check.</p>	On-line survey following the RHLB	<p>Directed by Council to prepare a report and draft a by-law to regulate and license rental housing in the City of St Catharines based on the City of Oshawa residential rental housing license and Student Accommodation Strategy.</p> <p>Draft RHLB prepared and circulated for review.</p> <p>Licensing requirements: \$500 fee (valid for two years) completion of application form</p> <p>\$400 renewal fee (valid for two years)</p> <p>Implementation Q4 2018</p>
Town of Oakville	No	In 2016 Council approved staff's recommendation for an outreach program and to draft a RRHL (Residential Rental Housing Licensing by-law) to respond to low-rise rental concerns.	Review of other local municipalities regarding their RRHL (Oshawa, London, North Bay and Waterloo)	<p>RRHL by-law and the requirement to obtain a building permit (where applicable) will provide additional measures of safety for the occupants. RRHL ensures the safety of a large transient rental population (i.e. large learning institutions).</p> <p>Licensing program broken down into various classes: Class A – Whole Home Rental (max. 5 bedrooms; one kitchen; operating as a single housekeeping unit) Class B – Owner Occupied Rental (max. 4 bedrooms) Class C – Non Owner Occupied Rental (max. 4 bedrooms) Class D – Lodging House</p> <p>Financial implications on various departments for administration and enforcement.</p>

7.4-18

City of Kingston	No	Queen's University Comprehensive Housing Review concluded no shortage of student housing		Not within the City's control to dictate the demographic, that a developer chooses to market their product. Instead the City focus on the use and form of development. Updated OP Section 3.3.D.12 to specify that housing be designed and built to be viable for a wider rental market.
Oshawa	Yes, post secondary institutions, student associations, developers, landlords, neighbourhood associations and business representatives	2010 Student Accommodation Strategy captures the following five themes: Understanding and quantifying the demand for student accommodations; Ensuring there are sufficient opportunities to physically accommodate the demand in the right locations; Facilitating the actual supply and creation of student accommodations in the right locations; advancing compliance with the City by-laws that regulate such matters as safety, health and welfare, property standards, zoning and land use compatibility; Establishing post secondary institutions and student associations as leaders in monitoring, planning and provisions of appropriate student accommodations; and land use compatibility. The strategy focuses on	Building permit information	Residential rental properties located in the vicinity of Durham College and the University of Ontario Institute of Technology must be licensed under the Residential Rental Housing Licensing By-law. Community Improvement Plans/Development Charges Exemptions (5 areas)

7.4-19

		accommodating students in the arterial road corridors adjacent to the main college and university campuses.		
City of Guelph	Yes – a rental housing licensing community working group formed in 2013 (landlords, tenants, community, post secondary institutions to respond to ongoing concerns about rental housing	For staff to recommend an approach to deal with issues associated with rental housing which is an alternative to the licensing options presented to Council	Community Engagement Survey	<p>Staff's recommendation to proceed with the two alternative approaches outlined below instead of licensing with the benefits of improved neighbourhood conditions, informed tenants on basic safety and hazards, improved education initiatives, community driven campaigns and strengthen partnership and empowerment of stakeholders.</p> <p>Proactive Enforcement to improve the Building Services proactive enforcement program and streamline existing enforcement methods – search warrants; cross-training zoning and property standards inspectors and have them both qualified to enforce the Ontario Building Code; new staff resource; zero tolerance for repeat offenders; increased fines for zoning, unit registration, property standards, yard maintenance and OBC violations; monitoring.</p> <p>Communications, education and community partnership</p>
City of Mississauga	No?	To encourage healthier, safer and more community-friendly off –campus housing options		Residential Rental Accommodation Licensing By-Law for houses that have four or more rental units (\$500 application/renewal fee)
City of Hamilton	Yes, Residential Rental Housing Community Liaison Committee created in 2008 in response	To provide a permanent proactive property standards enforcement program and established a Rental Housing sub-committee to work with	Maple Leaf Strategies conducted in person interviews with numerous housing stakeholders, advocates, landlords,	<p>Council did not support a rental licensing fee.</p> <p>Council directed staff to work with the Hamilton Rental Housing Roundtable to promote code of</p>

7.4-20

	<p>to the Ontario's gov't 2007 initiative providing municipalities a 'tool box' to charge a number of new levies, fees and licenses on residents and businesses.</p>	<p>interested stakeholders to assist with the implementation of an approach to enforcement and legalization of appropriate rental housing including, but not limited to, process, fees and by-law regulations.</p>	<p>municipal staff, Councillors, and members of the Rental Housing sub-committee</p>	<p>compliant rental housing with safe, clean and healthy dwelling units.</p> <p>Roundtable recommendations:</p> <p>Rental housing amnesty program (24-month) period at which time no zoning and property standards enforcement action can be taken against non-conforming rental properties provided that the City inspector and landlord agree to and sign a compliance agreement to make sure all deficiencies are addressed in a reasonable timeframe.</p> <p>Support and financial assistance be provided to tenants which may be displaced as rental units are brought into compliance.</p> <p>Grandfathering of secondary units provided they fully comply with the fire and building code.</p> <p>Streamlining the building permit process for secondary suites (Granny Flats).</p> <p>Public awareness program.</p> <p>That Hamilton apply and enforce the Lodging Home By-Law to include off-campus student housing, as rooming houses.</p> <p>Extend and expand proactive property standards enforcement.</p> <p>Reporting non-conforming rental housing to remove policies prohibiting anonymous tips and adopt a new process by which citizens can report a suspected unlicensed rooming house or off-campus student housing.</p>
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7.4-21

				<p>Tenant and landlords' rights and responsibilities charter.</p> <p>Free rental unit safety inspection for tenants when a safety concern related to the Ontario building and fire code regulation is identified.</p>
<p>City of Brampton</p>		<p>Regulating lodging houses for 3 or more lodgers</p>		<p>Located in a single detached dwelling occupying whole or part of the structure, maintain a minimum separation distance of 305 meters, and meet the requirements of the Lodging House Licensing By-Law. Application Fee: \$175/yearly</p>



**Ontario
Human Rights Commission**
**Commission ontarienne des
droits de la personne**

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- [Duty to Accommodate](#)
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Related Resources

- [RE: Proposed North Bay Rental Housing Licensing By-law](#)
- [3. Background](#)
- [4. Reported impacts](#)
- [RE: Proposed Rental Housing Licencing By-law](#)

Re: Report no. 14-29, Rental housing licensing recommended approach

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May 2, 2014
VIA Email

Mayor Karen Farbridge
Members of Council
City of Guelph
Planning and Building, Engineering

7.4-23

and Environment Committee
Guelph City Hall, 1 Carden Street
Guelph, Ontario N1H 3A1

Your Worship and Members of Council,

I am writing in support of the steps that are recommended in Report no. 14-29 – that instead of putting a licensing system in place for rental housing, the City of Guelph use existing bylaws to deal with property concerns.

Licensing can be a good tool if its focus is on Building Code, Fire Code and health and safety standards, but it is not an appropriate option for dealing with the actions of the people who may live in the housing. This is why we concur with the report's recommendation to expand existing programs to target the actual problem areas, without adding an extra cost to tenants across the City.

We are pleased to hear that the City's recent bylaw enforcement enhancements are having a positive effect in addressing some of the central community concerns relating to rental housing. And we support extending these efforts to better target areas and behaviours of concern, instead of imposing additional requirements that will affect all tenants.

The potential costs of licensing could reduce or limit the availability of affordable rental housing, which is a critical need for many people who identify with grounds of Ontario's *Human Rights Code* (for example, age, receipt of public assistance, disability, or country of origin). Provincial guidelines also call on municipalities to maintain the stock of affordable housing.

In our guide, *Room for Everyone: human rights and rental housing licensing*, we included a series of promising practices we saw in our work with municipalities across Ontario. We are pleased to see that the proposed approach in Guelph follows some of these practices.

For example, staff looked closely at human rights considerations before arriving at the recommendations. Also, we were pleased to see staff efforts to reach out to a wide variety of groups that would be affected by any proposed licensing.

Continuing to review bylaw options through a human rights lens can help you make sure your communities are inclusive and meet the needs of all residents.

I hope this information is helpful to you. If you would like more information on human rights and rental housing licensing, please contact Jacquelin Pegg at 416-326-9863, or via email at Jacquelin.Pegg@ohrc.on.ca.

Yours truly,

Barbara Hall, B.A., LL.B., Ph.D. (hon.)
Chief Commissioner

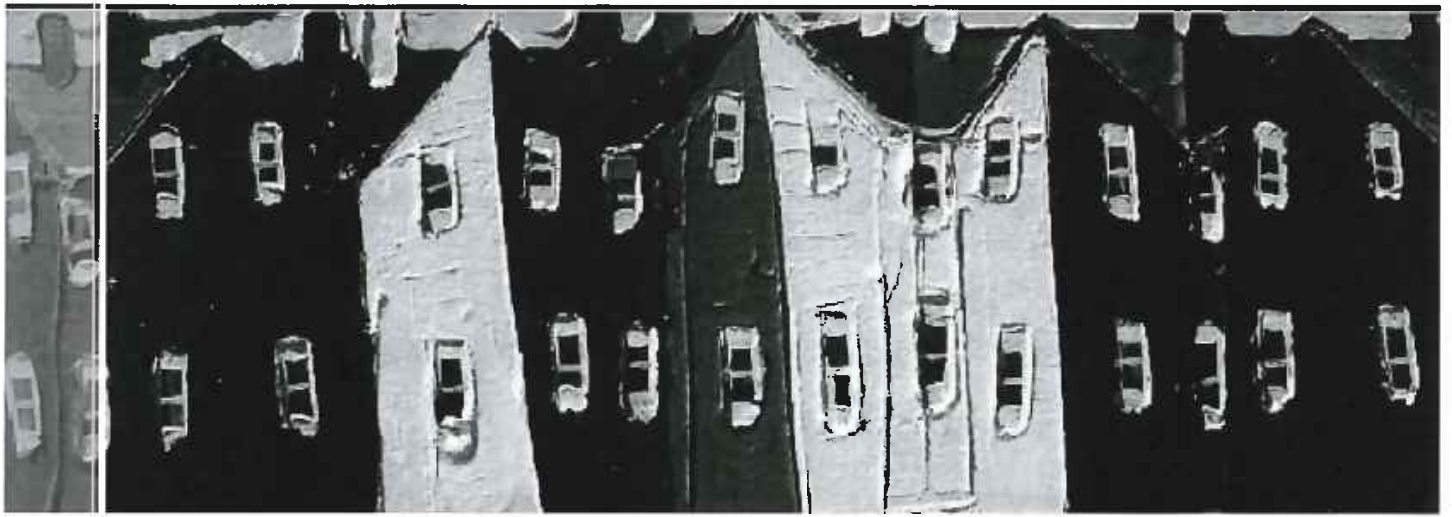
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Human rights and
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Contents

Introduction	2
What the legislation says	4
The Ontario <i>Human Rights Code</i>	5
Licensing bylaws are a <i>Code</i> -protected “social area”	6
Licensing bylaws can disadvantage <i>Code</i> -protected groups	6
Avoiding the discriminatory impacts of rental housing licensing	12
1. Consider the Ontario <i>Human Rights Code</i> before drafting the bylaw and refer to the <i>Code</i> in the bylaw	13
2. Consult with <i>Code</i> -protected groups	13
3. Make sure that meetings about the bylaw do not discriminate	14
4. Roll out the bylaw in a consistent, non-discriminatory way	14
5. Work to secure existing rental stock	14
6. Avoid arbitrary bedroom caps	15
7. Avoid gross floor area requirements that exceed the Building Code	16
8. Eliminate per-person floor area requirements	16
9. Eliminate minimum separation distances	17
10. Enforce the bylaw against the property owner, not the tenants	19
11. Protect tenants in cases of rental shut down	19
12. Monitor for impacts on <i>Code</i> groups	20
13. Make sure licensing fees are fair	21
Conclusion	22
For more information	24



Introduction

Over the past six years, the Ontario Human Rights Commission (OHRC) has monitored and reviewed various municipal approaches to regulating private rental housing. The OHRC's mandate includes protecting the human rights of people who are vulnerable because of their age, receipt of public assistance, disability, family status, and other factors. This mandate applies to rental housing, because so many people who identify with grounds of the *Ontario Human Rights Code* (the *Code*) are renters. Our goal is to make sure that rental housing regulatory practices, even unintentionally, do not create barriers and discrimination in housing for vulnerable people.

In 2011, the OHRC released *In the Zone: Housing, human rights and municipal planning*. The OHRC examined how zoning provisions in municipal bylaws can affect the availability of housing for *Code*-protected groups. This guide is a companion to *In the Zone*, with a focus on licensing.

Room for everyone: Human rights and rental housing licensing addresses how licensing provisions in municipal bylaws may disadvantage groups protected by Ontario's *Human Rights Code*

(the *Code*).¹ gives an overview of human rights responsibilities in licensing rental housing, and makes recommendations to help municipalities protect the human rights of tenants.

Licensing bylaws seek to regulate rental housing by requiring that landlords operate their properties according to certain standards. Licensing bylaws may reasonably contain provisions relating to garbage and snow removal, maintenance, health and safety standards and parking. However, the OHRC is concerned about some other provisions, such as gross floor area requirements for bedrooms and living spaces that go beyond what is required by the *Building Code*, bedroom caps and minimum separation distances. These provisions may reduce the availability and range of rental housing (which is a key element of healthy neighbourhoods), and might contravene the *Code* by having an adverse impact on groups who are protected under the *Code*.

The main focus of this guide is on small-scale rentals. However, rooming or boarding houses are occasionally captured by rental housing licensing bylaws. This is one reason why we include information in this guide on

¹ *Human Rights Code*, R.S.O. 1990, c.H 19, as amended.

minimum separation distances. For more discussion on how Code-protected groups might be affected by zoning bylaws that restrict rooming and boarding houses from operating in certain parts of a municipality, see *In the Zone* (pages 24-25).

Rental housing licensing is a relatively new and evolving concept – and so are ideas on what best practices might be. So, instead of citing “best practices,” this guide includes a series of “promising practices” – to convey that there are many opportunities for municipalities to enhance their work to advance human rights in rental housing.





What the legislation says

Under the *Municipal Act, 2001* and the *City of Toronto Act, 2006*, municipalities have broad powers to pass bylaws (subject to certain limits) on matters such as health, safety and well-being of the municipality, and to protect persons and property.²

Both Acts also give municipalities the specific authority to license, regulate and govern businesses operating within the municipality. This includes the authority to pass licensing bylaws covering the business of renting residential units and operating rooming, lodging or boarding houses/group homes.

With this authority to license also comes a human rights responsibility. The *Code* has primacy – in other words, takes precedence – over the *Municipal Act* and the *City of Toronto Act*, and requires that municipal programs, bylaws and decisions such as licensing consider all members of their communities. The *Code* requires that decisions do not target or have a disproportionate adverse impact on people or groups who identify with *Code* grounds.³

² Before 2007, municipalities could license rental housing only if that housing did not constitute a "residential unit." Among other things, a "residential unit" was defined as being a "single housekeeping unit." The Courts found that a "single housekeeping unit" was one where there was collective decision making about control of the premises (*Good v. The Corporation of the City of Waterloo* (2003), 67 OR (3d) 89 (Ontario Superior Court), aff'd (2004), 72 OR (3d) 719 (Ont. C.A.)) or where there was a use "typical of a single family unit or other similar basic social unit." (*Neighbourhoods of Windfields Limited Partnership v. Death*, [2008] O.J. No. 3298 at paragraph 62, aff'd [2009] O.J. No. 1324 (Ont. C.A.), [2009] S.C.C.A. No. 253 leave to appeal to S.C.C. refused, 33210 (June 15, 2009)).

Due to amendments to the *Municipal Act*, and the creation of the *City of Toronto Act*, both of which came into effect January 1, 2007, the "residential unit" exemption was removed and municipalities were given more power to license rental housing.

³ Municipalities' licensing activities are also subject to the *Charter of Rights and Freedoms*. Under section 32(1) the *Charter* applies to the "legislature and government of each province in respect of all matters within the authority of the legislature of each province." Municipalities are part of the government structure in the province of Ontario, and are therefore subject to the *Charter*.



The Ontario Human Rights Code

The Code prohibits actions that discriminate against people based on a protected *ground* in a protected *social area*.

Protected grounds are:

- ▶ Age
- ▶ Ancestry, colour, race
- ▶ Citizenship
- ▶ Ethnic origin
- ▶ Place of origin
- ▶ Creed
- ▶ Disability
- ▶ Family status
- ▶ Marital status (including single status)⁴

- ▶ Gender identity, gender expression
- ▶ Receipt of public assistance (in housing only)
- ▶ Record of offences (in employment only)
- ▶ Sex (including pregnancy and breastfeeding)
- ▶ Sexual orientation.

Protected social areas are:

- ▶ Accommodation (housing)
- ▶ Contracts
- ▶ Employment
- ▶ Services
- ▶ Vocational associations (unions).

⁴ In *Swaenepoel v. Henry* (1985), 6 C.H.R.R. D/3045 (Man. Bd. Adj.), the Manitoba human rights tribunal (called the "Board of Adjudication") found that three single women, residing together, were discriminated against by the respondents because of the respondents' assumptions about the characteristics of single people of the same sex, who did not conform to the nuclear family model.

In *Gurman v. Greenleaf Meadows Investment Ltd.* (1982), C.H.R.R. D/808 (Man. Bd. Adj.) the same Manitoba tribunal found that the respondent discriminated against two sisters and a brother, because they were a group of single adults of mixed sexes.

In *Wry v. Cavan Realty(C.R.) Inc.* (1989), 10 C.H.R.R. D/5951 (B.C.C.H.R.), the British Columbia Human Rights Tribunal found that a single man was discriminated against because the respondent only wished to rent to families and married couples. The tribunal found that there was discrimination based on sex and marital status.

In *Vander Schaaf v. M & R Property Management Ltd.* (2000), 38 C.H.R.R. D/251 (Ont. Bd. Inq.) the Ontario Board of Inquiry (the precursor to the Human Rights Tribunal of Ontario) found that a landlord who preferred married couples had discriminated based on marital status by not renting to two single women who wanted to be roommates.

See, however, *Simard v. Nipissing Condominium Corporation No. 4*, 2011 HRTO 1554 and *Nipissing Condominium Corporation No. 4 v. Kilfoyl*, 2010 ONCA 217.



Rental housing bylaws discriminate if they cause someone to be disadvantaged in a protected social area – like housing – because of the person’s association with a protected ground.

If a bylaw is found to be discriminatory, a municipality would have to show that the absence or variation of the bylaw would cause them “undue hardship” in terms of health and safety or cost ramifications.

In some cases, the absence of the bylaw will not cause “undue hardship” because less discriminatory alternatives to the bylaw exist, that would meet the same fundamental goals. For example, if a municipality argues that its bylaw is required to meet a certain standard for preventing fires, but existing *Fire Code* provisions apply a lesser standard (which causes less disadvantage to Code-protected groups) then it is arguable that the absence of the bylaw does not cause the municipality undue hardship.

Licensing bylaws are a Code-protected “social area”

The OHRC looks at rental housing licensing bylaws from the perspective of two social areas under the Code: services and housing.

Services

Municipalities provide a service to their residents through residential rental licensing bylaws. For example, a rental housing licensing bylaw may provide renters (and other residents in the area) with the comfort of knowing that the landlord has established a maintenance and snow removal plan, or has met health and safety standards, for his or her house.

Housing

The Code prohibits indirect discrimination. Section 9 provides:

No person shall infringe or do, directly or indirectly, anything that infringes a right under this Part.

Although a municipality is not a landlord or housing provider, it has a responsibility to ensure that it does not indirectly discriminate with respect to the social area of housing when it licenses rental housing through a bylaw.

Licensing bylaws can disadvantage Code-protected groups

The OHRC conducted a consultation on human rights and rental housing in 2007. It reported on this consultation in *Right at Home: Report on the consultation on human rights and rental housing in*



Ontario, and the consultation helped to form the OHRC's *Policy on human rights and rental housing*.

During the consultation, the OHRC heard that certain *Code*-protected groups rely on rental housing, and can be disadvantaged by measures that limit it. Examples of groups that may be affected include:

- Aboriginal people (ancestry)
- Racialized groups (race, colour, ethnic origin)
- Newcomers (place of origin, citizenship, ancestry)
- Lone parents (family status and marital status)
- Seniors (age, sometimes disability or receipt of public assistance)
- Large families (family status, sometimes creed, ancestry or ethnic origin).⁵

During the consultation and also through its recent inquiries into rental housing licensing in Waterloo and North Bay, the OHRC also heard that groups not as obviously connected to *Code* grounds – such as students and

low-income individuals – might be disadvantaged by measures that limit affordable rental housing.

Sometimes the link to the *Code* is clear. For example, if a student is told that they cannot rent a unit because they are single, then they have experienced a disadvantage (denial of a rental opportunity) because of their association with a *Code* ground (marital status). But what if someone appears to have experienced a disadvantage because of their student status, or because of their low-income status?

If student status, or low-income status, are “one of the many identifying features” of being a member of a particular *Code* group, or are “inextricably bound up together” with being a member of a *Code* group, then student status or low-income status are a *proxy* for that *Code* group. In that case, there will be a link between any adverse impacts experienced by students or low-income groups, and a *Code* ground. For example, if student status is significantly or overwhelmingly associated with being young,

⁵ Family size and composition can be strongly influenced by a number of *Code* grounds or combinations of grounds, such as ethnic origin, ancestry, creed, race and/or place of origin. As a result, discrimination based on family size can be found to be discrimination based on a number of *Code* grounds.

For example, in a 2003 case called *Cunanan v. Boolean Development Ltd.*, 2003 HRTO 17, the Human Rights Tribunal of Ontario found that an apartment owner discriminated against a mother and three teenage sons, when he would not rent them a three-bedroom apartment because of his policy of applying a “Canadian standard” of “ideal family” numbers per bedroom size.

See also *Fakhoury v. Las Brisas Ltd.* (1987), 8 C.H.R.R. D/4028 (Ont. Bd. Inq.).



then actions that disadvantage students will disadvantage people protected by the *Code* ground of age.⁶

Students

Though students may be more likely than some other community residents to move away after a few years, they are still residents of a community. Students contribute greatly to the economic and social life in their communities. They are as entitled to housing as any other resident.

Student status could be a proxy for age, because the two characteristics appear to be inextricably bound up together. In general, while students may range in age, an overwhelming majority of

students are young people. Data from Statistics Canada shows that in 2010, 49% of university graduates were between the ages of 15 and 24, and over 76% of university graduates were under age 30.⁷ The data also shows that over 63% of college graduates were under the age of 24, and over 76% were under age 30.⁸

Large percentages of young people are students. For example, 79% of 18-20 year-olds are students.⁹ In communities where students are commonly referred to as “young people,” “kids” or other age-related terms, the association between student status and the *Code* ground of age is even clearer.

⁶ In a case called *Espinoza v. Coldmatic Refrigeration of Canada Inc.* (1995), 29 C.H.R.R. D/35 (Ont. Bd.Inq.) (appeal to Ontario Court of Justice denied), a man reported being ridiculed and treated differently in the workplace for his use of the Spanish language. The company argued that there cannot be discrimination based on language, because it is not a protected ground. The Tribunal found that:

In my view, language as a protected ground is not the issue. To the extent that language can be incorporated in the protected ground of “ethnic origin” or “place of origin,” it can be addressed, not as a sub-category, but as one of many identifying features of “ethnicity.”

In a recent case called *Oxley v. Vaughan (City)*, 2012 HRTO 1937, the Tribunal identified language as a proxy, and food as a potential proxy, for *Code* grounds such as place of origin.

In another recent case called *Addai v. Toronto (City)*, 2012 HRTO 2252, the Tribunal stated:

...there are circumstances which are so inextricably bound up with a prohibited ground that they made [sic] be said to be a proxy for that ground. In pregnancy cases it is not a defence to an allegation of sex discrimination that a woman was denied benefits on the basis of pregnancy. Pregnancy and sex are so inextricably bound up together that denying a service to a woman because of pregnancy is synonymous with denying a service on the basis of sex.

In that case, the Tribunal went on to find that the man’s status as a taxi owner was not so inextricably bound up with his race, colour, ethnic origin and place of origin that any disadvantage he experienced as a taxi driver was synonymous with disadvantage based on those personal characteristics.

⁷ *University graduates by age group, 1992-2010*. Statistics Canada, Postsecondary Student Information System (PSIS).

⁸ *College graduates by age group, 1992-2010*. Statistics Canada, Postsecondary Student Information System (PSIS).

⁹ *Participation, Graduation and Dropout Rates*, Statistics Canada, www.statcan.gc.ca/pub/81-595-m/2008070/6000003-eng.htm.



Student status may be a proxy for single status. A significant proportion of single people are students. Forty-four percent of single people in Canada are between the ages of 15 and 30 – and as noted above, 76% of college and university students are under age 30.¹⁰ The link between student status and single status is more clear in communities where students are commonly seen as being incompatible with a “family lifestyle.”

Student status may also be a proxy for receipt of public assistance. According to a Statistics Canada study, approximately 34% of post-secondary students in Canada receive a Canada Student Loan.¹¹ OSAP is essentially a combination of Canada and Ontario Student Loans, so 34% is a very rough approximation of Ontario students receiving social assistance. These numbers do not, of course, take into account students receiving other types of social assistance, such as Ontario Disability Support Program (ODSP) benefits.

If student status is a proxy for age, marital status or receipt of public assistance, elements of the bylaw that disadvantage students because of their student status will be discriminatory and contrary to the *Code*.¹²

Low-income groups

Low income or socioeconomic status is not a protected ground under the *Code*.¹³ However, it directly connects to the ground of receipt of public assistance.

In its work on housing, the OHRC has repeatedly heard that people who identify with certain *Code* grounds or combinations of grounds are more likely to be tenants, and are more likely to experience poverty or to have lower average incomes than the general population.¹⁴ The *Code* may be found to apply when low income is connected to grounds such as age, ancestry, disability, ethnic origin, family status, gender identity, place of origin, race, or being in receipt of public assistance.

¹⁰ Statistics Canada, *Age distribution of college and university students, 1992 and 2007*.

See also www.globalnews.ca/single+in+the+city/6442719179/story.html.

¹¹ *Canada Student Loans Program, Annual Report, 2010-2011*.

¹² While similar arguments have been raised (see, for example, *Allen v. Canada (Canadian Human Rights Commission)* [1992] F.C.J. No. 934, *Wong v. University of Toronto*, [1989] O.J. No. 979, and *London Property Management Assn v. London (City)*, [2011] O.J. No. 4519), the OHRC is not aware of a decision which establishes that student status is a proxy for a *Code* ground.

¹³ See, for example, *Sugarman v. Sugarman*, 2010 HRTO 1049.

¹⁴ See the OHRC's *Policy on human rights and rental housing*, 2009; *Consultation paper: Human rights and rental housing in Ontario*, 2007; *Right at Home: Report of the consultation on human rights and rental housing in Ontario*, 2008; *In the zone: Housing, human rights and municipal planning*, 2012.



For example, in *Kearney v. Bramalea Ltd.*¹⁵ the Ontario Human Rights Board of Inquiry found that:

[Expert witness] Dr. Ornstein's extensive analysis of the census and other surveys is clear evidence that income criteria [requiring that individuals meet a rent-to-income ratio in order to be eligible to rent a unit] differentially affect groups protected by the *Code* – groups defined on the basis of sex, marital and family status, age, citizenship, race, immigration status, place of origin, and being in receipt of public assistance. The result is to significantly restrict the housing choice of protected groups whose members often end up in higher priced accommodation of poorer quality.

On average, *Code*-protected groups have lower incomes than other groups in society. As a result, low income can sometimes be a proxy for those *Code*-protected groups, and rules that affect low-income people may affect a disproportionate number of *Code*-protected people.

Lower-income tenants have fewer choices in the rental market because many of the housing options are out of their price range. Also, more low-income households move per year compared with higher-income households,¹⁶ and when people move into new private rental units they may have to pay significantly higher rent.¹⁷

This means that a municipality's actions that directly or indirectly restrict or reduce the availability of low-cost market rental and other affordable housing can have an adverse impact on *Code*-protected people. Some groups of people who are more likely to have lower incomes and who may also be protected by specific grounds of the *Code* include:

- ▶ Aboriginal Peoples (ancestry)
- ▶ Newcomers (citizenship, ethnic origin, place of origin)
- ▶ Racialized people (race, colour, ancestry, ethnic origin)
- ▶ Young or lone-parent families or growing families seeking larger accommodation (family status, marital status)

¹⁵ [1998] O.H.R.B.I.D. No. 21 at para. 124. The case was appealed to the Ontario Superior Court of Justice and varied – but not with respect to this point – see [2001] O.J. No. 297.

¹⁶ See the OHRC's *Right at Home: Report of the consultation on human rights and rental housing in Ontario*, 2008.

¹⁷ Rent increases for ongoing tenancies are regulated under the *Residential Tenancies Act*, 2006 and are capped at a maximum of 2.5% per year, but these protections do not extend to new tenancies. See *Residential Tenancies Act*, S.O. 2006 c.17, s.120(1)-120(2).

- ▶ Older people with low and fixed incomes (age, receipt of public assistance)
- ▶ Students (age, marital status, receipt of public assistance)
- ▶ People with disabilities (disability)
- ▶ People receiving funds under OSAP, Ontario Works (OW) Ontario Disability Support Program benefits (ODSP), or other types of public assistance (receipt of public assistance)
- ▶ Transgender people (gender identity, gender expression)
- ▶ Women (sex, family status, age).

Discrimination issues in rental housing often arise because of a combination of *Code* grounds. For example, a lone mother who is receiving social assistance might experience discrimination based on her sex, family status, marital status and receipt of social assistance. Similarly, young people who are looking for rental housing may experience discrimination based on their age and marital status.





Avoiding the discriminatory impacts of rental housing licensing

When drafting, reviewing and monitoring licensing bylaws, municipal planners should apply a human rights lens, to see if they might have an impact on Code-protected groups. Situations can change, and so municipalities should regularly monitor for these impacts.

If people experience a disadvantage due to rental housing licensing (such as being forced out of housing, or having a harder time finding housing) because of their connection to Code grounds (like age, family status, etc.) then municipalities may be violating the Code unless they can prove:

- ▶ The municipality adopted the bylaw, or a particular element of it, to achieve a rational planning purpose
- ▶ The municipality held a good faith belief that it needed to adopt the bylaw or the requirement to achieve that purpose
- ▶ The bylaw requirement was reasonably necessary to accomplish its purpose or goal, in the sense that other, less discriminatory alternatives would present undue hardship relating to health and safety or financial factors.

Bylaws that are arbitrary – that have no clear connection to their stated goal – are particularly vulnerable to being found to be discriminatory, contrary to the Code.

In embarking on rental housing licensing, the OHRC advises municipalities to:

1. Consider the *Ontario Human Rights Code* before drafting the bylaw and refer to the *Code* in the bylaw
2. Consult with Code-protected groups
3. Make sure that meetings about the bylaw do not discriminate
4. Roll out the bylaw in a consistent, non-discriminatory way
5. Work to secure existing rental stock
6. Avoid arbitrary bedroom caps
7. Avoid gross floor area requirements that exceed the Building Code
8. Eliminate per-person floor area requirements
9. Eliminate minimum separation distances
10. Enforce the bylaw against the property owner, not the tenants

- 11. Protect tenants in cases of rental shut down
- 12. Monitor for impacts on *Code* groups
- 13. Make sure licensing fees are fair.

1. Consider the Ontario *Human Rights Code* before drafting the bylaw and refer to the *Code* in the bylaw

In carrying out their responsibilities under the Provincial Policy Statement, the *Municipal Act, 2001*, the *Planning Act*, the *City of Toronto Act, 2006* and any policies and programs, municipalities must make sure they do not violate the *Code*. Because of its quasi-constitutional status, the *Code* has primacy over all other provincial legislation, unless the legislation explicitly states it applies notwithstanding the *Code*. In other words, if there is a conflict between the *Code* and other laws, the *Code* will prevail. Integrating language about the *Code* into the bylaw signals that the municipality takes these responsibilities seriously, and has thoroughly considered its obligations under the *Code* when drafting the bylaw, and also when monitoring its impact.

Municipalities that specifically cite in their bylaws the need to comply with the *Code* show that human rights must be considered in land use planning decisions.

They also show that protecting human rights is an important municipal goal that contributes to improving the regulation of residential rental properties. This is consistent with the aim of the *Code*, which includes recognizing the dignity and worth of every person.

This message may be reinforced when municipalities issue materials to people applying for rental housing licences. In its work on housing, the OHRC has heard that landlords sometimes exhibit discriminatory attitudes toward tenants because of their connection with *Code* grounds – and so this type of education would be extremely valuable.

Promising practice

The City of Waterloo refers to human rights principles, and the Ontario *Human Rights Code*, in its bylaw. Among other things, it notes that one of its purposes in regulating rental units is to “protect the health and safety and human rights of the persons residing in rental units.”

2. Consult with *Code*-protected groups

Consulting with groups who are likely to be affected by a bylaw is a best practice because it can help prevent *Code* violations before they occur. Sometimes regular public meetings may not be accessible to everyone who may be affected, or people may not be aware

of the meeting because the usual ways of publicizing the meeting and the process are not effective in reaching them. Or, a municipality may see that certain Code-protected groups have been underrepresented in public meetings. Conducting targeted outreach to vulnerable or marginalized groups makes sure that their voices are heard, and can help to remove unanticipated barriers to housing access that bylaws can create.

3. Make sure that meetings about the bylaw do not discriminate

Municipalities can use meetings to send the message that any licensing bylaw is about the housing stock being rented, not the people who might live there.

It is important for municipalities to highlight, at meetings and other discussions of the bylaw, that the purpose cannot be discriminatory. Municipalities should lay out ground rules at the beginning of meetings stating that discriminatory language will not be tolerated, and should actively interrupt and object to this type of language when it happens.

Municipalities should provide community education about their bylaws and enforcement activities, to ensure that all residents understand the purposes of the bylaw. Community education can

also build relationships between renters and other residents of the municipality.

4. Roll out the bylaw in a consistent, non-discriminatory way

If a bylaw is meant to serve legitimate planning or safety purposes, it should be needed by – and applied to – every part of the municipality. A bylaw that is applied first or only to a particular area of the municipality is more likely to be arbitrary, and could be seen to be targeting the people within that particular area. If the people in that area identify with certain Code grounds – for example, they belong to a racialized community, or they are mostly students – then the municipality may be targeting that group of people and could be susceptible to being found to be discriminatory, contrary to the Code.

Promising practice

Waterloo applied its bylaw to the entire city, right away.

5. Work to secure existing rental stock

Grandparenting of existing homes, or variances for purpose-built homes, can help to make sure existing rental housing stock is retained so that Code-protected groups are not sharply affected when a licensing bylaw is introduced.

In accordance with the 2005 *Provincial Policy Statement*,¹⁸ municipalities should provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents by, among other things, establishing and implementing minimum targets for providing housing that is affordable to low and moderate income households.

6. Avoid arbitrary bedroom caps

If setting limits on the number of allowed bedrooms in rental units, municipalities should allow the number of bedrooms based on the original floor plan of the house, or the existing floor plan if alterations were done with municipal approval, in compliance with the Building Code, and/or are consistent with other housing in the area. Arbitrary bedroom caps can reduce the availability of housing for *Code*-protected groups. They can exclude large families with children, or extended families.

Municipalities that set bedroom caps based on medians and averages of demographic data may penalize any family or household that is not “average.” The negative impact could be substantial: according to the 2006 census, nearly half a million households in Ontario had five people or more. Family or

household size can be strongly influenced by ethnic origin, ancestry, creed and place of origin – each a *Code* ground. Recent studies suggest there is also a rise in multi-generational households across cultural backgrounds.

Municipalities need to carefully examine whether the caps they are considering are arbitrary. If they are meant to address parking or other planning concerns, then have they allowed for variances for houses that were originally constructed to have more bedrooms than the cap allows? If they have established caps for rental homes, what is their explanation for not applying those same caps to owned homes that have the same built form? If municipalities cite safety reasons – why do those same safety reasons not apply to owned homes?

Promising practice

The City of North Bay has a cap of five bedrooms, but allows landlords with more than five bedrooms to apply for an exception if their houses were originally constructed to contain more than five bedrooms. While a municipality is best protected against a *Code* complaint if it has no arbitrary bedroom caps at all, allowing for variances may limit negative impacts.

¹⁸ *Provincial Policy Statement*, Government of Ontario, 2005, section 1.4 (Housing).

Some municipalities do not have caps, but rather have a system where properties that rent more than a certain number of units are regulated by a separate lodging house regime. If that separate regime is arbitrarily onerous, then this type of system can create the same issues, and can contravene the Code just like a cap might.

7. Avoid gross floor area requirements that exceed the Building Code

The Building Code sets out requirements for floor areas of different rooms and spaces in all housing. Bylaw floor area requirements that are more stringent than Building Code regulations could be found to be arbitrary – and could contravene the *Human Rights Code*.

For example, if gross floor area requirements that limit the percentage of a home that can be devoted to bedrooms are not placed on people in owned homes, this could have an adverse effect on Code-protected groups.

8. Eliminate per-person floor area requirements

People should be able to share a bedroom, if they choose, without the landlord or the municipality peeking through the keyhole. In fact, any related questioning or investigation could lead to human rights complaints.

Requirements that dictate how much space a rental unit, or a room in a rental unit, must have *per person* may violate the Code.

O. Reg. 350/06, made under the *Building Code Act*, 1992 requires 7 square metres per bedroom, or as little as 6 if there are built-in cabinets;¹⁹ and 9.8 square metres per master bedroom, or 8.8 if built-in cabinets are provided.²⁰ It also allows for bedroom spaces in combination with other spaces in dwelling units, with a minimum area of 4.2 square metres.²¹

Many rental houses or units have bedrooms sized to comply with Building Code regulations, which could accommodate two or more people.

"Per occupant" references can severely limit housing options for people who commonly share rooms, such as couples, families with children, and many other people who identify

¹⁹ Building Code, 1992, Article 9.5.7.1.

²⁰ *Ibid.*, Article 9.5.7.2.

²¹ *Ibid.*, Article 9.5.7.4.

under *Code* grounds. Unless there is a *bona fide* or necessary reason why rented units should be required to meet requirements that exceed those in the Building Code (when owned homes do not face such a requirement), the OHRC finds “per occupant” references to be discriminatory.

Promising practice

The City of North Bay does not include per-person floor area requirements in its rental housing licensing bylaw.

9. Eliminate minimum separation distances

People zoning – where planning is used to control people based on their relationships, characteristics or perceived characteristics, rather than the use of a building – has been illegal for many years.²²

In the OHRC’s view, minimum separation distances for housing are a form of “people zoning.”

Minimum separation distances were originally used to separate land uses such as industry and housing.²³ Their application has broadened over time.

Some municipalities apply minimum separation distances to “lodging houses” – i.e., rental units that are not apartment buildings, but which have a large number of rooms. This means that if one lodging house is established in a certain neighbourhood, others cannot be established within a certain distance or radius.

These minimum separation distances aren’t about regulating buildings. A similar, owned house does not have this restriction. Minimum separation distances are about regulating people, and often flow from stereotypes associated with renters.

²² In *R v. Bell*, [1979] 2 SCR 212, the Supreme Court of Canada heard a challenge to a North York bylaw that limited the use of certain residential zones to dwellings designed or intended for use by an individual or one family. Family was defined as a group of two or more persons living together and related by bonds of consanguinity, marriage or legal adoption.

Justice Spence, speaking for the majority of the Court, found that the bylaw, in adopting “family” as the only permitted occupants of a self-contained dwelling unit, amounted to oppressive and gratuitous interference with the rights of people subject to the bylaw, and that:

the legislature never intended to give authority to make such rules and the device of zoning by reference to the relationship of occupants rather than the use of the building is one which is ultra vires of the municipality under the provisions of The Planning Act.

²³ See, for example, Finkler, L. & Grant, J., “Minimum separation distance bylaws for group homes: The negative side of planning regulation” (2011) 20:1 *Canadian Journal of Urban Research* 33-56 at 36, for a discussion of the typical use of minimum separation distances (to limit the impact of noise, odour or dust on others), and the movement by municipalities over time to other uses.



Instead of planning for inclusive neighbourhoods, minimum separation distances can limit the sites available for development and restrict the number of sites that are close to services, hurting people who are in need of housing.

In its submission to the OHRC's Housing Consultation in 2007, the Ministry of Municipal Affairs and Housing indicated that separation distance requirements should be justified on a rational planning basis, passed in good faith, and in the public interest.

Arbitrary separation distances can contravene the *Human Rights Code*. Some municipalities may try to use minimum separation distances to manage "overconcentration" of some types of housing within one neighbourhood. Minimum separation distances are basically restrictions – and can adversely affect renters by restricting the options available to them. Municipalities should consider incentives and ways to encourage affordable housing throughout the municipality. This is a positive approach, rather than the punitive one that minimum separation distances often cause.

The OHRC has intervened in two cases where bylaws establishing minimum separation distances were alleged to be discriminatory. The first case, at the Ontario Municipal Board, concerned a City of Guelph bylaw and is described below.

The second case, at the Human Rights Tribunal of Ontario, was launched by the Dream Team, an organization that advocates supportive housing for people with disabilities. In this case, the Dream Team challenged the City of Toronto's minimum separation distance requirements for group homes for people with disabilities. An expert hired by the City of Toronto to examine issues arising from the City's imposition of minimum separation distances to group homes said in his report that he could not find a "sound, accepted planning rationale" for those minimum separation distances and recommended that they be removed.²⁴

The OHRC also became a party to a proceeding at the Ontario Municipal Board that was launched by Lynwood Charlton against the City of Hamilton, after the City had refused to grant a site-specific amendment to a zoning bylaw requiring minimum radial separation distances for group homes for persons with mental disabilities.

²⁴ Sandeep K. Agrawal, *Opinion on the Provisions of Group Homes in the City-wide Zoning By-Law of the City of Toronto*, at pages 3 and 28, released February 28, 2013 by the City of Toronto, as a supplementary report to the *Planning and Growth Management Committee, in Final Report on the City-wide Zoning By-law: Supplementary Report on Human Rights Challenge to Group Home Zoning Regulations*, PG13020.

Promising practices

A City of Guelph bylaw used minimum separation distances to limit rental houses with accessory apartments and also reduced the number of units that could be rented in lodging houses. It appeared that these provisions might keep young people out of neighbourhoods, and would also result in a loss of affordable rental housing that would affect other people who identified with Code grounds (such as seniors, newcomers, people with disabilities, single-parent families and people in receipt of public assistance). The OHRC intervened in a challenge of that bylaw before the Ontario Municipal Board. In February 2012, before the matter proceeded to a hearing, the City of Guelph repealed the bylaw, and has committed to working with the OHRC to effectively deal with rental housing issues while at the same time promoting the human rights of tenants.

In 2010, the City of Sarnia changed its bylaws to make sure that people with disabilities do not face additional barriers in finding supportive housing. A group of psychiatric survivors had filed a human rights complaint against the City, alleging that its zoning bylaws violated the human rights of people with disabilities living in group homes. The City changed the bylaw so that:

- distancing requirements for all group homes were removed
- the requirement that group homes with more than five residents be located on an arterial or collector road was removed
- group homes may now be included in all zones allowing residential use
- residential care facilities are a permitted use in any residential zone.²⁵

10. Enforce the bylaw against the property owner, not the tenants

If rental housing licensing really is to regulate rental housing (rather than the people in it – which is not an appropriate goal in licensing) then property owners rather than renters should be held responsible for any licensing violations. This should be established clearly in the bylaw, and communicated to tenants and property owners alike.

11. Protect tenants in cases of rental shut down

Sometimes, a licensing bylaw will justifiably cause a rental unit to be shut down. For example, certain safety standards may not be met.

Municipalities should consider the impacts on tenants of any decisions to shut down their rental housing, and work to make sure that tenants are not displaced without recourse or assistance. Tenants should also be informed of

²⁵ OHRC, *In the zone: Housing, human rights and municipal planning*, 2012, p. 26.

Promising practice

The City of Waterloo rental housing licensing bylaw contains the following provision:

5.3 The Director of By-Law Enforcement, before revoking or suspending a licence pursuant to section 5.2 of this by-law, shall consider:

- a) the impact of any such licence revocation or suspension on any Tenants; and,
- b) imposing terms or conditions on any such licence revocation or suspension that would minimize the adverse impact on any Tenants, including the possibility of providing a reasonable time period before the licence revocation or suspension takes place to permit Tenants to find new housing or to seek relief in a Court or before the Ontario Landlord and Tenant Board.

health and safety issues when they are first raised, rather than simply facing eviction on short notice.

12. Monitor for impacts on Code groups

Municipalities should commit to monitor and evaluate the impact of their licensing bylaws on tenants at least every five years, to assess whether the bylaws have a discriminatory effect relating to Code grounds.

One way to minimize liability under the Code is to establish a program that regularly monitors impacts of the bylaw. More information about data collection that could help municipalities can be found in the OHRC handbook *Count Me In!* Data gathered for monitoring purposes should be broken down by Code ground, and collected in a manner

consistent with the Code. For example, a municipality could gather information from a representative sample of tenants and landlords through phone interviews, door-to-door visits, surveys or focus groups. The municipality could then follow up with participants over a period of time.

The municipality should report its findings on a regular basis. A monitoring program will be strengthened if it is conducted in consultation with an expert in data collection.

Promising practices

Both the Cities of North Bay and Waterloo have committed to ongoing monitoring and evaluation of their licensing bylaws.

13. Make sure licensing fees are fair

Certain constitutional rules apply to fees imposed by public bodies such as municipalities. While municipalities are entitled to charge licensing fees, “a nexus must exist between the quantum charged and the cost of the service provided.” In other words, there must be a reasonable connection between the cost of the service and the amount charged.²⁶

Fees associated with licensing, if passed on to renters, might drive up the price of housing.²⁷ The OHRC has heard that increased costs associated with housing can have a particularly adverse impact on *Code*-protected groups. For example, in its *Right at Home* consultation, the OHRC heard from the Children's Aid Society of Toronto that a mandatory \$30 apartment insurance fee has an adverse impact on lower-income people, households on social assistance, poor single parents, youth and new-comer families. The OHRC also heard from the Centre for Equality Rights in Accommodation and the Social Rights Advocacy Centre that the same fee

could pose a financial barrier for Aboriginal people and members of racialized communities.²⁸ As the OHRC noted in *In the Zone*, municipalities can encourage development of affordable housing by reducing or waiving fees.²⁹

Promising practice

The City of North Bay reports that it was cautious with the fees it imposed – and instituted a licensing fee that is not 100% cost recovery – to limit any hardship for people affected by the bylaw.

²⁶ *Eurig Estate (Re)*, [1998] 2 S.C.R. 565 at para. 21.

²⁷ Other costs associated with licensing, such as fees for certain inspections, will probably not raise *Code* concerns if the inspections serve a legitimate health and safety purpose, are uniformly enforced among housing of the same type, and the fees are reasonably connected to the cost of the inspection.

²⁸ *Right at Home*, OHRC, page 33.

²⁹ *In the Zone*, OHRC, page 28-29.





Conclusion

Bylaws that limit housing availability for Code-protected groups could be found to be discriminatory. The Ontario Municipal Board discussed this concept in *Kitchener (City) Official Plan Amendment No. 58*. In that case, the Board investigated a municipal initiative to decrease the “over-concentration” of “single person, low-income households” and “residential care facilities and social/supportive housing” in certain areas.³⁰ The City argued that there was no discrimination because, among other things, “people [could] just go elsewhere.”³¹ The Board found that:

Depending on the ultimate content of revised municipal measures, municipal analysis and preparation may need to include the *Code* and *Charter*. That analysis is glib, if it merely assumes

that telling persons with disabilities and/or on public assistance to “just go elsewhere” is no encroachment on human rights, or that it was just a small one, or that it was for “a greater good.”³²

Bylaws that limit housing availability for Code-protected groups may also be in breach of planning principles. The Ontario Municipal Board stated in the *Kitchener* case:

As a matter of elementary preparation, if the City proposed to revise the rules for care facilities, it was incumbent on the City to devote at least some visible thought to what it was going to do with them. That is consistent not only with the Act and the PPS [Provincial Policy Statement], but with the very concept of “*planning*.”

³⁰ *Kitchener (City) Official Plan Amendment No. 58*, [2010] O.M.B.D. No. 666 at para. 2.

³¹ *Ibid.* at para. 137.

³² *Ibid.* at para. 149.

One does not undertake to reorganize the aquarium, without devoting at least some thought to where to put the fish.³³

"Housing is a fundamental human right. While rental housing licensing can be a valuable tool for promoting the safety and security of tenants, the ability to license must not be a licence to discriminate."

– Barbara Hall, Chief Commissioner,
Ontario Human Rights Commission

³³ *Ibid.* at paras. 107-108.

Also in the *Kitchener* case, the OMB commented that the *Planning Act* and other instruments including the Provincial Policy Statement require the council of a municipality and other parties to consider matters of provincial interest including adequately providing a full range of housing (para. 21). Based in part on these principles, the OMB found that:

...Although it is fashionable in some circles to reduce all Provincial planning policy to a single glib focus on intensification, that oversimplification overlooks the specific PPS [Provincial Policy Statement] direction (in the explanatory text at Part III) that "a decision-maker should read all the relevant policies as if they are specifically cross-referenced with each other." Where was the attention to "improving accessibility," "preventing barriers" etc.?

That is where there is an evidentiary problem. The required planning analysis need not be encyclopaedic; but where the core of an OPA or By-law involves topics specifically itemized by the Province, one would expect at least some overt attention to those specified interests. Indeed, given that care facilities, the disabled, and assisted housing are the direct and intended targets of this initiative, then as a "planning" matter, one would have expected some municipal consideration of the impacts on arrangements for this population, even in the absence of the interests itemized in the Act and PPS.

Yet in the mass of writings during the six years following the ICB in 2003 – including the lead-up and follow-up to OPA 58 and the ZBA – neither the City nor Region were able to point to a *single sentence* showing how the impacts on this population were considered, let alone that Subsection 2(h.1) of the Act or PPS Subsection 1.1.1(f) had been considered in even the most perfunctory way (para. 99-101).



For more information

The following resources are available online:

Ontario Human Rights Commission

www.ohrc.on.ca

In the zone: Housing, human rights and municipal planning

Policy on human rights and rental housing

Human rights for tenants – brochure

Human rights in housing: an overview for landlords – brochure

Writing a fair rental housing ad

Ontario Ministry of Municipal Affairs and Housing

www.mah.gov.on.ca

Affordable housing

Planning Act Tools

Ontario Housing Policy Statement

Municipal Tools for Affordable Housing

To make a human rights complaint – called an application – contact the Human Rights Tribunal of Ontario at:

Toll Free: 1-866-598-0322

TTY Toll Free: 1-866-607-1240

Website: www.hrto.ca

To talk about your rights or if you need legal help, contact the Human Rights Legal Support Centre at:

Toll Free: 1-866-625-5179

TTY Toll Free: 1-866-612-8627

Website: www.hrlsc.on.ca

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Date: 2019-05-16

Subject: **Report from Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, dated May 16, 2019, Re: Second Unit Registration By-law - Update and Proposed Amendments**

Contact: Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Building Division, 905-874-2092, elizabeth.corazzola@brampton.ca

Recommendations:

1. That the report from Elizabeth Corazzola, Manager, Zoning & Sign By-law Services, Building Division, dated May 16, 2019, to the Planning and Development Meeting of June 17, 2019, re: **Second Unit Registration By-law – Update and Proposed Amendments**, be received; and
2. That staff be directed to prepare an amendment to the Second Unit Registration By-law generally in accordance with the draft by-law attached as Appendix 2 to this Report and including:
 - A reduced registration fee to reflect administrative process improvements;
 - A single, standardized fee for all second unit registration applications irrespective of whether the property is owner occupied or for investment purposes only;
 - Alternative means for verification of Electrical Safety Code compliance;
 - Housekeeping amendments to recognize updates to the registration process and inclusion of enhanced requirements and facilitate effective enforcement;
3. That staff be directed to modify the registration process to eliminate the requirement for property owners to provide documented proof of homeowners insurance for a two-unit dwelling prior to final registration.

Overview:

- **The City's Second Unit Registration program came into effect on June 22, 2015. Since that time, staff have continued to monitor the success of the program and make recommendations for improvement.**
- **Previous improvements have included amendments to the Zoning By-law to provide increased flexibility, allowing more properties to qualify for registration, and modifications to the application process to enhance service and reduce processing times.**
- **Additional areas for improvement have been identified that will require an amendment to the Second Unit Registration By-law. The proposed amendment would include a reduction and harmonization of the Registration Fee as well as language to address issues associated with Electrical Safety Code compliance and housekeeping matters to facilitate effective enforcement.**
- **Staff are also recommending that Council revisit the 2015 direction that requires staff to obtain documented proof of homeowners insurance prior to registration. Staff will continue to promote and encourage homeowners and tenants to obtain the appropriate insurance coverage.**

Background:

The *Strong Communities Through Affordable Housing Act*, 2011 (Bill 140) was adopted in support of the Province's Long Term Affordable Housing Strategy. The Act required municipalities to implement official plan policies and prescriptive zoning regulations to allow for the creation of second units within detached, semi-detached, and townhouse dwellings, and within accessory structures.

In response to this provincial legislative direction, on April 22, 2015 Council passed Official Plan and Zoning By-law amendments to facilitate the legal construction of second units subject to specific criteria for eligibility. Together with these amendments, Council enacted a Second Unit Registration By-law setting out requirements for the legal creation and registration of a second unit, including compliance with the Building Code, Fire Code, Electrical Safety Code, the Zoning By-law and the Property Standards By-law. The Second Unit Registration By-law came into effect on June 22, 2015. There are a total of 3,669 legally registered two-unit dwellings in Brampton as of the date of this report.

The one-time registration program is seen as being beneficial to the City to assist with identification, tracking and addressing of all legal second units. It also ensures that the newly created dwelling unit has been inspected for compliance with applicable regulations to ensure the safety and wellbeing of the occupants in both dwellings.

Current Situation:

Since the inception of the registration program in 2015, staff have continued to monitor and make recommendations for improvements. In June 2017, following staff recommendations, Council amended the Zoning By-law to remove prescriptive restrictions on the size of a second unit and also approved a reduction to the minimum width for a parking space. This allowed more properties to qualify for registration while still accommodating the additional parking space required. The by-law was also amended to provide relief for residents to construct an above-grade landing in the side yard where it would be necessary to provide access to the principal entrance leading to the second unit.

In January 2019, Building Division staff also implemented changes to simplify and streamline the application process. In the past, residents were required to file two separate applications – one for registration and a second for a building permit – the process has now been consolidated into a single stream. Today, residents file a single application for both registration and building permit and applications are now pre-screened for zoning compliance prior to submission. In addition, the full registration fee is payable at the time of application is submitted, which has increased the likelihood that property owners will follow through with final registration following completion of required inspections. With the new single-stream process, the application must also include plans and drawings that are suitable for the completion of the Building Code compliance review. This has proven to assist owners with understanding the required upgrades and construction and must be completed and inspected prior to registration.

The single stream process has resulted in quicker processing times, fewer trips for the applicant to the Building Division to submit multiple applications and fewer applications being refused for non-compliance with the Zoning By-law or deemed abandoned for failure to follow through to complete registration. In addition to these process improvements, Building Division staff have developed extensive technical guidelines and application packages to assist residents and their agents in making a complete application. Staff have also conducted workshops and education sessions with resident groups, design professionals and real estate agencies to assist, educate and inform stakeholders.

Staff also recognizes that the issues and considerations surrounding the parking requirements for second units may need to be further examined. A review of the Comprehensive Zoning By-law is currently underway. This project will result in a new by-law to replace the one currently in effect. As part of this review, parking requirements for all uses, including two-unit dwellings, will be fully evaluated. No changes to any of the implementing second unit Zoning By-law requirements are proposed at this time.

7.5-3

Electrical Safety Code Compliance

One of the mandatory requirements to complete registration is documented compliance with the Electrical Safety Code from the Electrical Safety Authority. At the outset of the registration program in 2015, this verification was typically received in the form of an ElecCheck report. ESA's ElecCheck service involves a visual inspection of electrical wiring and devices to identify potential hazards that could lead to a fire or shock.

In March 2018, the ESA announced that it would be making changes to their ElecCheck service in Ontario effective on April 30, 2018. These changes included limiting the eligibility for an ElecCheck inspection to homes built prior to 1976, homes with aluminum branch circuit wiring and/or homes that were previously used as a grow op. ESA will also continue to conduct ElecCheck inspections when specifically required by the Fire Department, which would be the case only for those existing legal non-conforming properties that must now complete registration.

With the modifications to the ElecCheck service offered by ESA, residents have been provided with alternatives to obtain the necessary Electrical Safety Code compliance verification including obtaining a General Inspection Certificate (when the unit is being constructed with a building permit) or applying for a Wiring Application (where the second unit was built without the benefit of a building permit). Where the unit has been created without a permit, ESA inspectors may require drywall to be removed to satisfy the inspector.

Despite these options, however, homeowners have been experiencing difficulty when contacting ESA to obtain the required approvals. Building Division staff have been in regular contact with ESA staff to try to manage the associated issues and frustrations of residents. Through these discussions, it has become apparent that an alternative means to confirm ESA compliance may be appropriate. As a result, staff are recommending that Council adoption one of the following two options.

The first option would treat the change of use building permit and registration of a second unit in the same manner as any other construction throughout the City. Since the City has no authority or jurisdiction over the Electrical Safety Code, all building permit plans and drawings are stamped with notification that electrical systems must comply with ESA requirements and, when necessary, a permit may be required. No further independent verification of Electrical Safety Code compliance is required. If this approach is deemed to be acceptable for the creation of a second unit, staff would also recommend that homeowners would be required to sign a declaration verifying their understanding that ESA compliance is mandatory.

Alternatively, if documented verification of Electrical Safety Code compliance from an independent source continues to be required, staff are recommending that a written assessment report from a Licensed Electrical Contractor be accepted as an alternative to an inspection report from the ESA. In consultation with ESA staff, it has been

confirmed that a Licensed Electrical Contractor would identify any issues with the wiring and make any necessary repairs. Ultimately, any repairs required would result in an ESA Certificate of Inspection for that portion of the wiring. ESA also validates the trade qualifications of the contractors before issuing a license to operate. A list of Licensed Electrical Contractors is also readily available on the ESA website and, if appropriate, would be linked to the City's website should this alternative be deemed acceptable.

Registration Fees

The Second Unit Registration By-law includes a fee schedule that establishes a separate fee structure for owner occupied dwellings versus investment properties that are not occupied by the property owner. When the fee structure was initially implemented, the fees were designed to cover the costs associated with the administration of the program. It was believed at the time that investment properties, where the owner did not reside in the dwelling, would be a greater burden on City Enforcement services, particularly with respect to potential property standards violations.

Over the past 4 years, staff have observed a trend for applicants to simply declare that the property owner will be living in the dwelling after registration is complete, so that the lesser of the registration fees will be imposed. Moreover, there is no obligation on any subsequent owner of the property to continue to reside in a dwelling that has already been registered. In addition, the regulatory requirements for compliance with the Building Code, the Fire Code, the Electrical Safety Code and the Zoning and Property Standards By-laws are identical, regardless of whether the owner resides in the dwelling or not.

At the direction of Council, staff have recently conducted a benchmarking exercise comparing Brampton's second unit registration fees and process requirements with other GTA municipalities. The result of this exercise are shown in Appendix 1 attached to this report.

As a result of the factors discussed above, and in consideration of the streamlined application process that has reduced administrative redundancies, staff are recommending that Council approve a reduced and standardized fee for all second unit registration applications. In this regard, staff are recommending that the Second Unit Registration By-law be amended to charge a total fee of \$200 to cover administrative activities associated with the registration process, including the administrative processing, zoning compliance verification, maintenance of an on-line registry and assignment of a separate municipal address for the second unit.

To transition between the fees imposed by the current Registration By-law and the reduction recommended in the proposed amendment, staff intend for the reduced fees to apply to all new applications received under the single-stream application process that was initiated on January 14, 2019. Applicants who have filed an application

7.5-5

between January 14, 2019 and the date of passing of the proposed amendment will be reimbursed the difference in fees.

Housekeeping Amendments

Staff are also recommending some minor modifications to the text of the Registration By-law to update the registration process as follows:

- Sections 6 and 7 – harmonize language to clarify that any person having a second unit must register;
- Section 9 – amendments regarding fees and inspection;
- Sections 13 to 16 – streamline refusal process;
- Section 22 – harmonize terms in Inspection section; and
- Section 24 – adjust service section in relation to refusals and revocations;

The proposed housekeeping amendments do not alter the process and/or change any of the legislated requirements or intent of the by-law.

Verification of Homeowner's Insurance

When the registration program was introduced in 2015, Council direction required that staff obtain documented evidence from property owners to verify that they had obtained homeowners insurance for a two-unit dwelling. This direction, although not specifically set out or required in the Registration By-law itself, has been imposed on all owners of property seeking to register a two-unit dwelling. The documentation, submitted following construction of the unit but prior to final registration, is intended to verify that the insurance provider is made aware of the creation of a second unit within the dwelling and to ensure that the homeowner has adequate coverage.

The one-time registration program, however, does not allow the City to ensure ongoing compliance with this requirement, and could place liability on the City for not ensuring that it is being continually enforced following registration. Since the program does not require annual or renewed approvals, the proof of insurance requirement is not effective. Homeowners have the option to cancel their insurance policy or switch providers at any point following registration. In addition, there is no obligation for new owners of previously registered two-unit dwellings to provide the same verification to the City. Moreover, proof of homeowner insurance provides no assurance of coverage for the tenant, let alone whether there is appropriate coverage for the homeowner/landlord or tenant. There is no added benefit to either the homeowner, the tenant or the City associated with this mandatory requirement for proof of insurance.

As a result, it is not recommended that the City continue to require homeowners to produce proof of insurance for their second unit prior to registration. Staff will continue

7.5-6

to emphasize the importance of obtaining insurance to both homeowners and tenants and encourage adequate coverage in all communication materials.

Corporate Implications:

Financial Implications:

Changes to the fee structure will have an impact on the Building Division's revenue associated with administering the Second Unit Registration Program. It is believed that improvements and enhancements to the program recommended in this report will offset any reduction in revenue associated with a reduction and harmonization of the registration fee.

Strategic Plan:

This report and its recommendations align with the Strategic Plan priority of "Good Government" by promoting registration of second units as one means of providing affordable, accessible and safe housing options to meet the needs of Brampton's growing communities. The proposed actions will assist in legalizing second units and providing flexibility for homeowners to achieving compliance with regulatory requirements.

Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

In order to ensure second units in Brampton are created and legalized in compliance with all regulatory requirements, staff are recommending both flexibility in the means for homeowners to verify compliance as well as a reduction to the applicable registration fee. Staff are also recommending enhancements to the Second Unit Registration By-law to streamline process and harmonize by-law language.

7.5-7

Elizabeth Corazzola
Manager of Zoning & Sign
By-Law Services
Building Division

Rick Conard
Director of Building and
Chief Building Official

Report authored by: Elizabeth Corazzola

Benchmarking of other municipalities in Ontario

Second/Accessory Units

Municipality	Dwelling Type	Registration / Licensing	Registration / Licensing Process	Registration / Licensing Fees	Building Permit Fees	Documentation Required	Compliance Standards	Inspections / Enforcement	Size	Parking
Aurora	Detached, Semi-detached and Link houses	One-time registration required	1) Confirm Zoning compliance prior to submission of Building permit 2) Apply for a Building Permit 3) Application is reviewed by Building 4) Obtain Building Permit 5) Conduct City inspections as needed 6) Submit Registration Application 7) Schedule an ESA Inspection 8) Registration is complete	\$150	Building Permit Fee - \$280 flat rate Second Unit Fee - \$6.20 per sq m	Registration Application Building Permit Application Applicable Law Checklist Site Plan Survey Plan Construction Drawings Plumbing and Drain Form HVAC Drawings Heat Loss Calculations and Duct Layout Septic Sewage System - Site Plan and Design (if applicable) Letter of Compliance from Electrical Safety Authority	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Electrical Safety Authority Fire Services	Min. Floor area 35 sq. m.	1 additional space
Barrie	Detached	One-time registration required	1) Apply for a Building Permit and submit Registration Application 2) Application is reviewed by Zoning and then Building 3) Obtain Building Permit 4) Conduct City inspections as needed 5) Schedule an ESA Inspection 6) Final Inspection Report is provided	\$155	Building Permit Fee - \$9.60 per sq m Zoning Fee \$73.04	Registration Application Building Permit Application Designer Information Form Site Plan Survey Plan Floor Plans HVAC Drawings Heat Loss Calculations and Duct Layout	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Electrical Safety Authority Fire Services	Min. Floor area 35 sq. m.	1 additional space Tandem parking permitted
Brampton	Detached, Semi-detached and Townhouses	One-time registration required	1) Pre-screen for Zoning compliance 2) Apply for Registration and Building Permit 3) Application is reviewed by Building and Zoning 4) Obtain Building Permit 5) Conduct City inspections as needed 6) Schedule an ESA Inspection 7) Finalize Registration, including submission of ESA compliance and proof of insurance	\$700 (owner occupied) \$1200 (investment property)	\$1000 flat rate	Registration & Building Permit Application (one form) Designer Information Form Site Plan Survey Plan Floor Plans HVAC Drawings Plumbing Data Sheet	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Building Inspectors Fire Services (when applicable) Electrical Safety Authority	Second Unit must be smaller than the principal unit	1 additional space Tandem parking permitted
Markham	Detached, Semi-detached and Townhouses (subject to Zoning provisions)	One-time registration required	1) Submit a Minor Variance application (generally second units are not permitted in zoning bylaw) 2) Once Minor Variance is approved and conditions are met, apply for a Building Permit 3) Application is reviewed by Building 4) Obtain Building Permit 5) Conduct City inspections as needed 6) Submit Registration Application 7) Schedule an ESA Inspection	\$150 \$300 initial fee for Fire Services Inspection	\$12.03 per sq m Minor Variance fee - \$2760.02	Registration Application Building Permit Application Applicable Law Checklist Site Plan Survey Plan Construction Drawings Plumbing and Drain Form HVAC Drawings Heat Loss Calculations and Duct Layout	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Electrical Safety Authority Fire Services	Floor area of no less than 35 sq. m. but not more than 45% of the GFA	No additional parking

7.5-9

Municipality	Dwelling Type	Registration / Licensing	Registration / Licensing Process	Registration / Licensing Fees	Building Permit Fees	Documentation Required	Compliance Standards	Inspections / Enforcement	Size	Parking
Mississauga	Detached, Semi-detached and Townhouses	One-time registration required	1) Apply for a Building Permit and submit Registration Application 2) Application is reviewed by Zoning and then Building 3) Obtain Building Permit 4) Conduct City inspections as needed 5) Schedule an ESA Inspection	\$0	Change of Use Permit Fee - \$317 Second Unit Fee - \$6.10 per sq m	Registration Application Building Permit Application Applicable Law Checklist Site Plan Survey Plan Construction Drawings Plumbing and Drain Form HVAC Drawings Heat Loss Calculations and Duct Layout	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Electrical Safety Authority Fire Services Building Inspector	Max. 50% of the GFA	1 additional space
Newmarket	Detached, Semi-detached and Townhouses	One-time registration required	1) Confirm Zoning compliance prior to submission of Building permit 2) Apply for a Building Permit 3) Application is reviewed by Building 4) Obtain Building Permit 5) Conduct City inspections as needed 6) Submit Registration Application 7) Schedule an ESA Inspection	\$250	\$400	Building Permit Construction Drawings Site Plan Declaration of Designer HVAC Drawings Heat Loss Calculations and Duct Layout Registration Form Sketch of Parking Area	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Electrical Safety Authority Fire Services	Must be secondary in size	Min. of 4 exterior spaces for both units
Oakville	Detached or semi-detached	One-time registration required	1) Confirm Zoning compliance prior to submission of Building permit 2) Apply for a Building Permit 3) Application is reviewed by Building 4) Obtain approval from Building Permit 5) Conduct City inspections as needed 6) Submit Registration Application 7) Schedule a ESA Inspection	\$200	\$4.70 per sq m	Building Permit Construction Drawings Site Plan HVAC Drawings Heat Loss Calculations and Duct Layout	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Electrical Safety Authority Fire Services	Max. 40% of the GFA or 75 sq m	Depending on the By-law
Whitby	Detached and semi-detached	One-time registration required	1) Apply for a Building Permit 2) Application is reviewed by Zoning and then Building 3) Obtain approval from Building Permit 4) Conduct City inspections as needed 5) Submit Registration Application 6) Schedule a ESA Inspection	\$250	Change of Use Permit Fee - \$200 Second Unit Fee - \$8.80 per sq m	Registration Application Building Permit Application Designer Information Form Site Plan Survey Plan Floor Plans	Building Code Fire Code Electrical Safety Authority Property Standards Zoning	Electrical Safety Authority Fire Services	Max. 45% of the GFA	1 additional space
All municipalities are required to comply with Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, Zoning, and Area Municipality Second Unit Bylaw										



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

To amend the Second Unit Registration By-law 87-2015

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Municipal Act, S.O. 2001, c.25 hereby ENACTS as follows:

1. By-law 87-2015, is hereby amended:

- (1) by amending Section 6 to replace the words “establish, operate or permit the occupancy of” with the word “have”;
- (2) by amending Section 7 to replace the words “establishes, operates or permits the occupancy of” with the word “has”;
- (3) by deleting Clause 9.(a)(ii) and replacing it with the following:
 “pay a non-refundable \$200 registration fee;”
- (4) by deleting Clause 9(a)(iii) and renumbering Clause 9(a)(iv) to 9(a)(iii);
- (5) by deleting Section 13.(2) and replacing it with the following:
 “Where the Registrar refuses to register a Two-Unit House based on the criteria in subsection (1), the Registrar shall provide the Owner with a Notice of Refusal to Register, which shall include a brief written explanation of the reason for refusal.”
- (4) by amending Section 14.(1) by deleting the word “shall” and replacing it with the word “may”;
- (5) by amending Section 15.(1) by deleting the words “Intention to Refuse Registration” and replacing them with “Refusal to Register”;
- (6) by deleting Section 15.(2) by deleting the words “the date of service of the Notice of Intention to Refuse Registration or”;
- (7) by amending Section 15.(3) by deleting the words “refusal or” and the words “refuse or”;
- (8) by amending Section 15.(4) by deleting “refusal or”
- (9) by deleting Section 16. and sequentially renumbering sections 17 through 26;
- (10) by amending Section 22.(1) by deleting the word “officer” and replacing it with the word “inspector”;
- (11) by amending Section 22.(2) by deleting the word “officer” and replacing it with the word “inspector”;

7.5-11

By-law Number _____ - 2019

(12)By deleting Schedule A FEES.

ENACTED and PASSED this [enter date] day of [enter month], 2019.

Approved as to
form.
20__/_/month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
20__/_/month/day
[insert name]

Peter Fay, City Clerk

(file reference, if applicable, or delete)

Date: 2019-05-03

Subject: **RECOMMENDATION REPORT**

City-Initiated Zoning By-law amendment to permit utility trailers carrying personal motorized or non-motorized watercraft, all-terrain vehicles or snowmobiles to be temporarily parked in residential driveways.

Contact: Daniel Watchorn, Assistant Development Planner, Planning and Development Services, daniel.watchorn@brampton.ca 905-874-2953, and Krista Walkey, Manager, Planning and Development Services, krista.walkey@brampton.ca 905-874-2089

City File: **CI17.002**

Recommendations:

1. **THAT** the report from Daniel Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019 to the Planning and Development Committee Meeting of May 27, 2019, re: **Recommendation Report** - City-initiated Zoning By-law Amendment to permit temporary parking of seasonal recreational equipment, **City File Number CI17.002** be received; and
2. **THAT** City Initiated Zoning By-law Amendment, file CI17.002, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated May 3, 2019
3. **THAT** the amendments to the Zoning By-law, attached as Appendix 9 to this report be adopted;

Overview:

- On January 16, 2017, the Planning and Development Committee received a delegation from Mr. Adam Kupsta, requesting the City to consider making an amendment to the Zoning By-law to allow a boat to be parked on residential driveways.
- A statutory public meeting for this matter was held on June 4, 2018. Five (5)

11.1-2

members of the public were in attendance for this item and the statutory public meeting.

- **The Zoning By-law Amendment proposes to allow boats and other recreational vehicles on trailers less than 7m in length (excluding tongue) and 3m in height to park on a residential driveway for up to 72 hours twice per calendar month.**

Background:

At the January 17, 2017 Planning and Development Committee meeting, subsequent to a delegation by a resident requesting the City allow the parking of boats in a residential driveway, the Committee directed staff to undertake a review of the current zoning regulations related to the parking of boats and recreational vehicles in the driveway.

Staff reported back to the Committee on October 30, 2017, where the Committee directed staff to prepare a draft Zoning By-law Amendment to address boat and trailer parking on residential lots.

A statutory public meeting was held on June 4, 2018 introducing a first draft of the proposed Zoning By-law amendment.

Current Situation:

Staff has completed a technical analysis, as well as a benchmarking exercise of similar regulations in other municipalities. Staff's proposed amendment to the parking permissions for recreational vehicles in the Zoning By-law is limited the vehicle types that are currently regulated in section 10.6 of the Zoning By-law. The vehicle types are described below. Although staff believes that the amendments are appropriate towards satisfying demands for temporary parking of recreational vehicles, the matter of potentially expanding the list of permitted recreational or utility vehicles has been referred to the ongoing Comprehensive Zoning By-law review for further review.

Proposal

This City-initiated amendment is proposing to amend the Zoning By-law to permit the parking of utility trailers carrying personal motorized or non-motorized watercraft, all-terrain vehicles or snowmobiles to be parked in a residential driveway in the front yard or exterior side yard for a temporary period. The trailer and vehicle will be limited to 7.0m in length (excluding tongue), 3.0m in height, and shall not be permitted to park within a visibility triangle. Finally, parking shall be limited to two 72-hour periods per calendar month.

Summary of Recommendations

This report recommends that Council enact the draft Zoning By-law Amendment attached hereto as Appendix 9.

Planning Analysis Summary:

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the Official Plan, and appropriately considers matters of provincial interest as set out in section 2 of the *Planning Act*.

Matters of Provincial Interest

This City-initiated amendment to the Zoning By-law is consistent with matters of provincial interest as identified in Section 2 of the *Planning Act* in terms of:

- The orderly development of safe and healthy communities (section 2-h)
- The resolution of planning conflicts involving public and private interests (section 2-n)

The proposed Zoning By-law amendment will permit the parking of trailers carrying recreational vehicles in residential driveways for limited periods of time. This will allow residents to more conveniently use their recreational vehicles while also ensuring that the aesthetic quality of neighbourhoods is maintained. By managing the competing interests of all members of the community, the above noted matters of provincial interest are protected.

Provincial Policy Statement

This City-initiated amendment to the Zoning By-law is consistent with the Provincial Policy Statement (PPS) in terms of:

“1.0 [...] Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.”

The proposed Zoning By-law amendment will increase the usability of residential driveways while ensuring the aesthetic quality of neighbourhoods is maintained. An overarching goal of the PPS is the promotion of strong, liveable, healthy and resilient communities. As such, the proposed permissions will increase the liveability of neighbourhoods by allowing residents to use their recreational vehicles in a temporary manner, without compromising the established qualities of their communities, and therefore conforms to the PPS.

Growth Plan for the Greater Golden Horseshoe

The guiding principles of the Growth Plan are set out in Section 1.2.1. These form the basis for the other policies of the plan. This includes:

“Support the achievement of *complete communities* that are design to support healthy and active living and meet people’s needs for daily living through an entire lifetime”

Similar to the PPS, the Growth Plan aims to ensure that communities develop sustainably, responsibly, and attractively. By increasing the usability of residential driveways, while managing the visual impact of the parking of recreational vehicles in the driveway, the proposed Zoning By-law amendment conforms to the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan

Within the Urban System of the Region of Peel Official Plan, objectives are established to achieve sustainable development, to conserve the natural environment, etc. The proposed Zoning By-law amendment conforms to the Urban System policies by increasing the usability of residential driveways without compromising the character of neighbourhoods. Most notably, section 5.3.1.3. is maintained:

“To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.”

City of Brampton Official Plan

Section 4.2 of the Official Plan lays out the policies for residential areas within the City of Brampton. Related to the proposed Zoning By-law amendment, it is stated that Brampton’s residential policy will focus on the following:

(i) “Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.”

This City-initiated Zoning By-law amendment will improve the usability and functionality of residential driveways and properties without impacting the overall aesthetic quality and character of the neighbourhood. As a result, the proposed Zoning By-law amendment conforms to the Official Plan.

Technical Analysis Summary:

The visual impacts on the neighbourhood, safety/sightline issues, and implementability of the proposed Zoning By-law amendment were investigated in order to ensure that the size and time restrictions are feasible and appropriate. The results of the analysis led the proposed By-law to restrict a utility trailer carrying personal motorized or non-motorized watercraft, all-terrain vehicles or snowmobiles to a maximum length of 7.0

11.1-5

metres (excluding tongue), a maximum height of 3.0 metres (including any external attachments), to not be parked in the visibility triangle, to only be allowed to be parked in the driveway for two 72 hour periods per calendar month, and to not overhang the municipal sidewalk or curb.

Community Engagement:

A Statutory public meeting was held on June 4, 2018. Notice of the public meeting was given through a public notice in the Brampton Guardian. There were five (5) resident delegations at that meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with the amendment to the Zoning By-law.

Other Implications:

Planning staff have worked closely with By-law enforcement staff to understand how the proposed Zoning By-law amendment might affect By-law enforcement. It was determined that the enforcement methods for the proposed regulations could be handled similarly to other enforcement matters. As a result, while this By-law will add a different matter for enforcement staff to potentially respond to, it will not represent a disproportionate increase in workload.

2019-2022 Term of Council Direction: A Compass for our Community:

This report and proposed amendment is consistent with the “A City of Opportunities” theme. It supports the creation of complete communities by improving the functionality of residential properties without compromising the character of the neighbourhoods they are in.

Living the Mosaic – 2040 Vision:

This Report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

Conclusion:

Staff are satisfied that the proposed City-initiated amendment to the Zoning By-law represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe (2017), the Peel Region Official Plan, and the City of Brampton Official Plan. Accordingly, staff recommends approval of the Zoning By-law amendment as the proposal represents good planning and is in the public interest.

Respectfully Submitted:

Daniel Watchorn, B.ES
Assistant Development Planner
Planning & Development Services

Approved by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning & Development Services

Attachments:

Appendix 1 - Detailed Planning Analysis

Appendix 2 - Technical Analysis

Appendix 3 - Benchmarking of other municipalities

Appendix 4 - Breakdown of trailer related complaints in 2018

Appendix 5 - Public Meeting

Appendix 6 - Correspondence Received

Appendix 7 - January 16, 2017 Delegation to Council

Appendix 8 - Existing Zoning By-law provisions

Appendix 9 - Proposed Zoning By-law provisions

Report authored by: Daniel Watchorn

DETAILED PLANNING ANALYSIS

City File Number: CI17.002

Provincial Policy Statement

The subject application is consistent with matters of provincial interest as identified in the Provincial Policy Statement including but not limited to the following:

- Section 1.0 states that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. The proposed Zoning By-law amendment promotes liveable communities by expanding the usability of residential driveways and lots without compromising the aesthetic integrity of communities.

2017 Growth Plan for the Greater Golden Horseshoe

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposed Zoning By-law amendment complies with the following policies of the Growth Plan:

- Section 1.2.1 states that the policies of the Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on, among others, supporting the achievement of *complete communities* that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime. The proposed Zoning By-law amendment will allow residents to use their recreational vehicles in a more convenient manner without compromising the aesthetic integrity of communities. Therefore, the needs of residents will be better served as a result of the proposed changes to the Zoning By-law.
- Section 2.0 states that *Complete communities* support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food. The proposed Zoning By-law amendment will allow residents to use their recreational vehicles in a temporary manner and will not compromise the aesthetic integrity of communities.

Regional Official Plan

The Urban System policies of the Region of Peel Official Plan set out to provide a diversity of *healthy complete communities* for those living and working in *Peel Region*, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal

11.1-8

transportation system and provide an efficient use of land, public *service*, finances and *infrastructure*, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in *Peel*. The proposed Zoning By-law amendment complies with the following policies of the Region of Peel Official Plan:

- Section 5.3.1.3 states that a general objective of the Urban System is to establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. The proposed Zoning By-law amendment will allow residents to use their recreational vehicles in a more convenient manner and will not compromise the aesthetic integrity of communities.

Official Plan

The residential policies in the Official Plan state that housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. A number of policies outline how this can be achieved, and the proposed Zoning By-law amendment conforms to those policies:

- Section 4.2 (i) states that Brampton's residential policy will focus on promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm. By limiting the total amount of time that recreational vehicles can be parked in the driveway, the attractiveness and quality of the neighbourhood and public realm will not be compromised, while also allowing for a greater usability of residential lots.
- Section 4.2.7 (i) states that the City of Brampton will strive to create communities that have a high quality of development by developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway systems, and road patterns. By limiting the total amount of time that recreational vehicles can be parked in the driveway, the community image and character of residential neighbourhoods will be maintained.

TECHNICAL ANALYSIS

City File Number: CI17.002

A technical analysis was completed in order to better understand the implications of allowing the temporary parking of utility trailers carrying watercraft, all-terrain vehicles or snowmobiles in the driveway. Matters of concern that were investigated include visual impacts on the neighbourhood, safety/sightline issues, and implementability of the By-law.

Visual Impact on the Neighbourhood

A major concern that was investigated was the potential for negative visual impacts on the neighbourhood as a result of the parking of the above noted recreational vehicle types in the driveway. If unregulated, there would be the possibility of having very large vehicles parked in the driveway at all times that would significantly detract from the aesthetic qualities of a neighbourhood. To combat this, staff investigated what would constitute an appropriate maximum size for one such vehicle.

In terms of maximum width, staff were satisfied that the maximum vehicle widths as set by Transport Canada for trailers would adequately regulate the maximum size of trailers that could be parked in a driveway.

For maximum length, it was important to determine what length of trailer and vehicle would create an overbearing visual impact. The Zoning By-law sets the minimum distance from the lot line to a garage door at 6.0 metres (section 10.5 (b)). Considering that vehicles are required to be parked completely on the driveway and not overhang the sidewalk, in most cases the maximum possible length of a trailer being parked in the driveway would therefore be 6 metres. This was deemed as appropriate for those lots, since that entire space on the driveway could legally be occupied by other road vehicles, and the entire length of the trailer is typically not entirely occupied by a recreational vehicle (the design and curvature of the vehicles ensure that some open space is left in the vertical plane). Furthermore, since municipal boulevards act as a buffer from the driveway to the roadway, a visual separation is created, and the larger trailers will not encroach into the visual plane of the road.

After an examination of average boat and trailer sizes, staff felt it was appropriate to increase the maximum length, excluding tongue, to 7 metres. It was determined that increasing the maximum length up to 7 metres would allow for a much broader range of recreational vehicles to be parked in the driveway while still managing the visual impact. Furthermore, since the majority of lots in the City have driveways 6 metres in length, there will be a limited number of 7 metre long trailers in driveways across the City, so the By-law will be more accommodating without having a major visual impact.

For maximum height, various metrics were explored to determine what would be appropriate. In terms of visual impact, like the examination of maximum length, it was most important to ensure that the recreational vehicles do not create an overbearing

11.1-10

sense in the neighbourhood. A comparison was done to the height of normal vehicles that could be parked in the driveway. Pickup trucks tended to have maximum heights just under 2 metres. For watercraft, it was then noted that when they sit on trailers, the portion of the watercraft above 2 metres in height tended to be unenclosed canopy-style roof structures. As a result, from a visual impact perspective, 3 metres (including any external attachments) was deemed to be appropriate.

After determining appropriate sizes from a visual impact perspective, the proposed By-law was then investigated from a safety and sightline perspective.

Safety/Sightline Issues

Most importantly from a safety and sightline perspective was ensuring that the visual plane of the street be maintained so that pedestrians, cyclists, and motorists would have no issues seeing traffic.

As mentioned above, municipal boulevards protect the visual plane of streets in the majority of cases. Where they don't protect the entire visual plane, however, is at intersections. Because traffic can be flowing from multiple directions, it is critical to maintain a full, unobstructed, 360° visual plane at intersections. As a result, a requirement for not being able to park in visibility triangles was added to the proposed By-law.

Implementability

To review the implementability of the proposed Zoning By-law amendment, discussions were held with enforcement staff and a review of similar policies in other municipalities was conducted.

The review/benchmarking exercise of other municipalities can be found in Appendix 3, however from an implementability perspective, it was noted that many municipalities that permit the parking of watercraft and recreational vehicles in the driveway do so for temporary periods, only in the summer. This helped to form the basis for the implementation of the currently proposed Zoning By-law amendment, however it was noted that the provisions in neighbouring municipalities may be too restrictive in the Brampton context. Geographically, Brampton is further away from major bodies of water than some other municipalities that were reviewed. Also, the proposed By-law will regulate snowmobiles, as well as watercraft and all-terrain vehicles. Given this, two 72-hour periods per calendar month are recommended to be permitted all year round.

Enforcement staff were engaged to understand the impacts that the proposed Zoning By-law amendment may have on enforcement. Enforcement staff noted that violations to the proposed By-law could be handled in a similar manner to other violations, and therefore would not have a major impact on the workload of the department.

Municipality		Main Driveway	Interior Side Yard	Exterior Side Yard	Rear Yard	Time of Year Permitted	Other Restrictions
Mississauga	Parking for trailers/ recreational vehicles up to 5.2m in length exclusive of tongue and 2.0m in height	Yes (no more than 72 hours once every calendar month)	Yes (min. 0.6m setback from interior side lot line)	No (assumption)	Yes (min. 1.2m setback from interior side and rear lot lines; where rear lot line abuts a street, 7.5m setback is required from the exterior side and/or rear lot line)	Any	<ul style="list-style-type: none"> - Parking is permitted as long as it does not occupy a required parking space - Max. 1 trailer, <u>OR</u> 1 recreational vehicle, <u>OR</u> 2 personal watercrafts
	Parking for trailers/ recreational vehicles up to 7.0m in length exclusive of tongue and 3.0m in height	Yes (no more than 72 hours once every calendar month)	Yes (min. 1.2m setback from interior side lot line); must be behind front wall	No	Yes (min. 1.2m setback from interior side and rear lot lines; where rear lot line abuts a street, 7.5m setback is required from the exterior and rear lot line)	Any	
Vaughan		No	Yes (if in garage/carport, setbacks of building shall be subject to the same minimum yard and setback requirements for the main building or use)	Yes (if in garage/carport, setbacks of building shall be subject to the same minimum yard and setback requirements for the main building or use)	Yes (if in garage/carport, setbacks of building shall be subject to the same minimum yard and setback requirements for the main building or use)	Any	<ul style="list-style-type: none"> - 6m maximum length - Max. 1 vehicle at a time - In the case of a multiple family dwelling, no boat, trailer or mobile home shall be stored or parked except within a

11.1-12

Municipality		Main Driveway	Interior Side Yard	Exterior Side Yard	Rear Yard	Time of Year Permitted	Other Restrictions
							building or within an outdoor parking area
Burlington	Parking for trailers/ recreational vehicles less than 1.82m in height	Yes (only May 1-Oct 31)	Yes (year-round)	Yes (year-round)	Yes (year-round)	Varies	- These regulations do not apply to <i>Rural Zones (RA, RG)</i> - Vehicles exceeding 3.66m in height are not permitted at any time
	Parking for trailers/ recreational vehicles that exceed 1.82m but do not exceed 3.66m in height	Yes (only May 1-Oct 31)	Yes (only May 1-Oct 31)	Yes (only May 1-Oct 31)	Yes (year-round)	Varies	- Parking is not permitted within 'visibility triangles' or street intersections
Milton		Yes (May 1-Oct 31)	Yes (May 1-Oct 31)	Yes (May 1-Oct 31)	Yes (year-round)	Varies	- Parking is permitted as long as it does not occupy a required parking space - Vehicles exceeding 3.0m in height are not permitted in Urban areas, Hamlet areas, or Rural Zones less than 2 hectares

11.1-13

Municipality		Main Driveway	Interior Side Yard	Exterior Side Yard	Rear Yard	Time of Year Permitted	Other Restrictions
							- Max. 1 vehicle at a time unless lot area is greater than 3 hectares
East Gwillimbury		Only permitted if driveway extends from private garage or carport; only 1 driveway can be used	Yes (0.5 from lot line)	Yes (0.5 from lot line)	Yes (0.5 from lot line)		- Parking is permitted as long as it does not occupy a required parking space - 1 to 3 vehicles permitted depending on lot size/location
Newmarket		Yes (no more than 72 hours once every calendar month)	Yes	7.6m setback	7.6m setback		- 7m maximum length.
Guelph		No	Yes (1m setback required; must be paved pad)	Yes	Yes		- Must be parked behind front wall of building (if not in garage/carport)
Oakville	Parking for trailers/ recreational vehicles less than 7m in length exclusive of hitch/tongue and less than 2.3m in height	Yes (only May 1-Oct 31)	Yes (Year-round)	Yes, must be screened from public view from the street by fence/wall/ hedge of 2m minimum (Year-round)	Yes (Year-round)	Varies	- maximum total number of trailers and recreational vehicles permitted on a lot is 2.

APPENDIX 4

BREAKDOWN OF TRAILER RELATED COMPLAINTS IN 2018

City File Number: CI17.002

The below table outlines the number of complaints related to trailers on private property in 2018. Enforcement staff do not classify complaints based on whether recreational vehicles are on the trailers or not.

Month	Number of Complaints
January	3
February	7
March	11
April	11
May	17
June	11
July	17
August	20
September	9
October	17
November	5
December	0

PUBLIC MEETING

City File Number: CI17.002

June 4, 2018

Members Present

Regional Councillor E. Moore – Wards 1 and 5 **(Chair)**
Regional Councillor G. Gibson – Wards 1 and 5 **(Vice-Chair)**
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4 (arrived 7:02 p.m.)
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Staff Present

Harry Schlange, Chief Administrative Officer

Planning, Design and Development Department

R. Elliott, Commissioner,
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
R. Bjerke, Director, Policy Planning
D. Vanderberg, Central Area Planner
C. Caruso, Central Area Planner

Corporate Services Department

Andrea Wilson-Peebles, Legal Counsel, Corporate Services
D. Soos, Deputy City Solicitor, Corporate Services
G. D'Andre, Legal Counsel, Corporate Services

City Clerk's Office:

P. Fay, City Clerk
T. Jackson, Legislative Coordinator

Members of the Public:

Richard Wright
Stephen Yuricek
Kirk Foster
David Van Houten
Adam Kupsta

Results Of The Public Meeting:

A special meeting of the Planning and Development Committee was held on June 4, 2018 in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application.

Response to matters Raised by the Public:


Matters raised by the public	Staff Response
Increasing the 72-hour parking limit.	There were multiple questions regarding the 72-hour time limit that was included in the previous draft Zoning By-law. After a further review of this provision, it was determined that it would be appropriate to expand the timeframe to two 72 hour events per month, rather than one. Factors involved in this decision include Brampton's geography relative to other municipalities, the use cases that were raised throughout the process, and the reasonableness of the provision.
Expanding permissions to include utility trailers not containing recreational vehicles.	Staff noted a number of other types of vehicles/trailers that were not explicitly regulated by section 10.6 of the Zoning By-law. Given this, it is recommended to review the regulations for utility trailers and other recreational vehicles through the Comprehensive Zoning By-law review, rather than through this exercise, due to the broader scope of that project.
Possibility of increasing the length restriction from 7 to 10 metres.	As outlined in Appendix 2, a technical analysis was completed to understand the impact that different sizes of vehicles may have on the neighbourhood, and on safety and sightlines. Through this analysis it was confirmed that 7 metres is an optimal length, and that permitting longer trailers would have inordinate visual impacts on neighbouring properties. It was determined, however, that excluding the tongue from the length of the trailer would be appropriate.

CORRESPONDENCE RECEIVED

City File Number: CI17.002

No correspondence has been received from members of the public.

JANUARY 16, 2017 DELEGATION TO COUNCIL

	BRAMPTON Flower City	Corporate Services Council and Administrative Services
Request for Delegation		
Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2 Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119		
Meeting: <input type="checkbox"/> City Council <input type="checkbox"/> Planning & Development Committee <input checked="" type="checkbox"/> Committee of Council <input type="checkbox"/> Other		
Meeting Date Requested: _____ Agenda Item (if applicable): _____		
Name of Individual(s): <u>ADAM KUPSTA</u>		
Position/Title: _____ Organization/Person being Represented: _____		
Full Address for Contact: <u>20 OAK GARDENS COURT</u> <u>BRAMPTON, ONTARIO L6R 2Y6</u>		
Telephone No. <u>416-505-8898</u> Email/ Fax No. <u>adam@kupsta.com</u>		
Subject Matter to be Discussed	Current driveway parking restrictions as they pertain to boats / trailers. Adjacent municipalities have temporary exemption provisions in their respective bylaws permitting temporary parking of large vehicles / trailers / boats.	
Action Requested	City to apply and extend City of Mississauga by-law DZBR1 (0308-2011) - Section 4.1.11.1.1 to allow temporary parking of boats + trailers of combined length of 10M (excluding trailer tongue), for up to 60 days in a calendar year for the purposes of transit and/or seasonal maintenance / cleaning.	
Note: a delegation is limited to not more than five minutes. Attach additional page if required.		
I am submitting a formal presentation to accompany my delegation: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
I will require the following audio-visual equipment/software for my presentation:		
<input type="checkbox"/> Computer Notebook <input type="checkbox"/> DVD Player <input type="checkbox"/> PowerPoint <input type="checkbox"/> Other - please specify _____		
Note: Delegates are requested to provide to the City Clerk's Office well in advance of the meeting date : (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and/or distribution at the meeting, and (ii) for PowerPoint and other visual presentations, an electronic copy of the presentation (e.g., DVD, CD, .ppt file) to ensure compatibility with corporate equipment. Once the above information is received by the City Clerk's Office, you will be contacted by a Legislative Coordinator to confirm your placement on the appropriate agenda.		
Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable Council/Committee agenda and will be attached to that agenda. Questions about the collection of personal information should be directed to the Deputy City Clerk, Office of the CAO, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.		

EXISTING ZONING BY-LAW PROVISIONS

(115-2013)

10.6 Parking of Trailers

10.6.1 Except as permitted by any other clause of this by-law, a person shall not park or store, or permit to be parked or stored, a boat, a snowmobile, or any truck trailer, mobile home, house trailer, travel trailer, or any other type of trailer, in an exterior side yard or in the front yard, including the part of the driveway therein, of any lot in a residential zone.

10.6.2 A travel trailer not exceeding 5.0 metres in length when closed may be parked or stored in the part of the driveway that is in the front yard.

(115-2013)

10.6.3 Only one (1) of the following vehicles or vehicle combinations may be parked or stored on any one lot in a residential zone in the interior side yard or rear yard:

- (a) a boat,
- (b) a snowmobile,
- (c) a personal motorized water craft,
- (d) a utility trailer,
- (e) a boat on a trailer, together not exceeding 7.0 metres in length; and,
- (f) one or two snowmobiles on a trailer, together not exceeding 7.0 metres in length; and,
- (g) one or two personal motorized water crafts on a trailer, together not exceeding 7.0 metres in length.

10.6.4 A boat or trailer:

- (a) shall not occupy any parking space required under this by-law, unless otherwise permitted, and,
- (b) shall not, on a lot of which the rear lot line abuts a street or a reserve owned by a public authority, be parked or stored closer than 7.5 metres to the said rear lot line.

PROPOSED ZONING BY-LAW PROVISIONS



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by adding thereto the following sections:

10.6.5 Notwithstanding Sec. 10.6.1, 10.6.2, 10.6.3 and 10.6.4, one utility trailer carrying personal motorized or non-motorized watercraft, all terrain vehicles or snowmobiles may be parked on a driveway in the front or exterior side yard subject to the following requirements and restrictions:

- (a) shall not exceed 7.0 metres in length, excluding tongue,
- (b) shall not exceed 3.0 metres in total height, including any external attachments,
- (c) shall only be parked for a period not exceeding 72 consecutive hours twice per calendar month
- (d) shall not be located within the visibility triangle as prescribed in Section 6.15 of this By-law,
- (e) No portion of the utility trailer, personal motorized or non-motorized watercraft, all terrain vehicle, or snowmobile shall overhang the municipal sidewalk or curb.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN
COUNCIL, this day of 201_.

PATRICK BROWN - MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Development Services

DRAFT

Planning & Development Services Committee

PUBLIC MEETING

June 17, 2019

Chair - Regional Councillor: Martin Medeiros

Vice-Chair - Regional Councillor: Pat Fortini

Statutory Public Information Meeting Under the Planning Act of Ontario

- **An opportunity for the public to provide input into planning applications received by the City.**
- **These are not proposals of the City of Brampton unless specifically identified as City initiated applications.**
- **No decisions are made at the public meeting.**
- **Members of Committee attend in order to hear public input but not to engage in debate about the merits of the application.**



Written Submissions are welcome throughout the Process



* The Council decision can be appealed to the Local Planning Appeal Tribunal

Planning & Development Services Department: 905-874-2050

AGENDA

Agenda Item Title	Item #
CITY-WIDE OFFICIAL PLAN AMENDMENT	4.1
Caplink Limited - Weston Consulting Inc.(File: C03E03.001) Ward 3	4.2
WESTON CONSULTING - 253 QUEEN STREET INC. (File: C02E05.036) Ward 3	4.3
DAVIS WEBB LLP LAWYERS – 1968610 ONTARIO LTD. & 1968611 ONTARIO LTD. (File: C03E17.005) Ward 9	4.4

Measuring the Sustainability of New Development

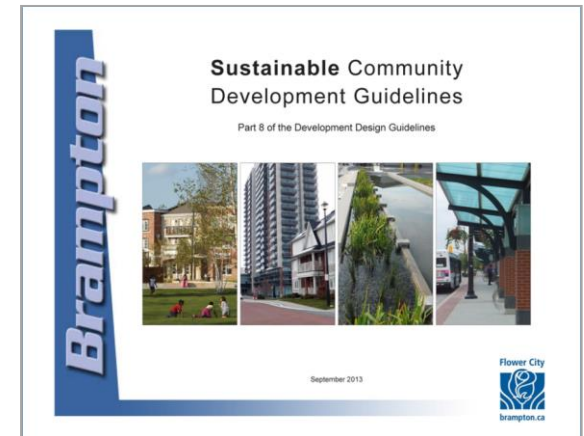
City-Initiated Official Plan Amendment

City Wide (All Wards)

June 17, 2019

Background

- City of Brampton promotes a comprehensive approach to planning and designing sustainable communities
- In 2013, Council approved:
 - Sustainable Community Development Guidelines (Phase 1: Guidelines)
 - Measuring the Sustainability Performance of New Development (Phase 2: Metrics)



Background

- In 2015, Council approved:
 - Sustainability Score Thresholds of Bronze, Silver and Gold for Site Plans, Draft Plans, and Block Plans
 - Requirement to submit a Sustainability Score and Sustainability Summary as part of a complete application

	Site Plan	Plan of Subdivision	Block Plan
Bronze	35	29	30
Silver	53	40	39
Gold	70	51	49

Background

- In 2018, Council received a report on the Brampton 2040 Vision's planning regulatory framework
 - Included in the report was a requirement that new development applications achieve at least minimum (Bronze) Sustainability Score
- Requiring applications to achieve a sustainability score within Bronze threshold also supports implementation of Official Plan and Region and Provincial planning policies
- Official Plan does not currently speak to the Sustainability Community Development Guidelines (SCDGs), Sustainability Score, Sustainability Thresholds, and related planning application submission requirements

Proposed Amendments

- The purpose of this amendment is to formalize existing processes, strengthen the current sustainability policies, and provide clear direction for the submission of development applications

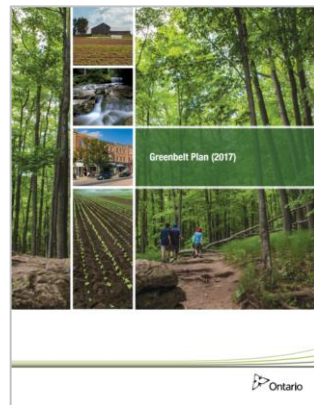
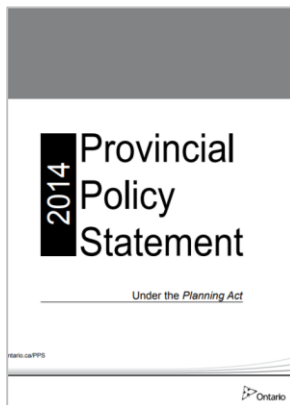


Proposed Amendments

- Add definitions for SCDGs, Sustainability Score, Sustainability Summary, Sustainability Assessment Tool, and Bronze, Silver, and Gold Thresholds
- Clearly state a minimum Sustainability Score within the Bronze Threshold must be achieved for new development applications
- Identify Sustainability Score and Sustainability Summary as mandatory submission requirements for a complete application
- Additional detail on SCDGs, Sustainability Score, and Sustainability Summary in Urban Design Section
- Outline elements to be considered as part of the Sustainability Score

Planning Framework Summary

- Proposed OPA conforms to the Official Plan and applicable Region and Provincial legislation



Next Steps

- Following the statutory public meeting, staff will report back to Planning & Development Committee with a final recommendation on the proposed Official Plan Amendment

Additional Information

- The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the "Council & Committee Meetings and Agendas" page

Contact: Yuri Mantsvetov, Policy Planner

yuri.mantsvetov@brampton.ca

905-874-2141

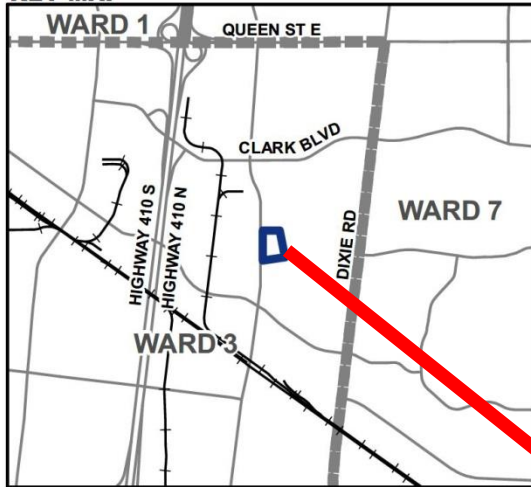
Public Information Meeting

45 West Drive

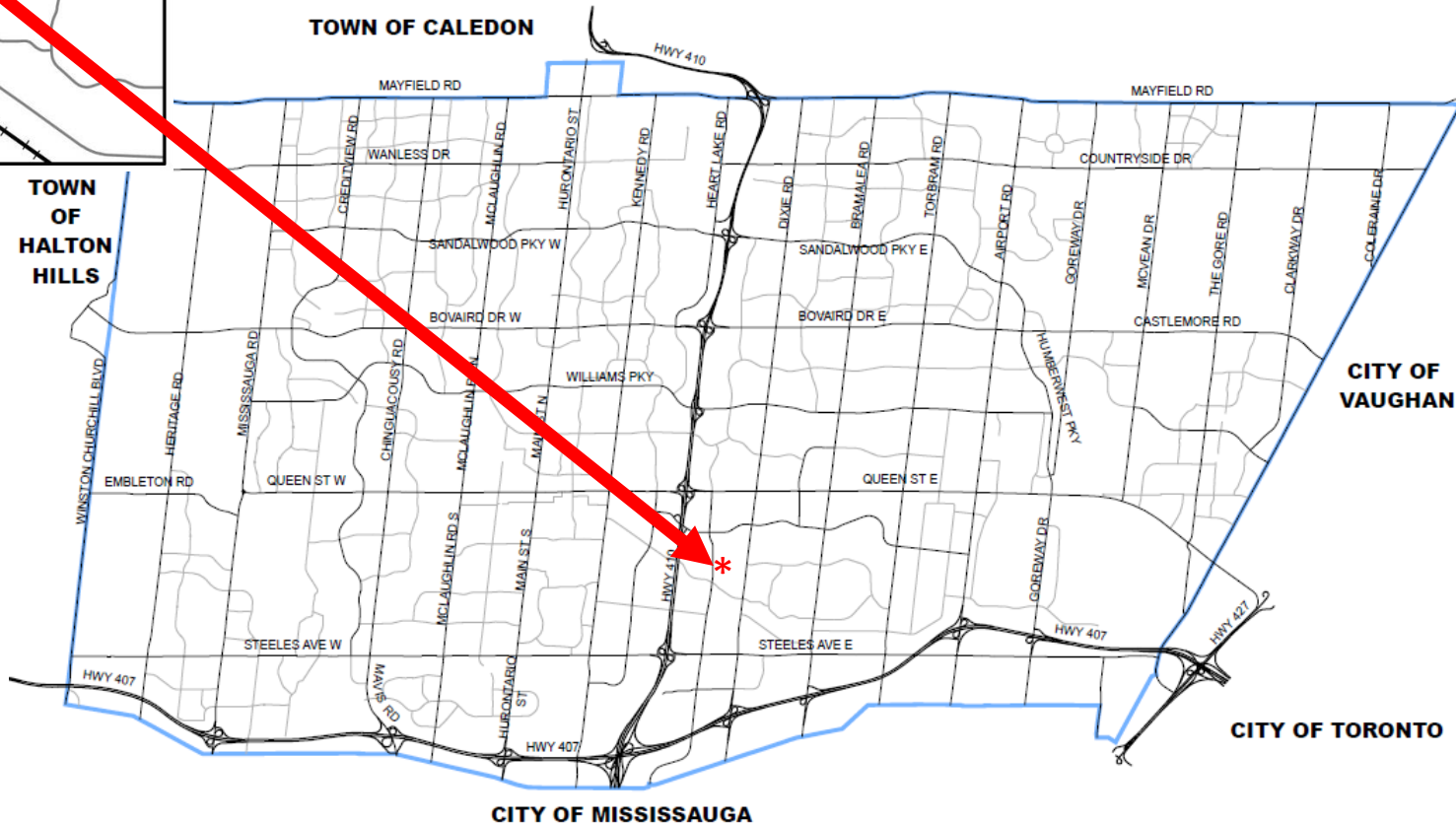
Ward 3 – Regional Councillor M. Medeiros
& City Councillor J. Bowman

Caplink Limited
Consultant: Weston Consulting Group Inc.
to Amend the Zoning By-law
City of Brampton File: C03E03.001
Development Planner: Stephen Dykstra

KEY MAP



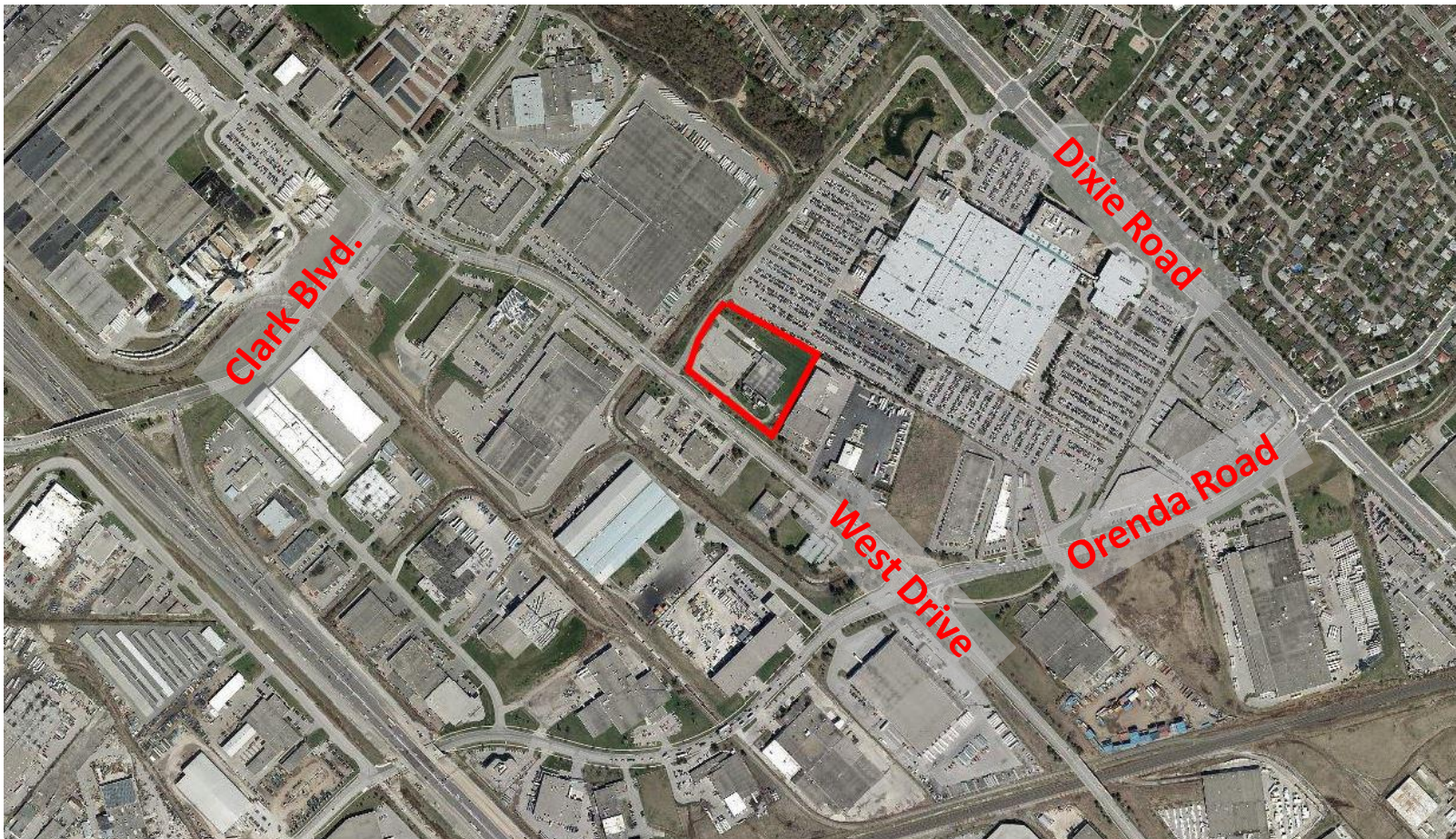
Site Location



Weston Consulting Group Inc. c/o Caplink Limited

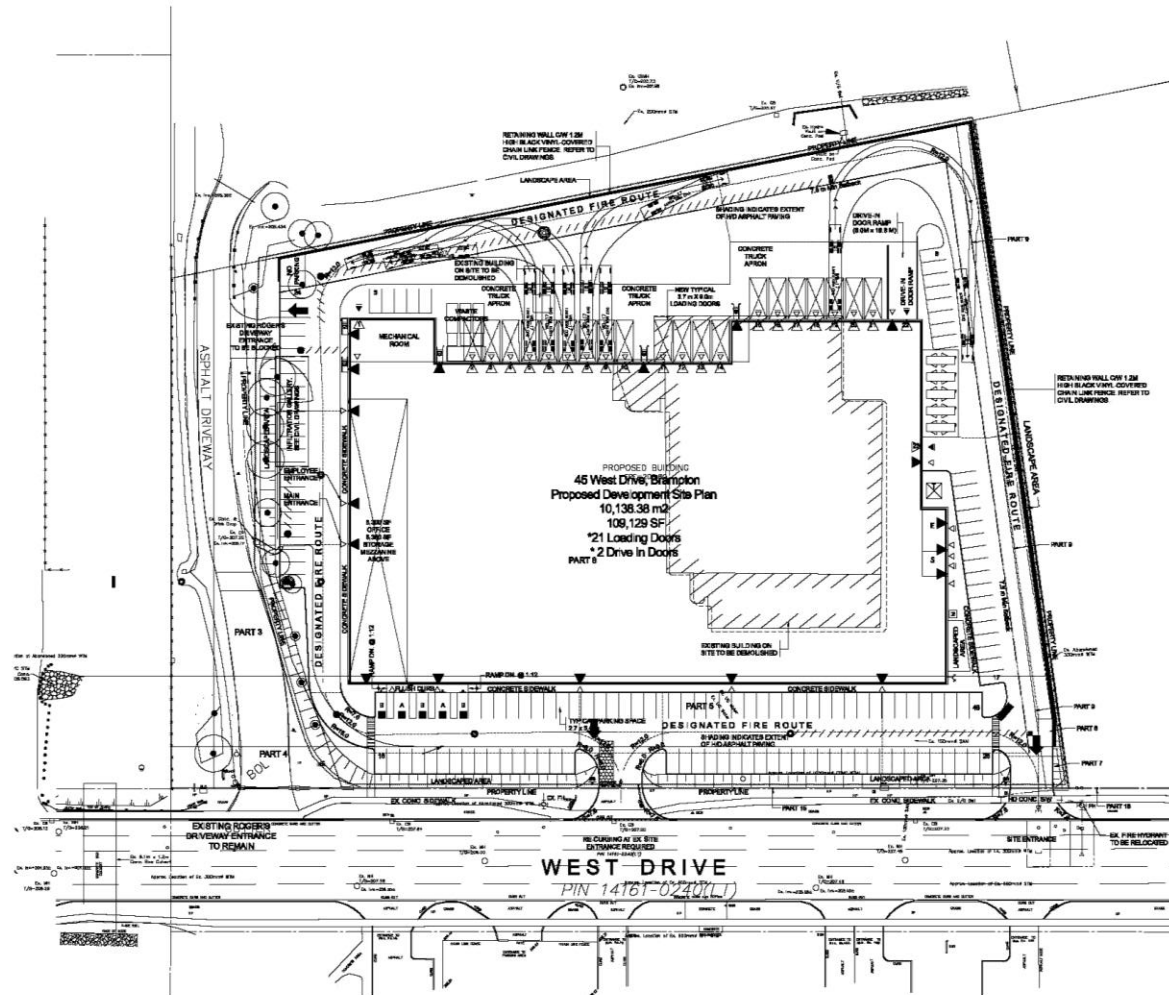
Application to Amend the Zoning By-law

File: C03E03.001 / Ward: 3



Public Meeting (Existing Conditions)





Public Meeting (Proposed Development)

Elevation – proposed view from West Drive

↑ T/O HIGH PARAPET
13892
↑ T/O MID PARAPET
13592
↑ T/O LOW PARAPET
12892
↑ U/S STEEL DECK
12192
↑ T/O MEZZANINE
4270
↑ U/S OF CANOPY
3069
↑ T/O CONC. SLAB
0000

13892
7922
4270

45 WEST DRIVE
SOUTH ELEVATION



Public Notice (240 metre notice area)



Caplink Limited

Application to Amend the Zoning By-law

File: C03E03.001 / Ward: 3

Highlights of the proposal:

- Zone the lands to include 'food processing' as a permitted use;
- Construct a 109,129 ft² industrial building;
- Include 142 parking spaces; and,
- Anticipate approximately 300 full time jobs.

Process to Date

Notice of complete application <DATE>

Circulation to departments and agencies

Notice of public meeting <DATE>

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

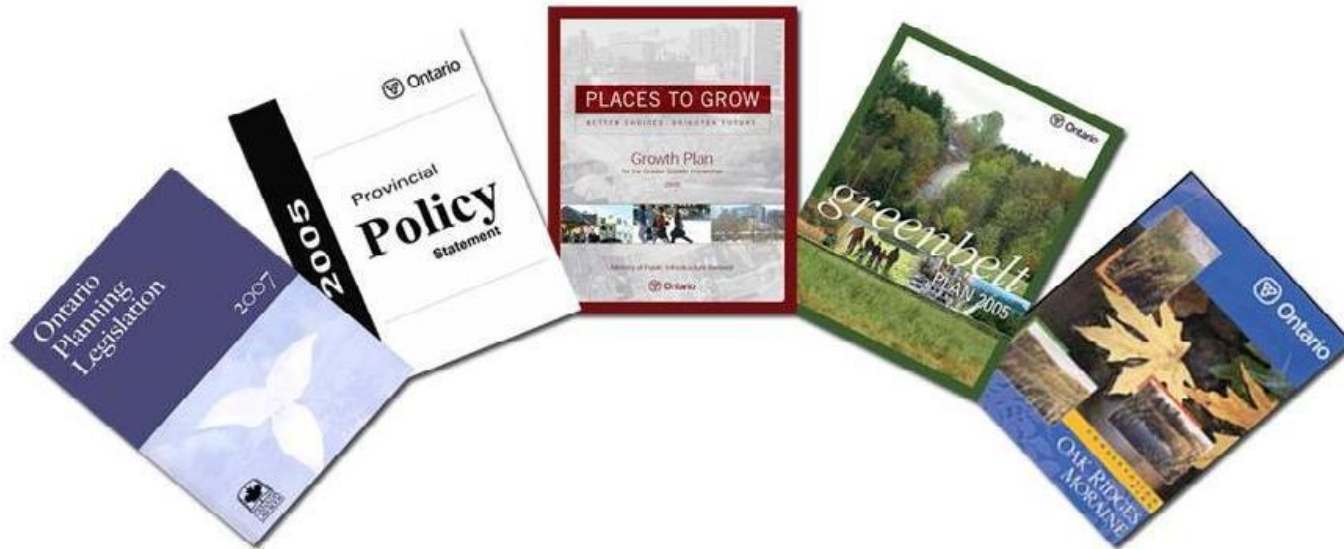
Appeal period



CURRENT PLANNING STATUS:

- Provincial Policy Framework: Amendment not required
- Regional Official Plan: Amendment not required
- City Official Plan: Amendment not required
- Secondary Plan: Amendment not required
- Zoning By-law: **An amendment is required**

Planning Framework Summary

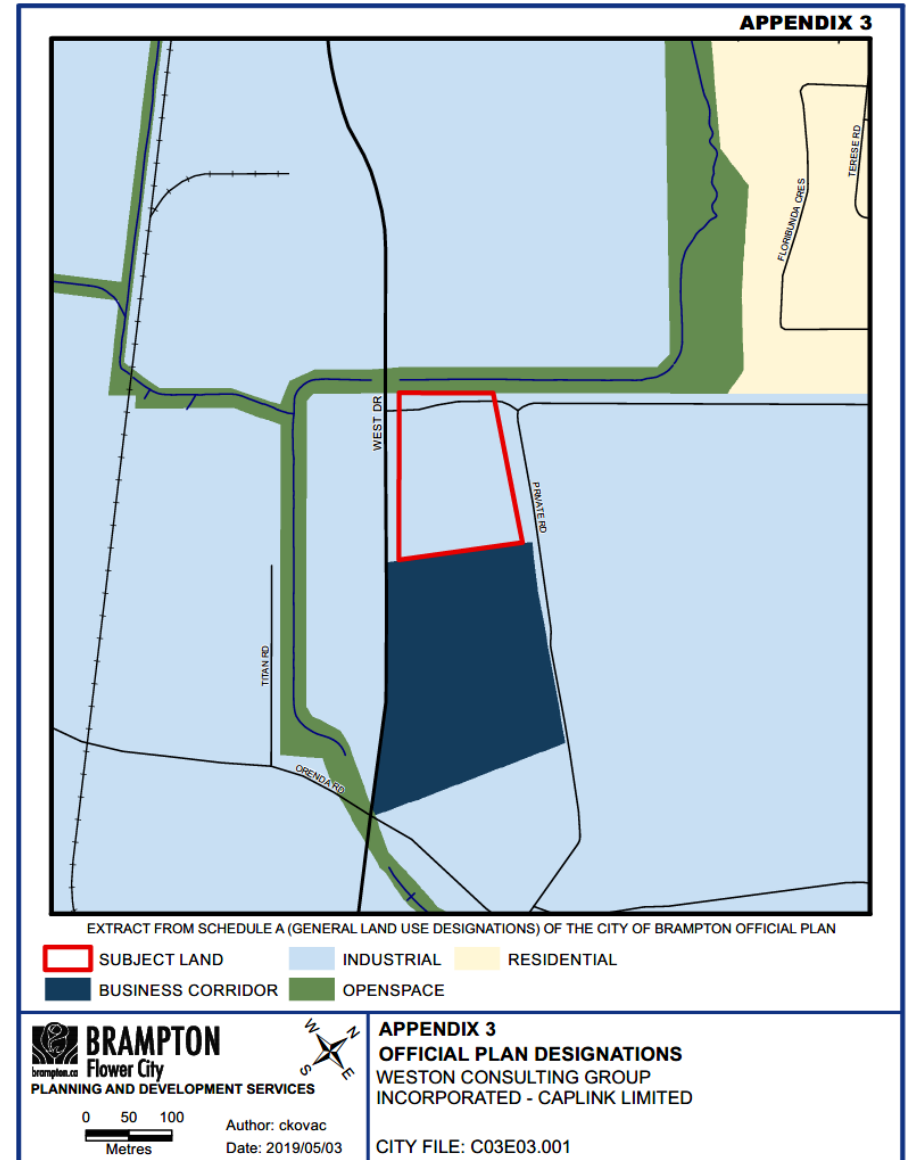


- Application conforms to the Official Plan & Secondary Plan.
- Proposed Zoning By-law Amendment provides the detailed framework that allows the proposed development.

Current Planning Document Status:

Official Plan:

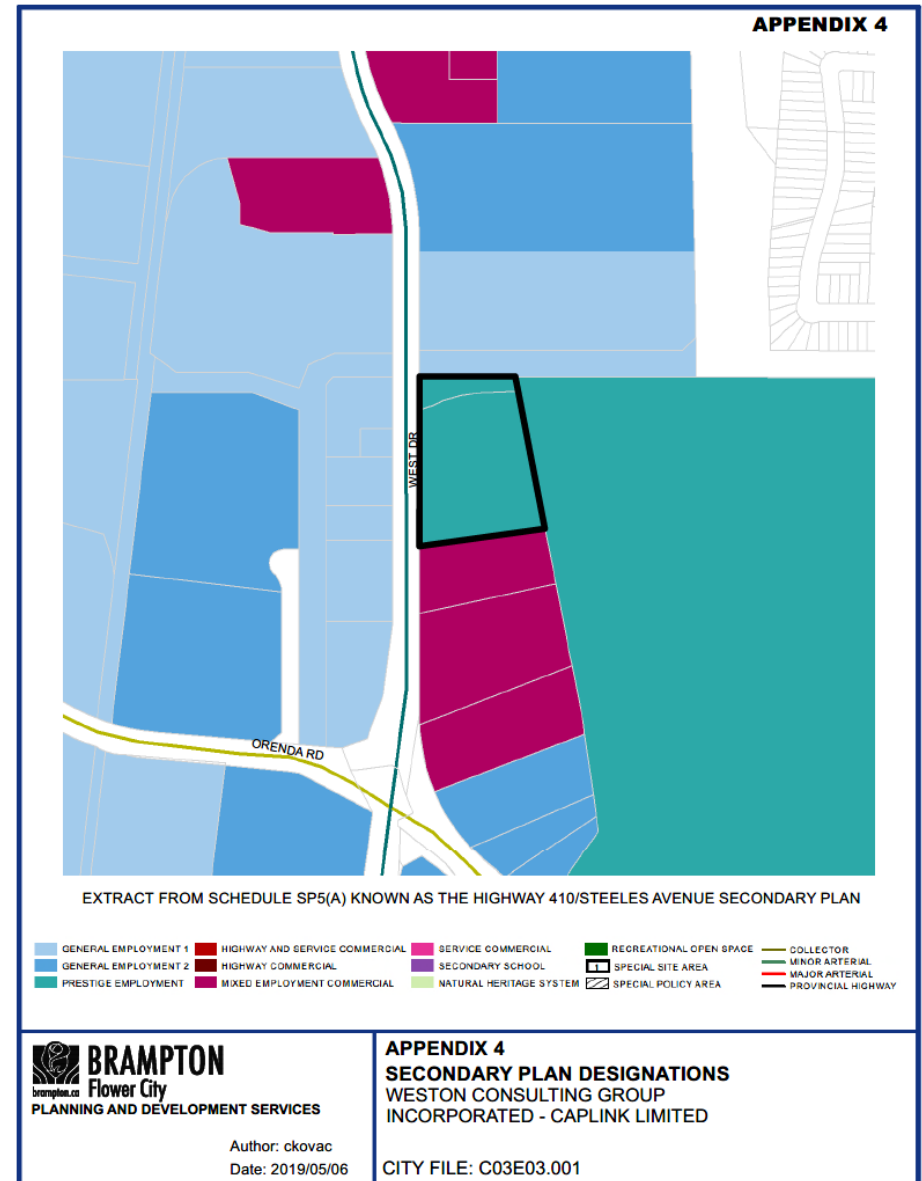
- Designated “Industrial” on Schedule A: General Land Use Designations. Does not require an amendment.



Current Planning Document Status:

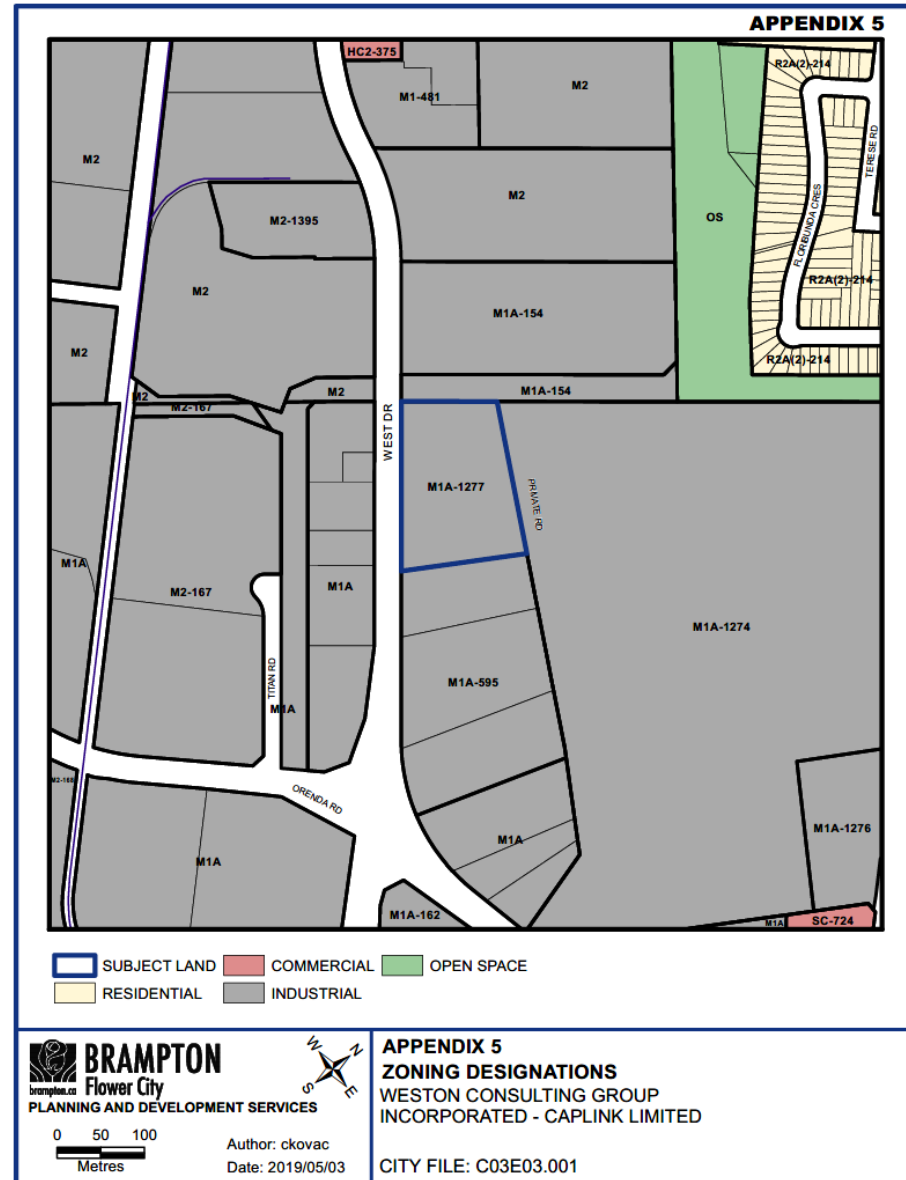
Highway 410 and Steeles Avenue Secondary Plan (Area 5):

- Designated “Prestige Employment”. Does not require an amendment.



**Current Planning
Document Status:
Zoning By-Law:**

- Proposal to rezone the subject lands to include 'food processing' as a permitted use.
- Retain the current parent zone 'Industrial One A (M1A)'.



Zoning By-Law – Floodplain Mapping:

- The lands are located partially within the Toronto and Region Conservation Authority regulated area (O. Reg. 166/06).



Identified Issues

- **1) Guideline Compliance:** Staff to review the submitted Zoning By-law and related Site Plan to ensure that City guidelines and objectives are met.
- **2) Access:** Transportation Planning will review the location and number of accesses identified on the concept plan.
- **3) Floodplain:** there are potential issues related to the proposal and the existing floodplain mapping.

Next Steps

Notice of complete application (May 7, 2019)

Circulation to departments and agencies

Notice of public meeting

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



No.	REVISION	DATE
1	ISSUED FOR REVIEW	JAN 07, 2016
2	ISSUED FOR REVIEW	JAN 04, 2016
3	ISSUED FOR REVIEW	JAN 14, 2016
4	ISSUED FOR PPA SUBMISSION	MAR 29, 2016

No.	REVISION	DATE
-----	----------	------

BALDASSARRA
Architects inc.

250 FORD AVE. #11 Vaughan, ON L4L 4K6
1.905.800.0772 www.baldassarra.ca



PROJECT NUMBER: 16-001

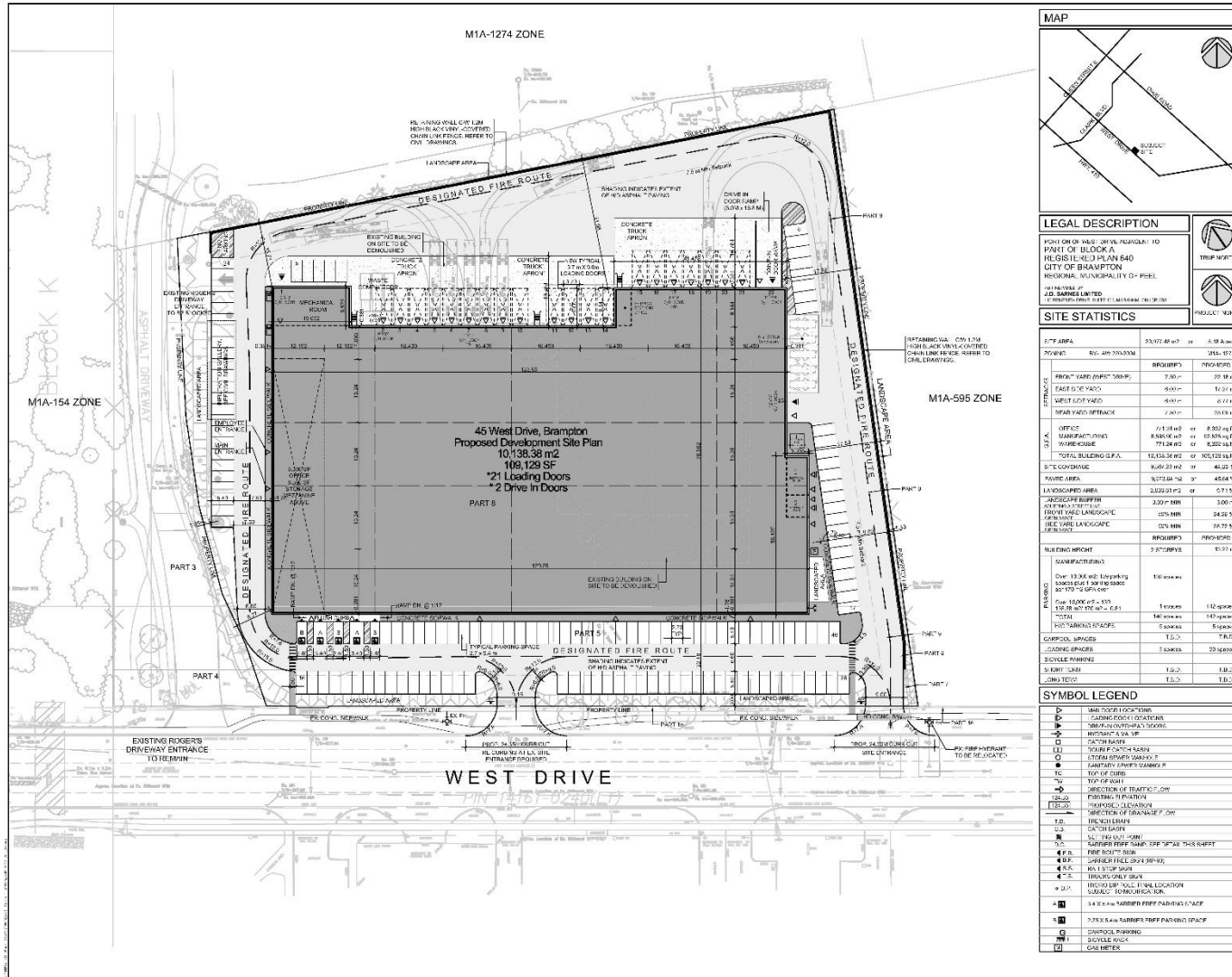
45 West Drive

Brampton, Ontario

Site Plan

DATE	REVISION	DATE	DATE
NOV. 2016	1.0.0	1.0.0	1.0.0
NOV. 2016	1.0.0	1.0.0	1.0.0
NOV. 2016	1.0.0	1.0.0	1.0.0

P-18103 **A-1.0**



Additional Information

- The report and presentation associated with tonight's meeting can be found online at WWW.BRAMPTON.CA on the MEETINGS and AGENDAS page.
- City Planner contact: Mr. Stephen Dykstra (905 874-3841) Stephen.Dykstra@Brampton.ca
- Applicant Contact: Mr. AJ Taylor, @ Weston Consulting (905) 738-8080 ext. 274

Public Information Meeting

253 Queen Street East

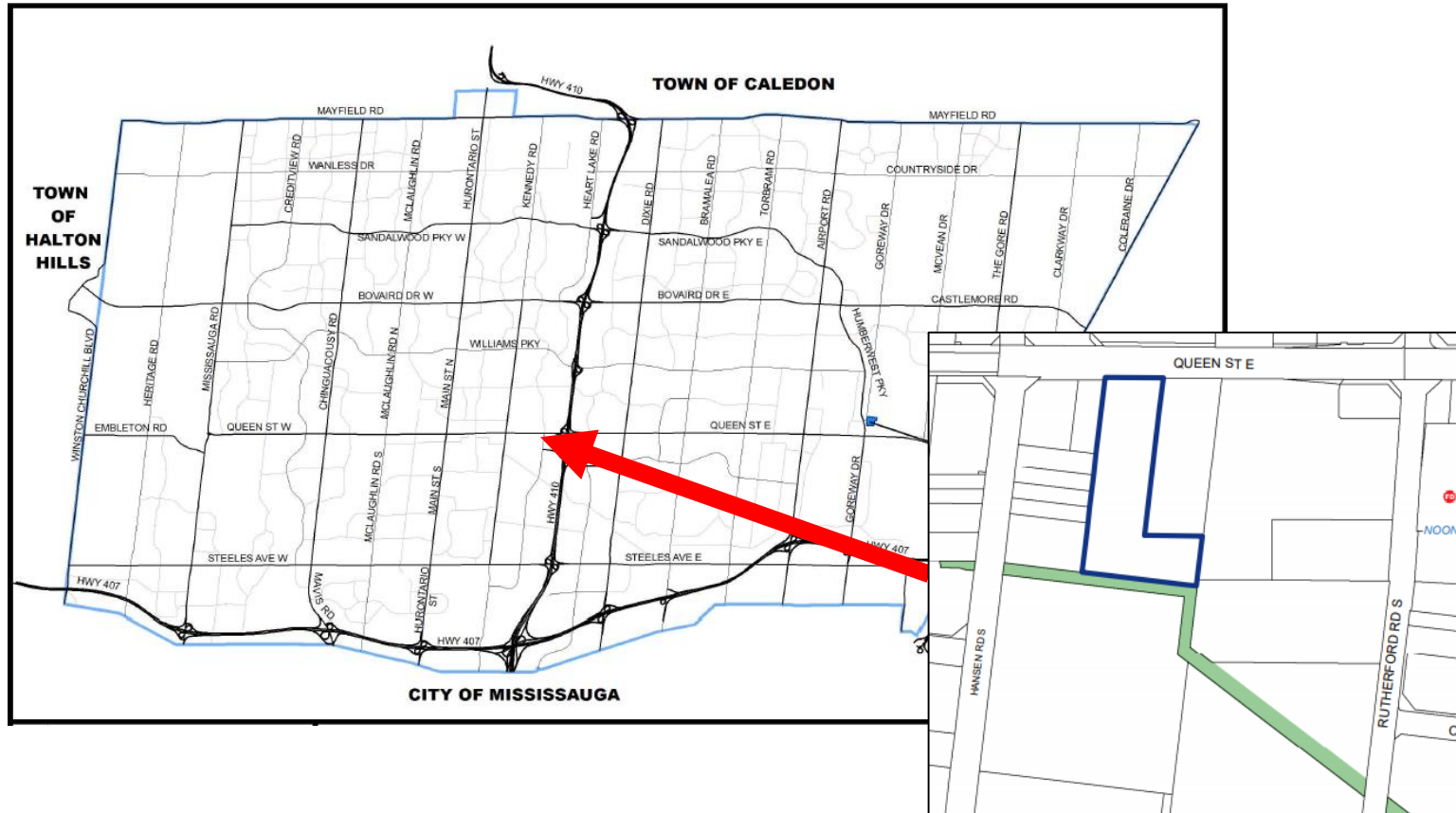
Ward 3

**Regional Councillor Medeiros & City Councillor
Bowman**

**Application by Weston Consulting / 253 Queen St E. Inc
to Amend the Zoning By-law**

City of Brampton Files: C02E05.036

Location



Public Meeting



- To develop a high-density, mixed-use development with three high-rise buildings
- Zoning By-law Amendment: To amend the existing site-specific zone (Service Commercial – Section 3550) to permit the proposed development

Process to Date

Notice of complete application <DATE>

Circulation to departments and agencies

Notice of public meeting <DATE>

Public meeting

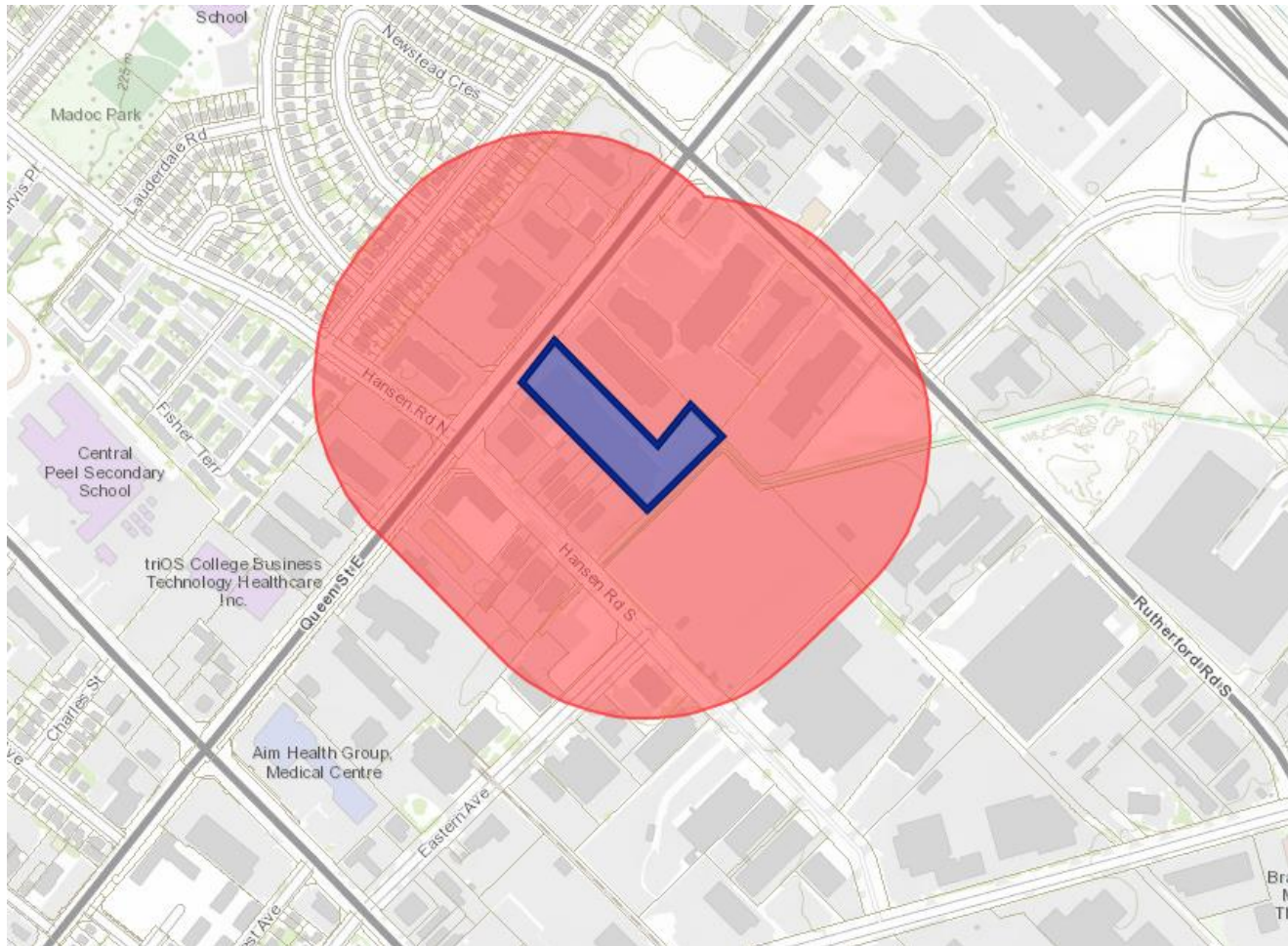
Collect & Review Public, Technical and Other Comments

Recommendation/Final report

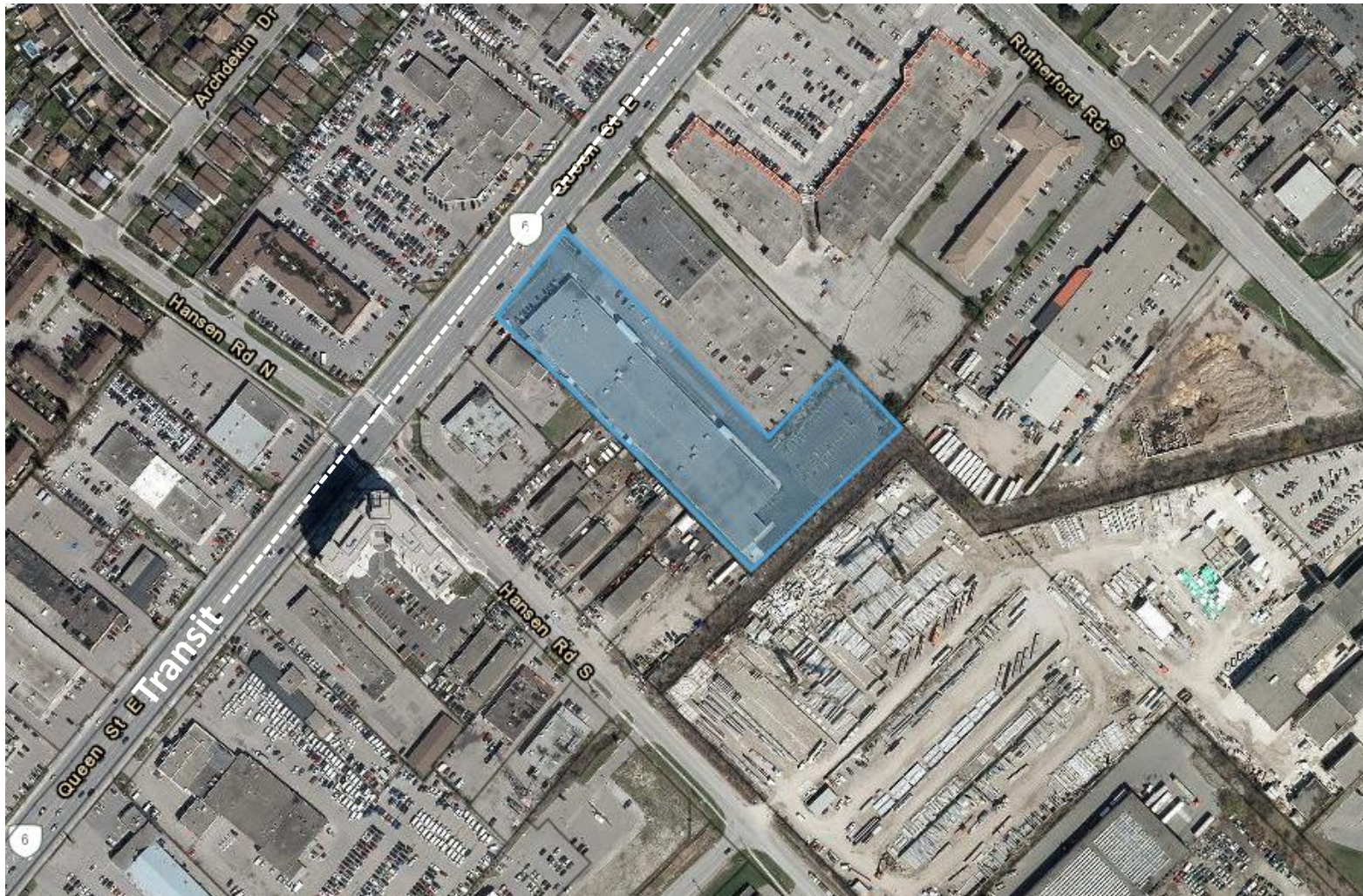
Appeal period



240m Public Notice



Area Context



View of Site from Northeast



Architectural site plan for the East Half of Lot 5, Concession 2, East of Hurontario Street. The plan shows three towers: Tower A (30 storeys) at the bottom, Tower B (46 storeys) in the middle, and Tower C (32 storeys) at the top. The plan includes dimensions, setbacks, and landscaping details. The site is bounded by Queen St. E to the north and Hurontario St. to the east. The plan is divided into Phase 01 and Phase 02.

QUEEN ST. E

TOWER C - 32 storeys

TOWER B - 46 storeys

TOWER A - 30 storeys

PHASE 02
PHASE 01

PHASE 02
PHASE 01

LOT 5, CONCESSION 2, EAST OF HURONTARIO STREET

Proposal

(View from West)



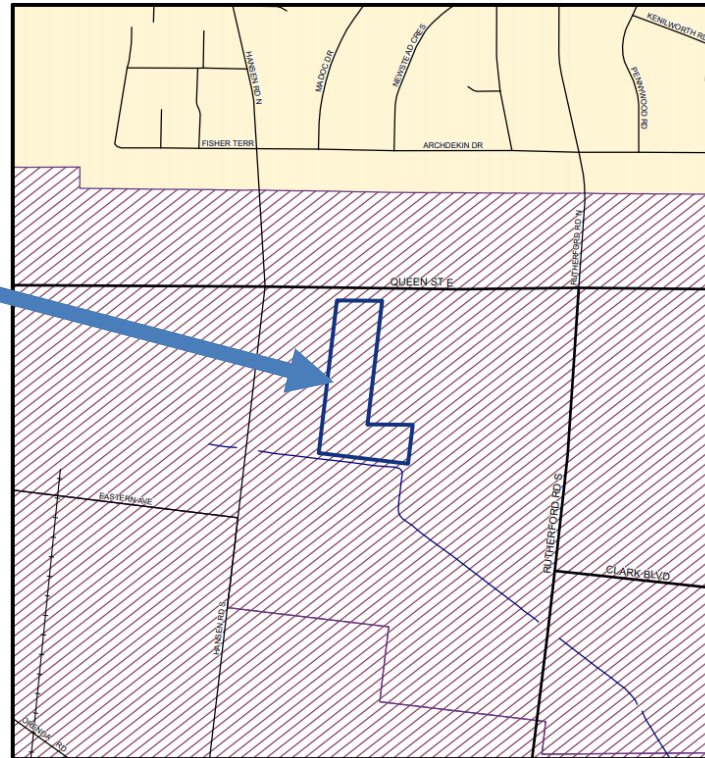
Planning Framework Summary



- Planning Act R.S.O. 1990
- Provincial Policy Statement, 2014
- 2019 Growth Plan for the Greater Golden Horseshoe
- Regional Official Plan
- City Official Plan
- City of Brampton Zoning By-law 270-2004

Current Official Plan Designation

Central
Area

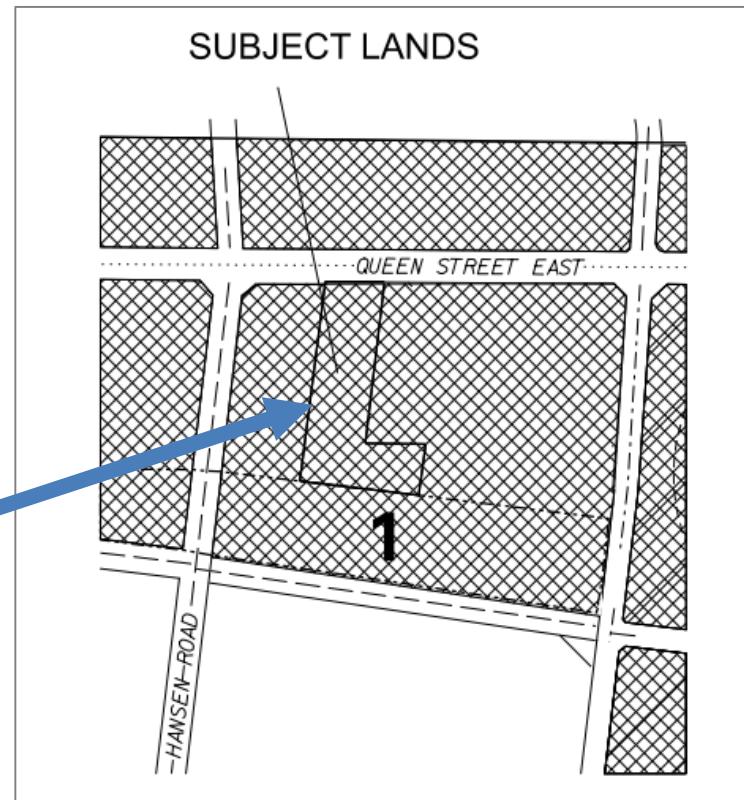


An amendment to the Official Plan is not required.




Current Secondary Plan Designation

Queen Street
Corridor
Secondary Plan






Central Area
Mixed Use



LAND USE

- Subject Lands
- COMMERCIAL**
 -  Central Area Mixed Use
 -  Primary Office Node
 - Industrial
 -  Special Study Area

TRANSPORTATION

-  Collector Road
-  Local Road
-  Major Arterial Road
-  Minor Arterial Road
-  1 Special Policy Area 1

An amendment to the Secondary Plan is not required.

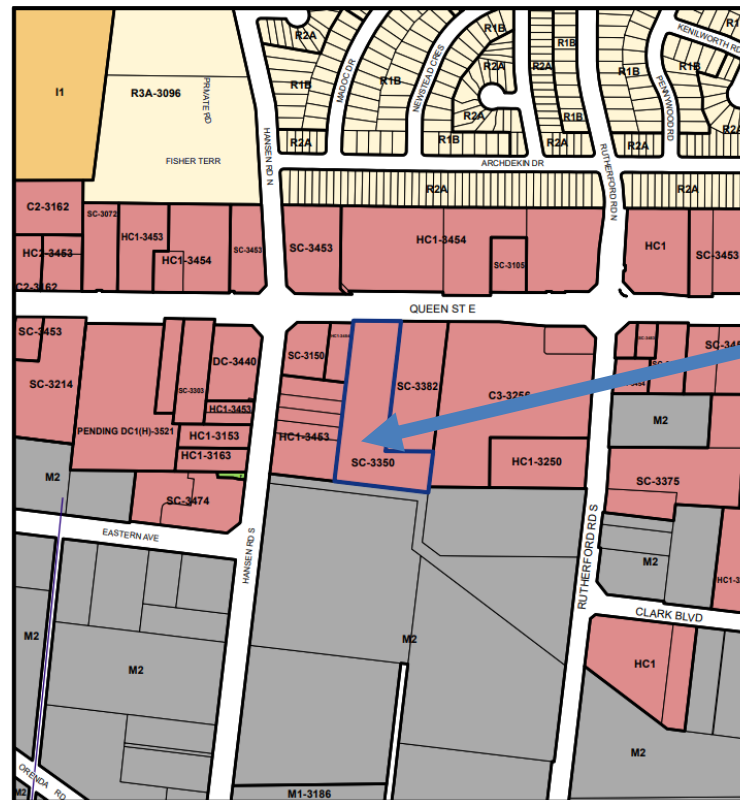
Current Secondary Plan Designation



New urban
collector roads

Secondary Plan requires delivery of a new north-south and east-west road within block, including across subject site

Current Zoning By-law



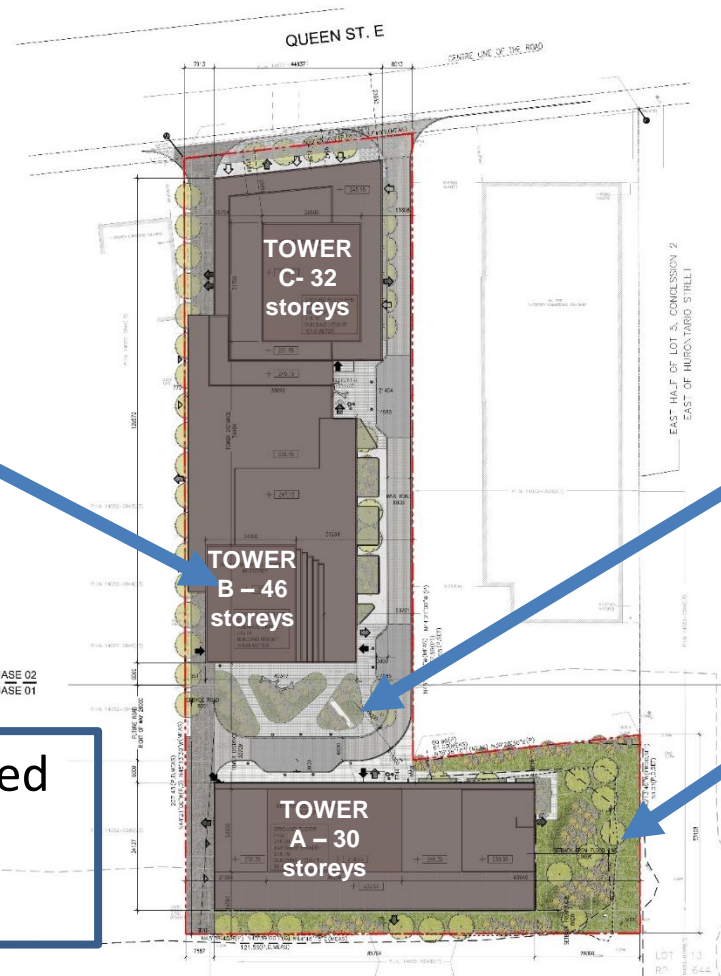
**Service
Commercial –
Section 3350**

SC-3350: Allows the development of either a low-rise commercial development or a high-density, mixed-use development with a maximum floor space index of 3.5

Proposed Zoning By-law Amendment

- The Zoning By-law Amendment, as proposed by the applicant, would revise the site-specific zoning to permit the proposed mixed-use development.
- Included among the proposed provisions are:
 - A maximum FSI of 5.82
 - A maximum building height of 46 storeys
 - A minimum parking rate of 0.95 spaces per unit plus 0.15 spaces per unit for visitor parking
 - Minimum requirements for bicycle parking

Issues



Impact on ability for
neighbouring properties
to develop

Location of new
roads

Impact on
environmental features

Height and
density

Integration with planned
development for
surrounding area

Next Steps

Notice of complete application April 10, 2019

Circulation to departments and agencies

Notice of public meeting May 23, 2019

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information

- The report and presentation associated with tonight's meeting can be found online at WWW.BRAMPTON.CA on the MEETINGS and AGENDAS page.
- City Planner contact: David VanderBerg (905-874-2325 and David.Vanderberg@Brampton.ca)
- Applicant information: Julia Pierdon, Weston Consulting (905-738—8080 and jpierdon@westonconsulting.com)

Public Information Meeting

City of Brampton File: C03E17.005

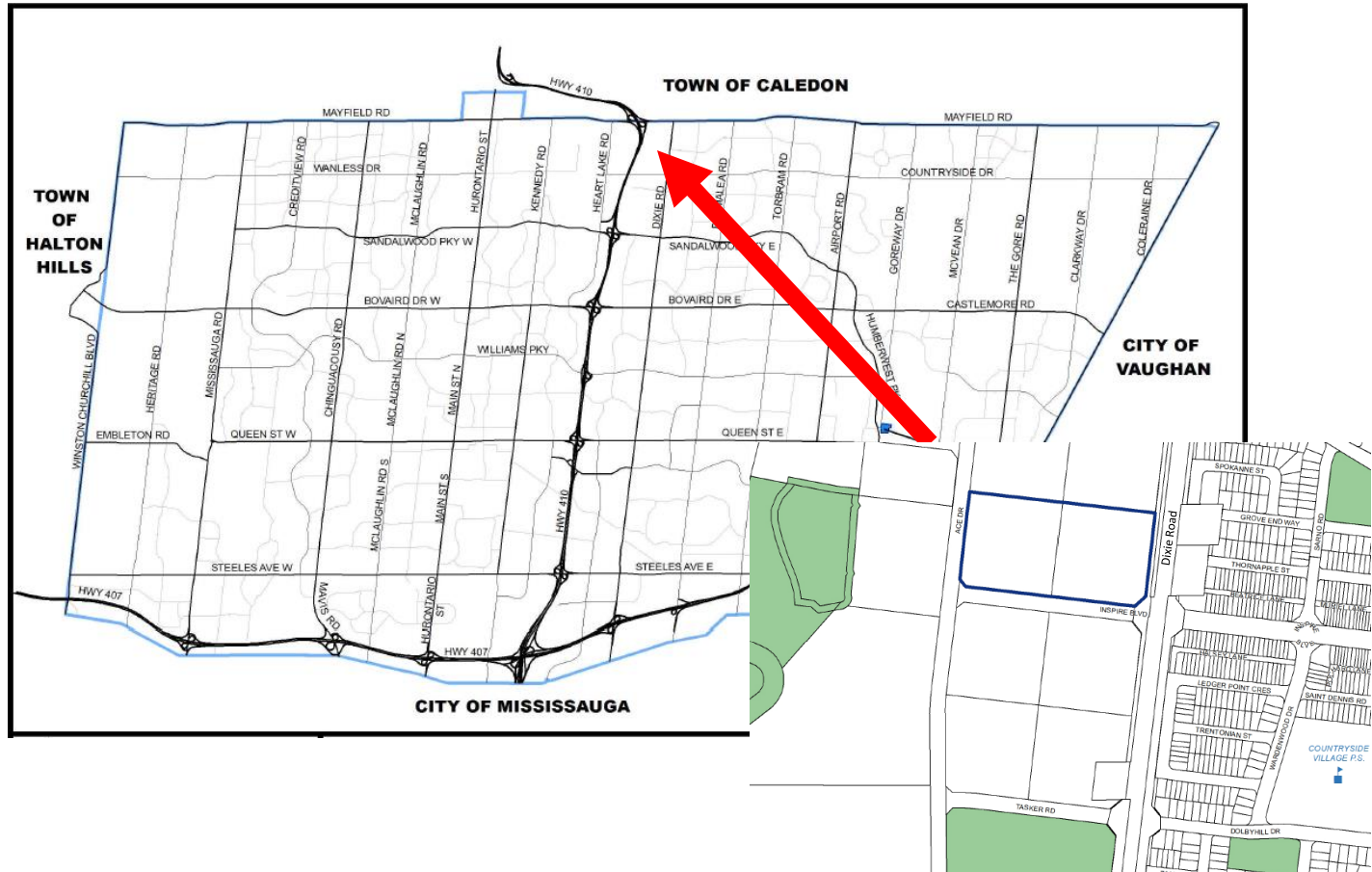
0 Inspire Boulevard

Ward 9

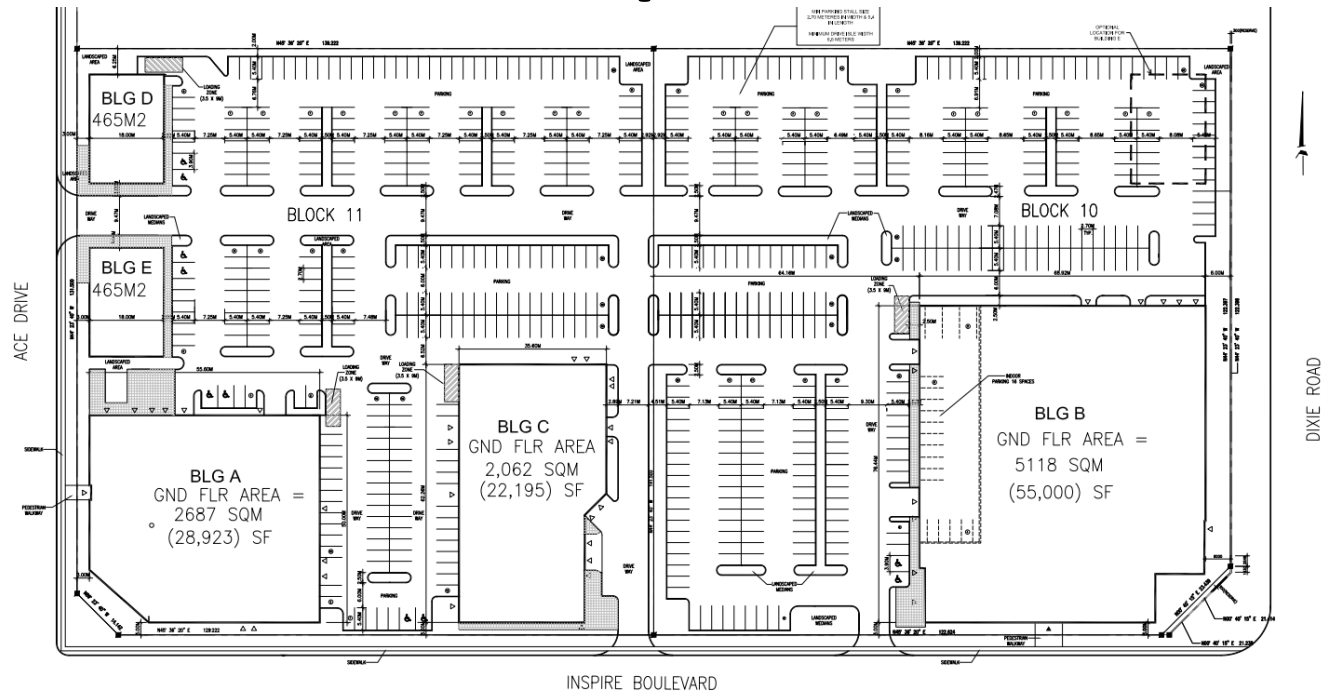
Regional Councillor Dhillon & City Councillor Singh

**Application by 1968610 Ontario Limited & 1968611
Ontario Limited - Davis Webb LLP Lawyers
to Amend the Zoning By-law and Official Plan**

Location

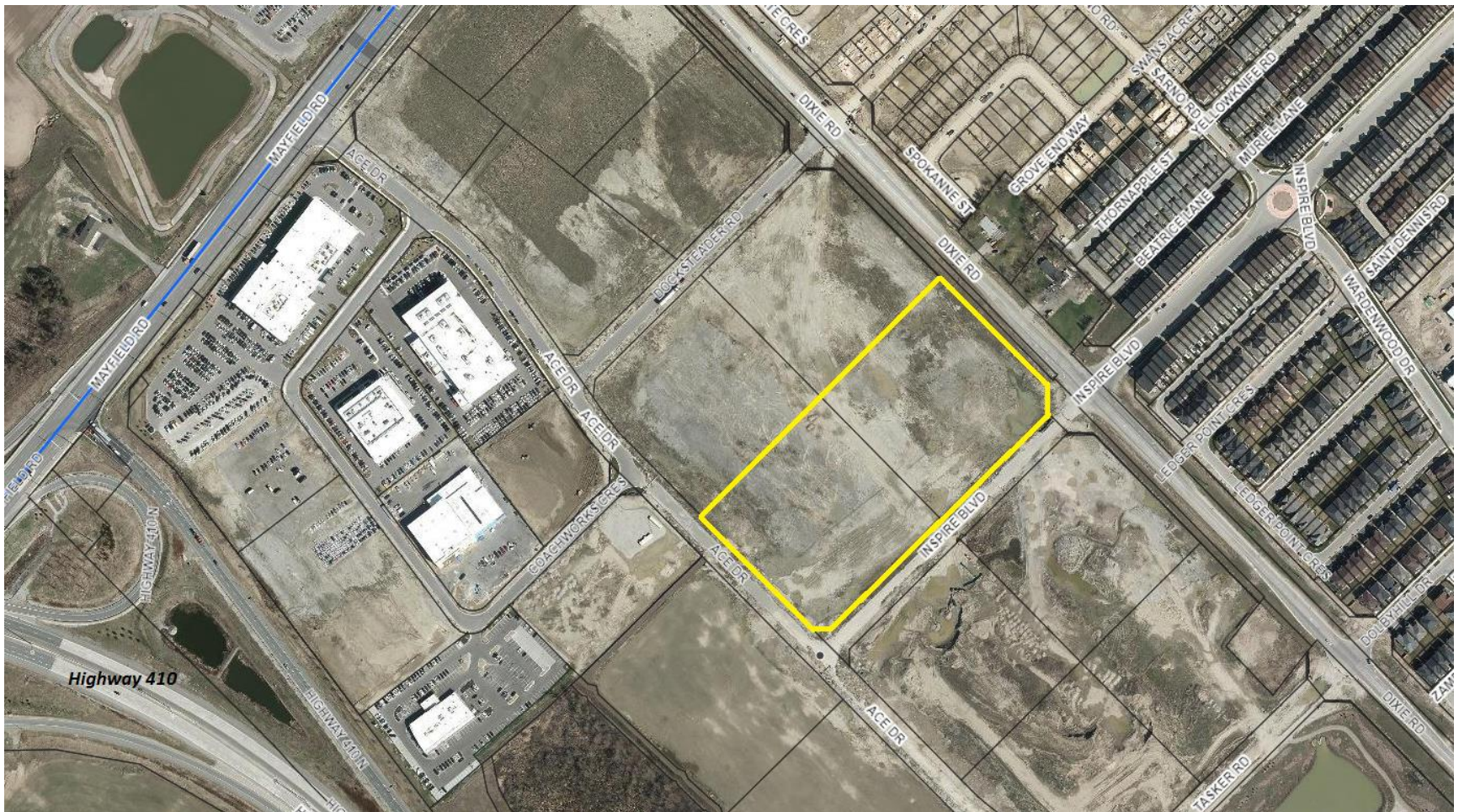


Proposal

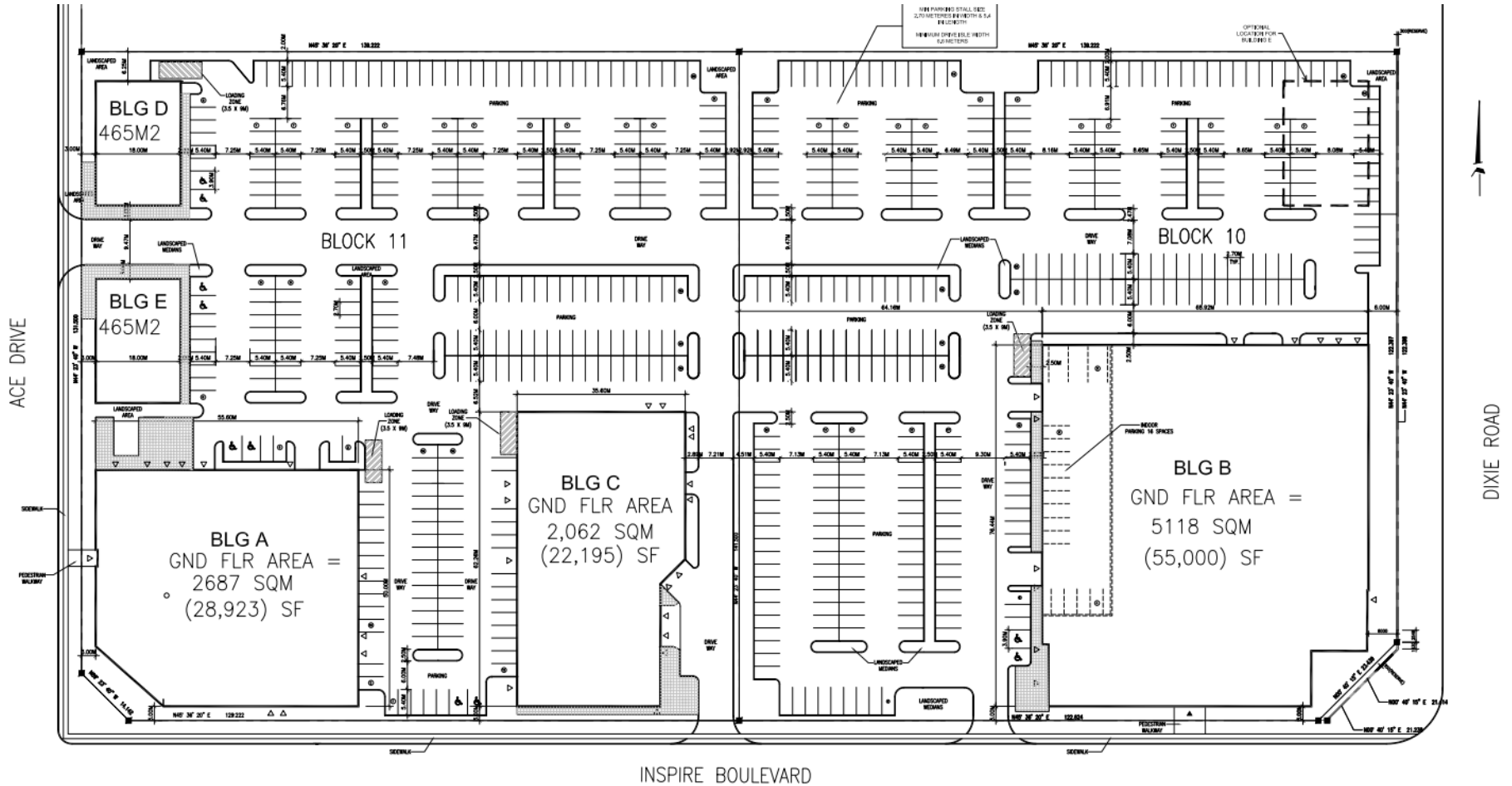


- Proposed expansion of the Automall at Ace Drive and Mayfield Road.
- An amendment to the Official Plan and Zoning Bylaw are required.

Area Context



Proposal





**← Left:
Conceptual view
from Ace Dr. &
Inspire Blvd.**



**→ Right:
Conceptual
view from
Inspire Blvd.
& Dixie Rd.**

Planning Framework Summary



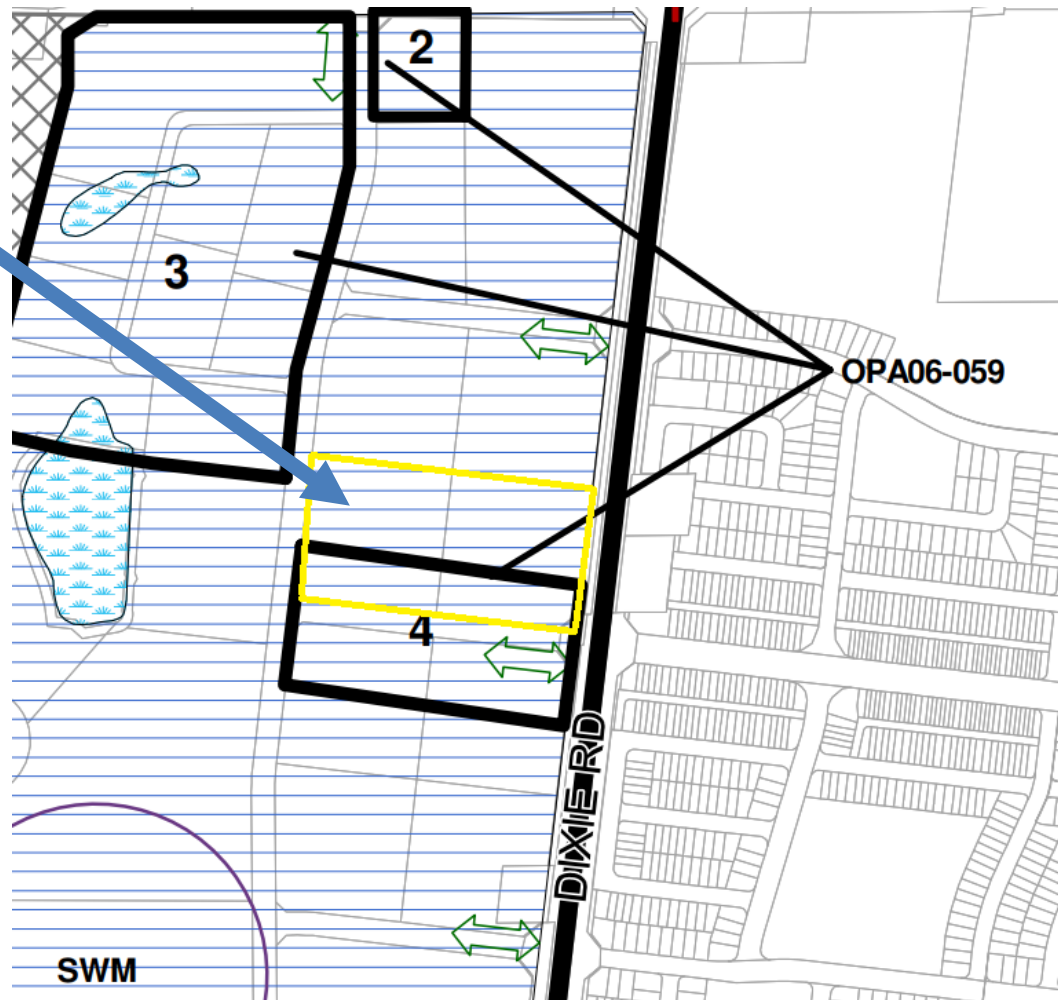
- Application conforms to the Official Plan and Secondary Plan.
- Proposed Zoning Bylaw Amendment provides the detailed framework that allows the proposed development.

Current Official Plan Designation

Industrial



“Prestige
Industrial”
& “Special
Policy Area
4”



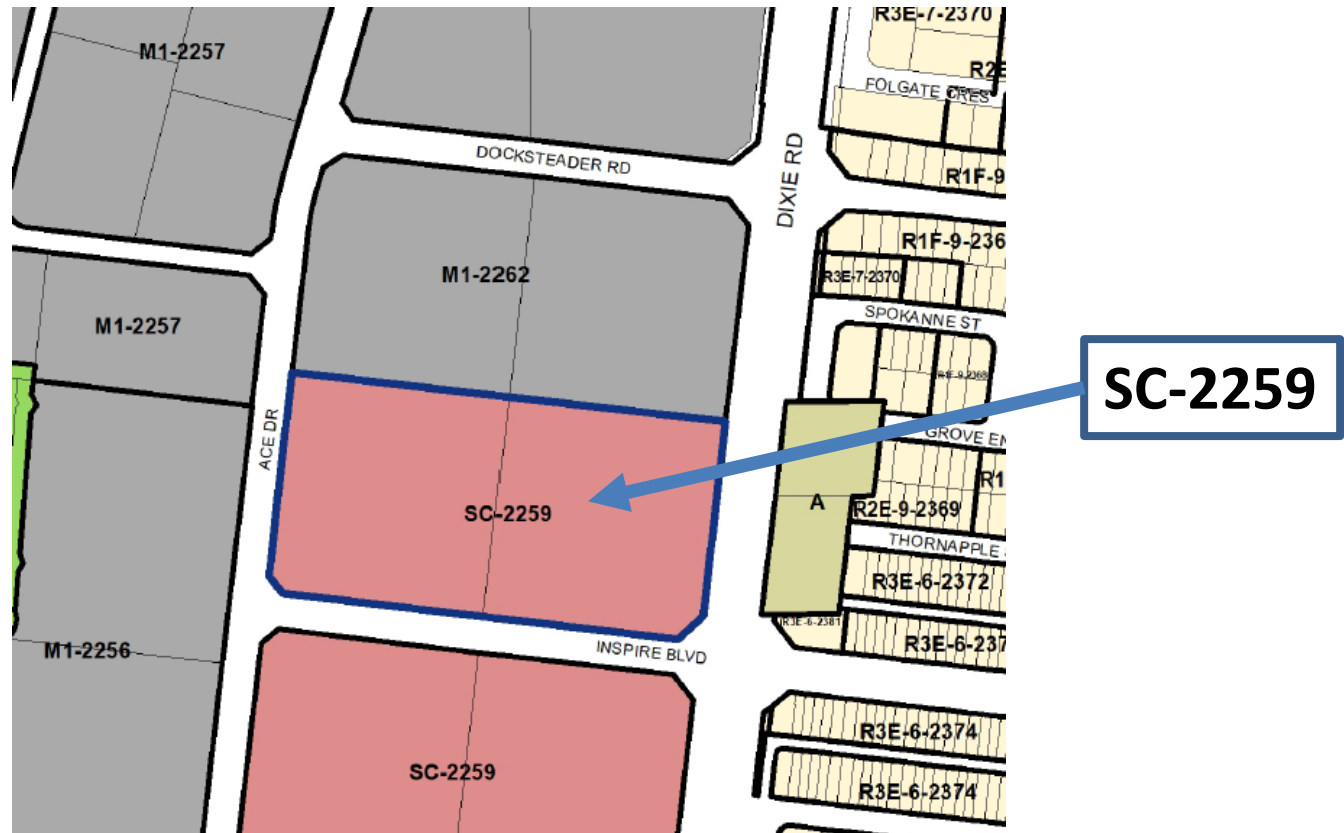
Proposed Change: Purpose & Effect

PURPOSE (*What does this change mean?*)

It means that the Automall will be expanded by allowing permission for motor vehicle commercial uses (such as car sales), as well as keeping the permitted service commercial uses (such as a nail salon) on the site.

EFFECT (*What will this change do?*)

The ultimate effect will be the construction of three (3) motor vehicle sales establishments, and two (2) smaller service commercial buildings on the site.



“Service Commercial – Special Section 2259”

Areas of Concern

- Process & Timing;
 - Built Form & Urban Design (consistency with Community Design Guidelines);
 - Traffic;
 - Provision of adequate service commercial uses to serve adjacent residential area;
 - Consistency with Planning Vision for area; and
 - Compatibility of proposed drive-through use with the other proposed uses.
-
- Additional items may be identified upon completion of the circulation.

Issues – Process & Timing

Planning & Development Committee passed a resolution requiring that a report be brought forward to the Committee before the end of July 2019 in regard to this proposal in response to a delegation made by the applicant on

April 8, 2019.

Council required that the application submitted and complete by

May 1, 2019.

Application C03E17.005 was submitted by the applicant on

May 1, 2019.

The application was deemed incomplete on

May 28, 2019.

Issues – Process & Timing

The application was circulated on
May 16, 2019
to ensure “completeness” of the materials provided.

The results of that circulation determined the documents were
missing key information and therefore incomplete.

Once the application is deemed to be “complete” under the
Planning Act, a technical circulation will be initiated to review
the application in detail.

Issues – Built Form & Urban Design

The Countryside Villages Employment Lands East of Highway 410 Community Design Guidelines (CDG's) require some specific design characteristics for the subject property such as:

Uses:

Should include mixed use, small scale office/retail and services oriented to the needs of the employment district, and commercial outlets of benefit to the entire community.

Building Locations

- An optimum distance of 25.0m is permitted between two abutting buildings fronting Inspire Blvd.
- To maximize building frontage parking is not permitted in the 'front yard' setback.

Inspire & Dixie Intersection:

Should include built form features, like a tower or a unique structure to 'complete' the main street character.

Issue - Consistency with Planning Vision for Area

- During the Planning of the area, the north and south side of Inspire Boulevard were intended to be developed with a mix of uses including commercial, office and institutional uses.

The intention was to establish a 'main street' ambiance along Inspire Boulevard.

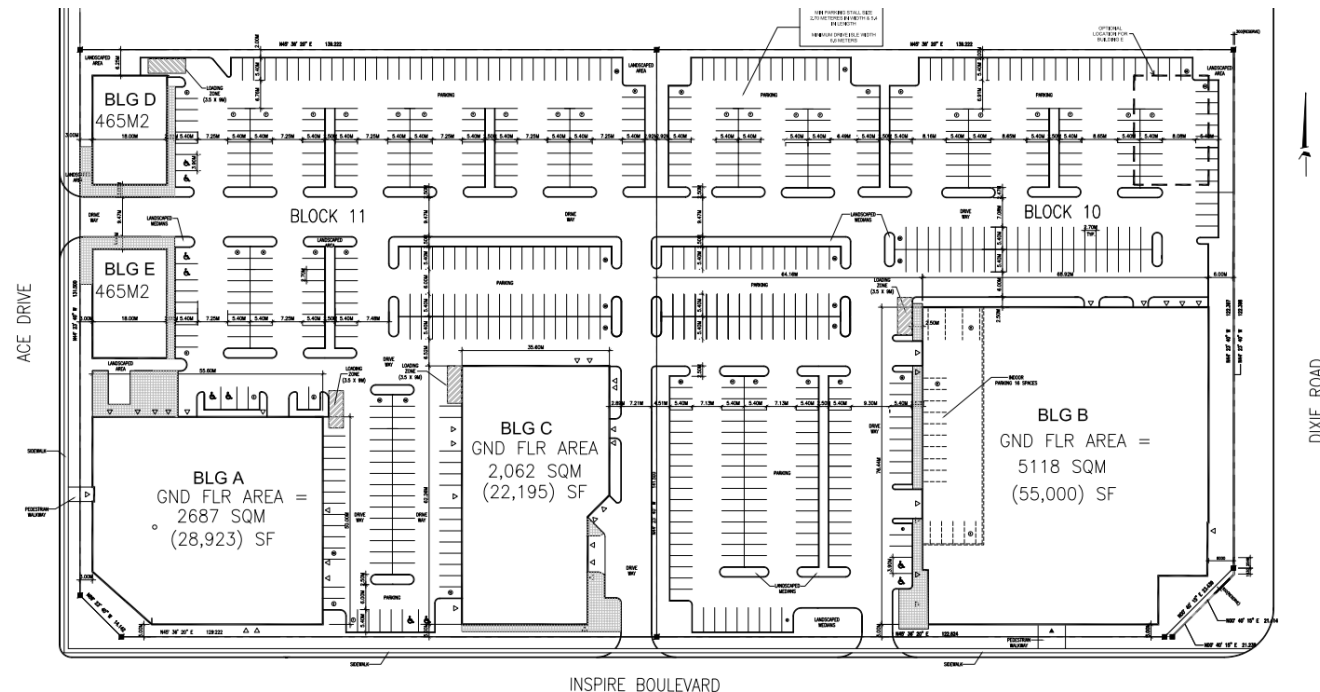
→ Right: Conceptual sketch of Inspire Boulevard (Street I) from the Community Design Guidelines.



Issue - Compatibility of proposed Drive-Through

- The proposed amendment to the Secondary Plan and Zoning By-law would grant permissions for a drive-through facility on the site.

The Drive-Through is not shown on the Concept Plan. City Staff will require more detail to understand how and if this proposed use can function in this context.



**Drive-Through not shown.*

Additional Information

The Information Report, Presentation Slides, and Application Materials can be found at www.Brampton.ca by searching for **C03E17.005** following the meeting.

City Planner Contact:

Shelby Swinfield
Development Planner
905-874-3455
Shelby.swinfield@Brampton.ca

General Planning Contact:

Planning & Development Services
Third Floor – City Hall
905-874-2050
Planning.development@Brampton.ca

Applicant Information:

Neil Davis
Davis Webb LLP Lawyers

253 Queen Street East

Brampton, Ontario

Statutory Public Meeting

#C02E05.036



DEVELOPMENTS

17 June, 2019



WESTON
CONSULTING
planning + urban design

Quadrangle 

Re: Item 4.3



View looking north



View looking south



View looking east



View looking west

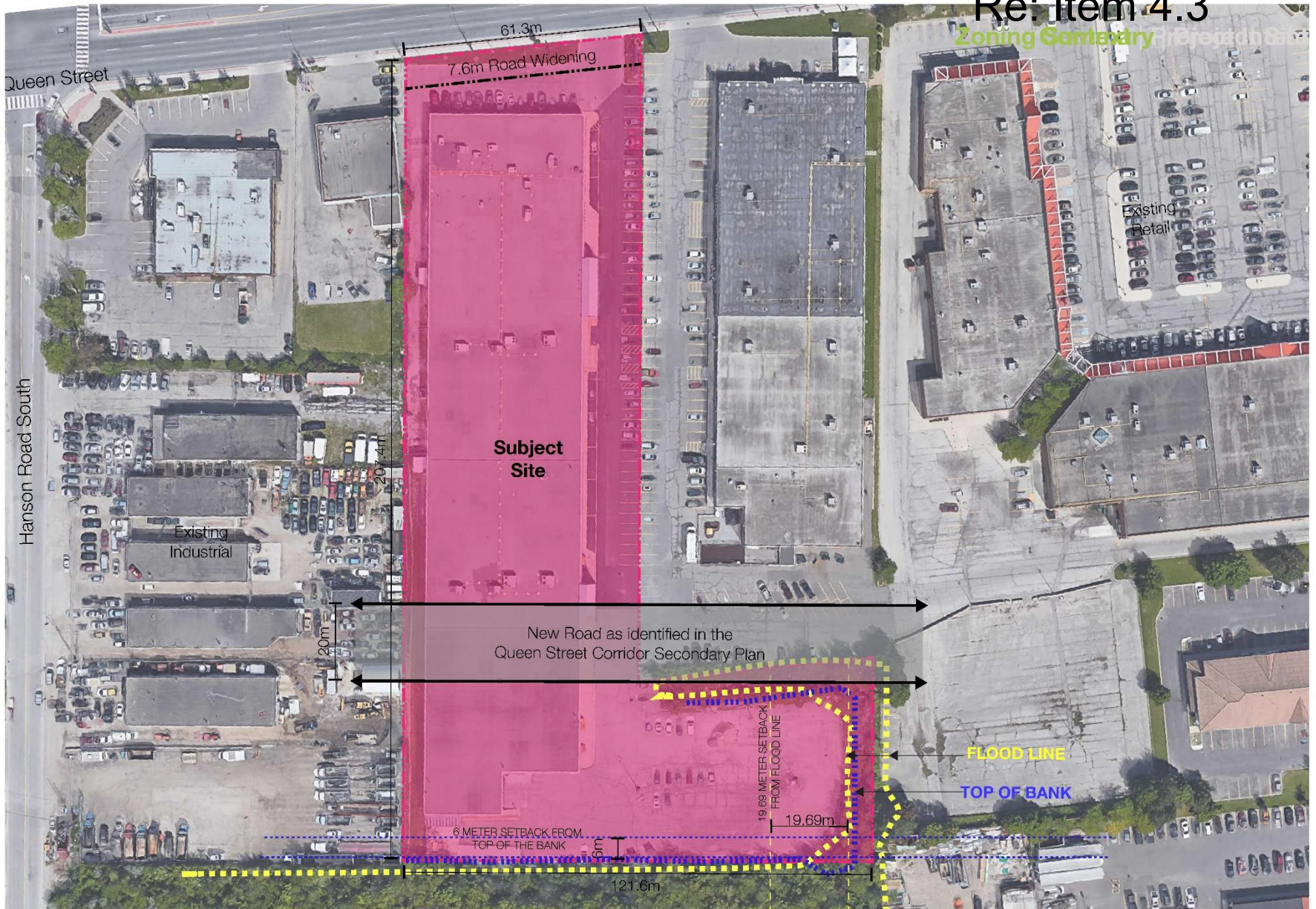


street view looking south



Kennedy and Queen Street intersection

Existing Site Context

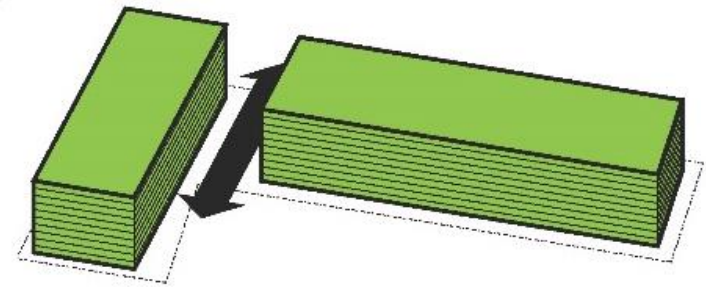


DESIGN CHALLENGE:

Propose a phasable and truly mix-use development with active, grade related uses within a very narrow and deep suburban city block.

A

Accommodate future new east/west 20m Right of Way

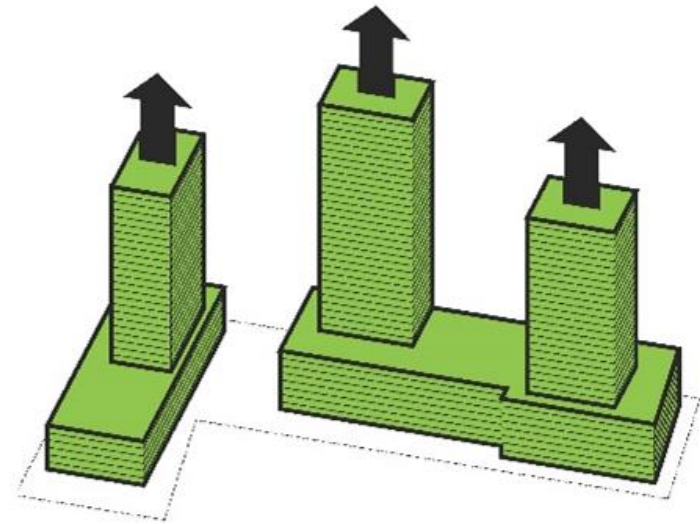


DESIGN CHALLENGE:

Propose a phasable and truly mix-use development with active, grade related uses within a very narrow and deep suburban city block.

B

Articulate podium massing and establish active edges at grade, both along the Queen Street East corridor and internal to the site. Situate three distinct towers with generous separation distances and different heights and orientation.

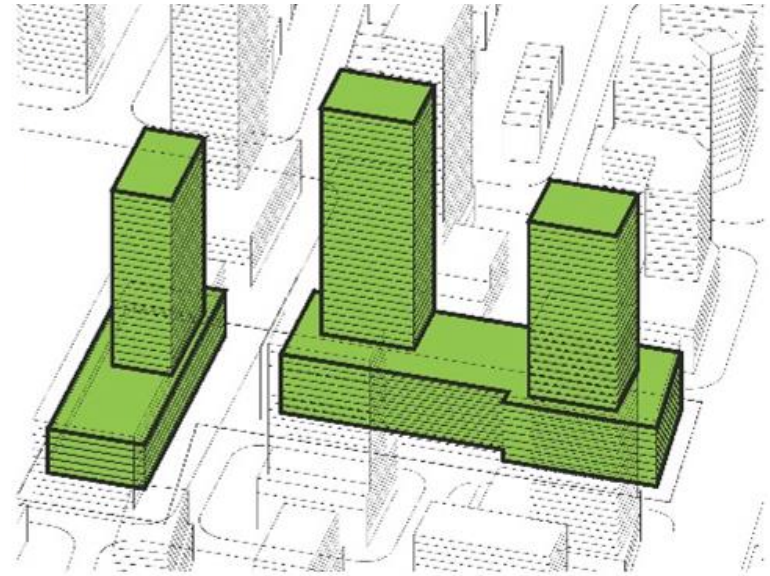


DESIGN CHALLENGE:

Propose a phasable and truly mix-use development with active, grade related uses within a very narrow and deep suburban city block.

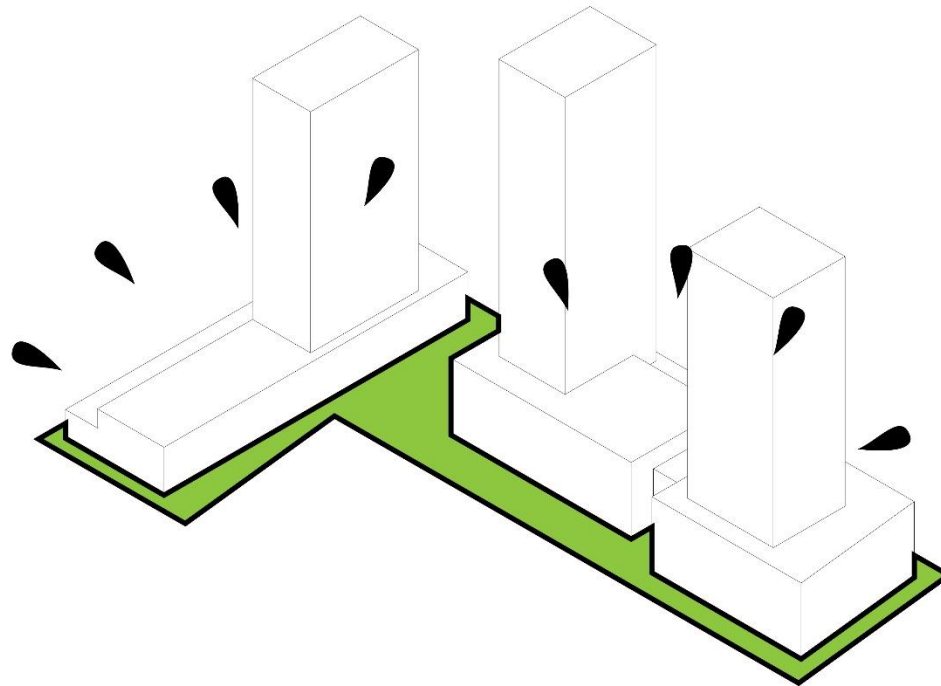
C

Develop the architectural expression so that the different uses on the site are expressed and celebrated, contributing to a finer grained development that celebrates the human scale of a future urban, interconnected and livable neighbourhood.



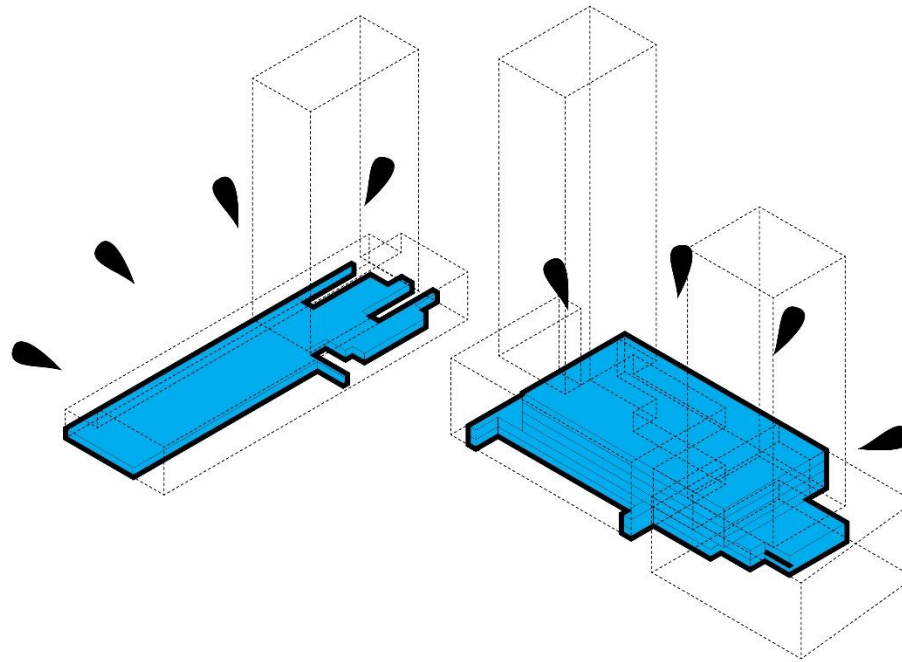
1 Landscape

Activate the ground plane to encourage pedestrian access



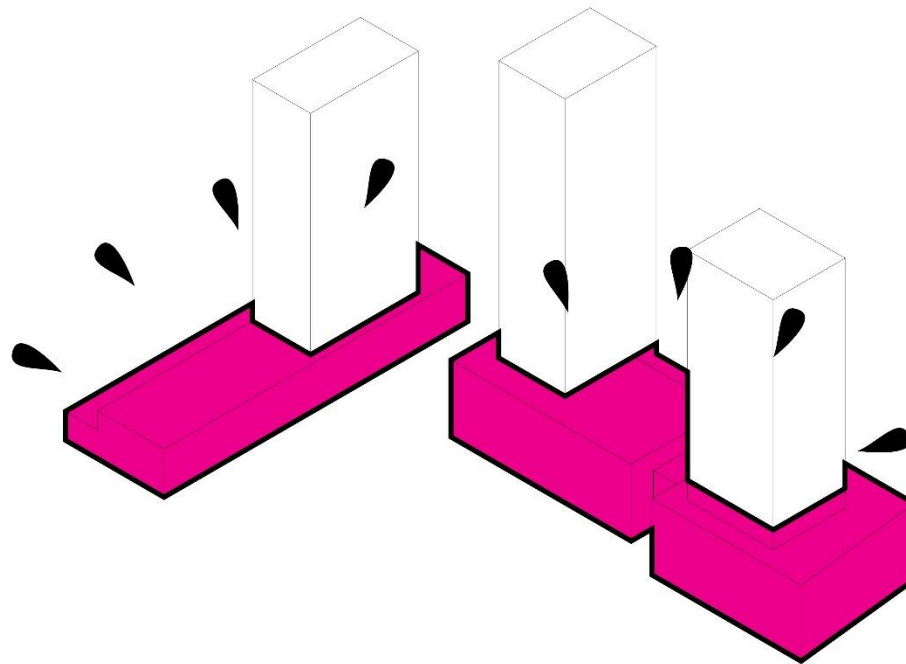
2 Parking

Integrate above grade parking that is hidden



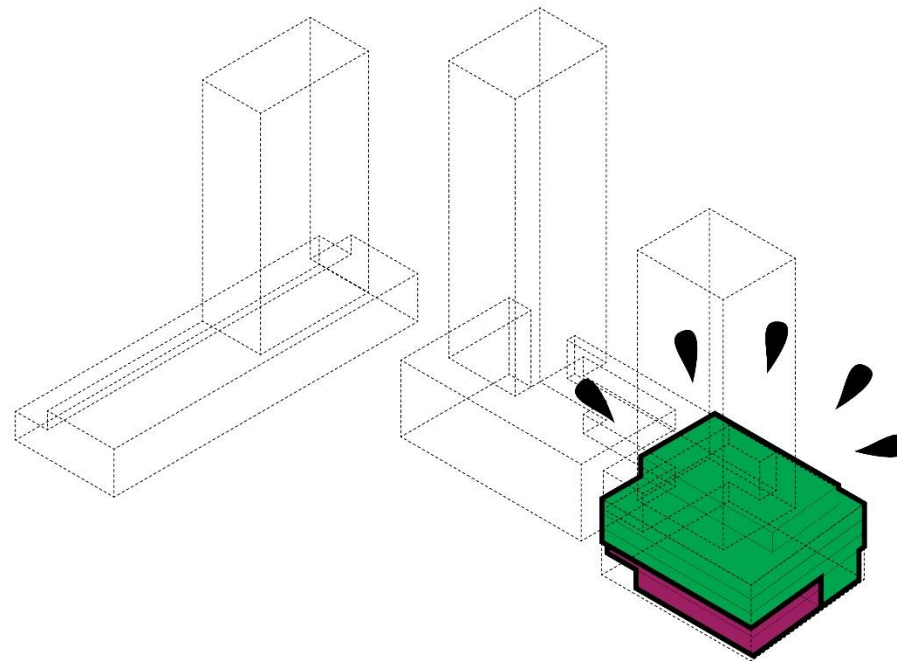
3 Podium Identity

Create an interesting family
among 3 different bases



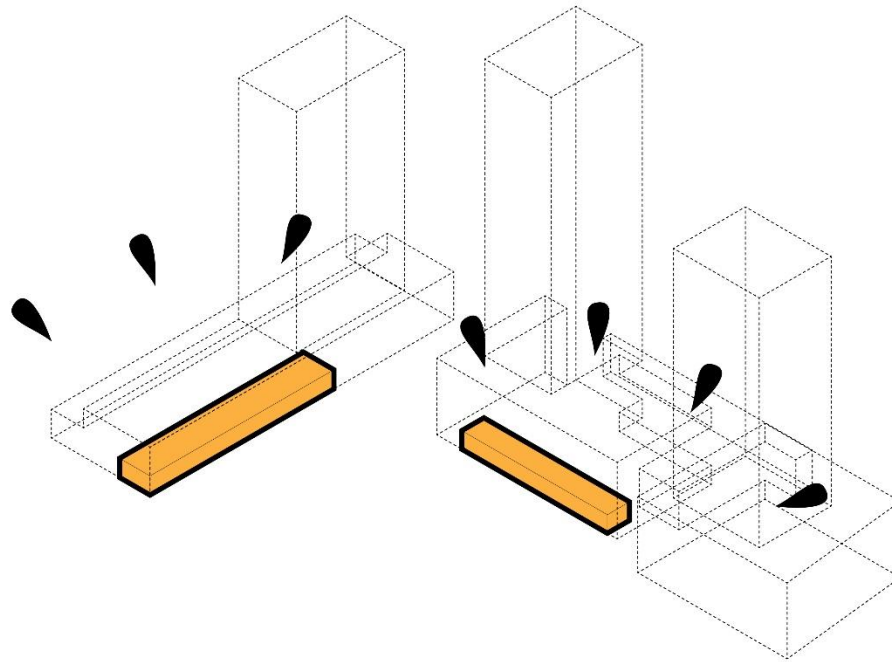
4 Retail and Office

Activate Queen Street with Retail and Office program



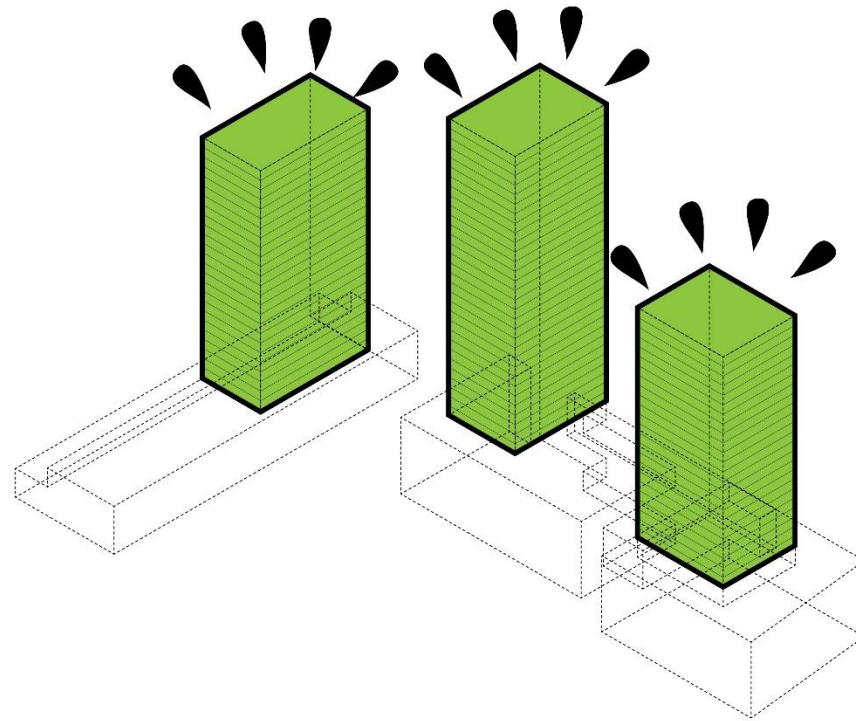
5 Townhouses

Activate the internal site with varied program



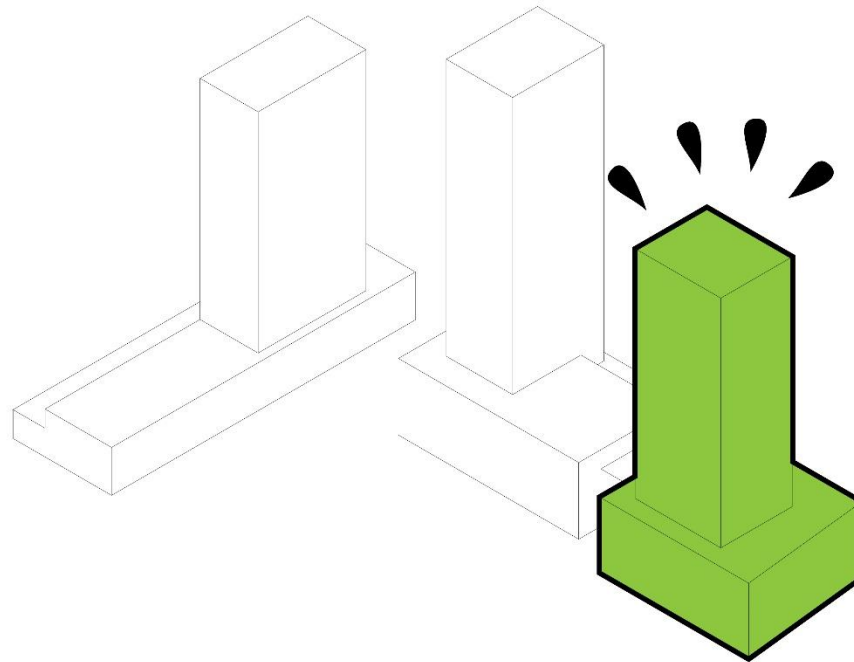
6 Tower Identity

3 Interesting towers which
compliment each other



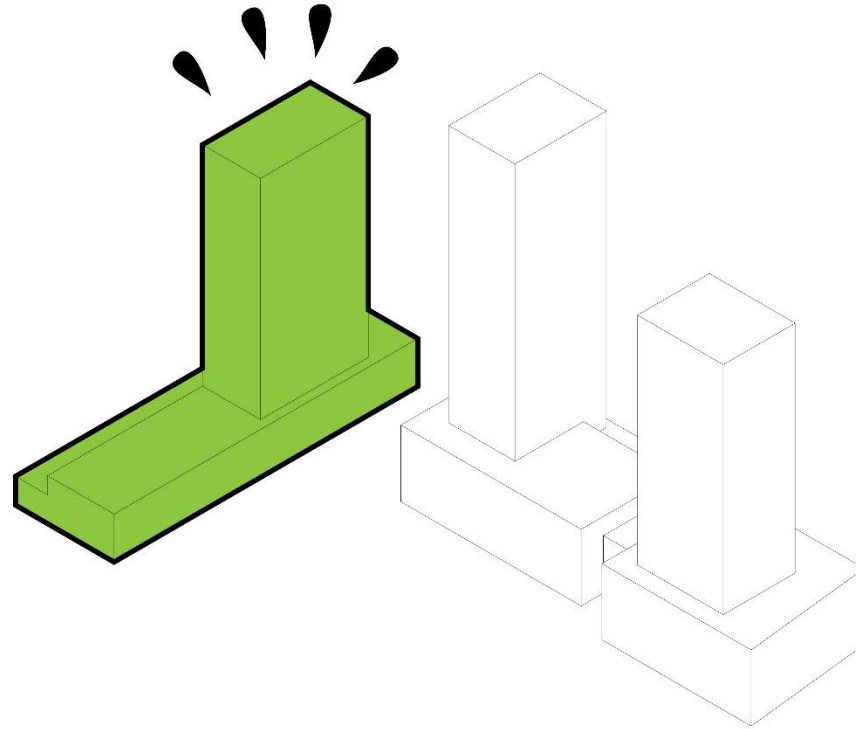
7 Work Tower

Tower most visible from Queen Street



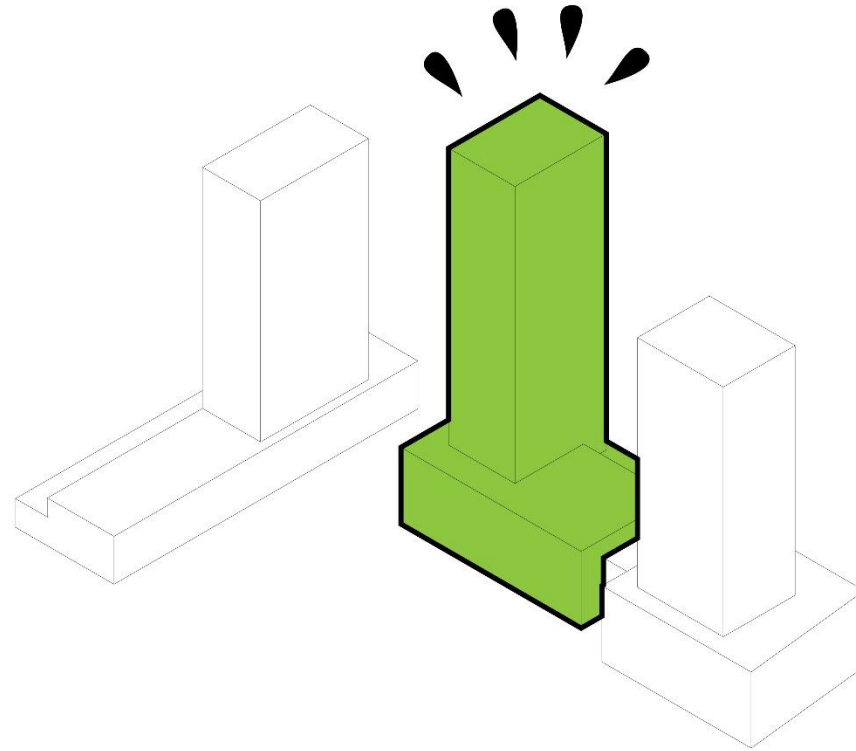
8 Fabric Tower

Separately Phased Tower



9 Play Tower

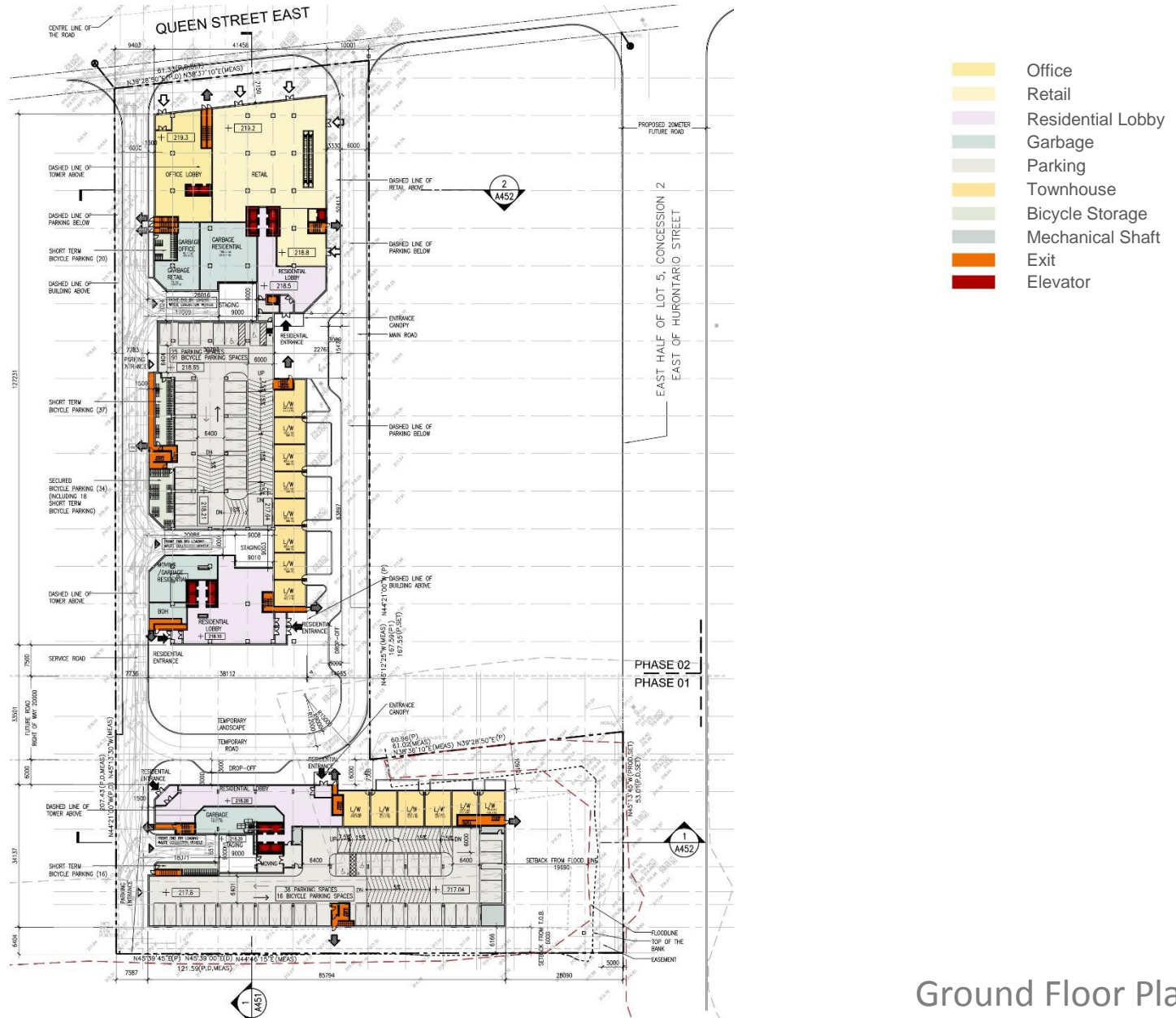
An icon to the city







Re: Item 4.3

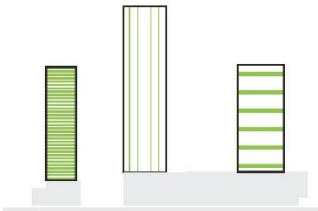
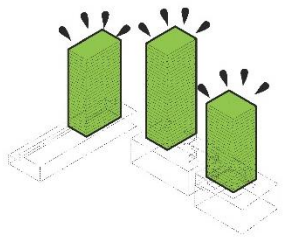


Ground Floor Plan



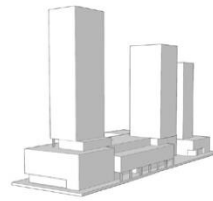
View along new East/West Street

Re: Item 4.3

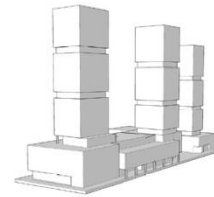


SAME BUT DIFFERENT

The goal is to create a unique identity within each tower which can relate to one another as a whole, but while still remaining distinct



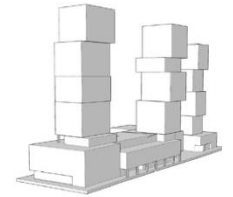
MODEL 1: BASE



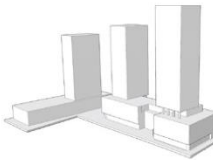
MODEL 2: UNIFORM TOWER



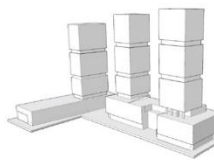
MODEL 3: TWISTED TOWER



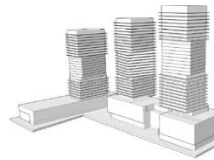
MODEL 4: STACKED TOWER



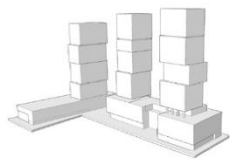
MODEL 5: CARVED TOWERS



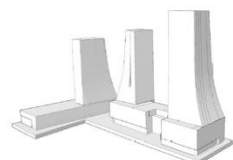
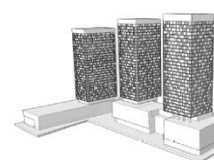
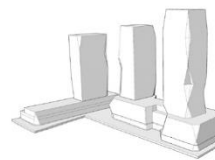
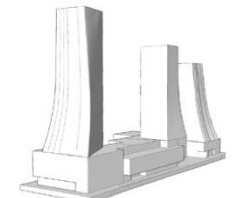
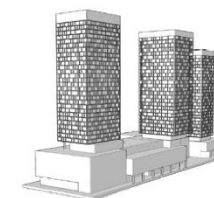
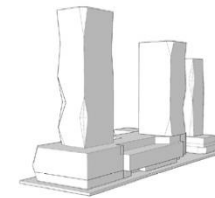
MODEL 6: REPEATED



MODEL 7: FLOORED



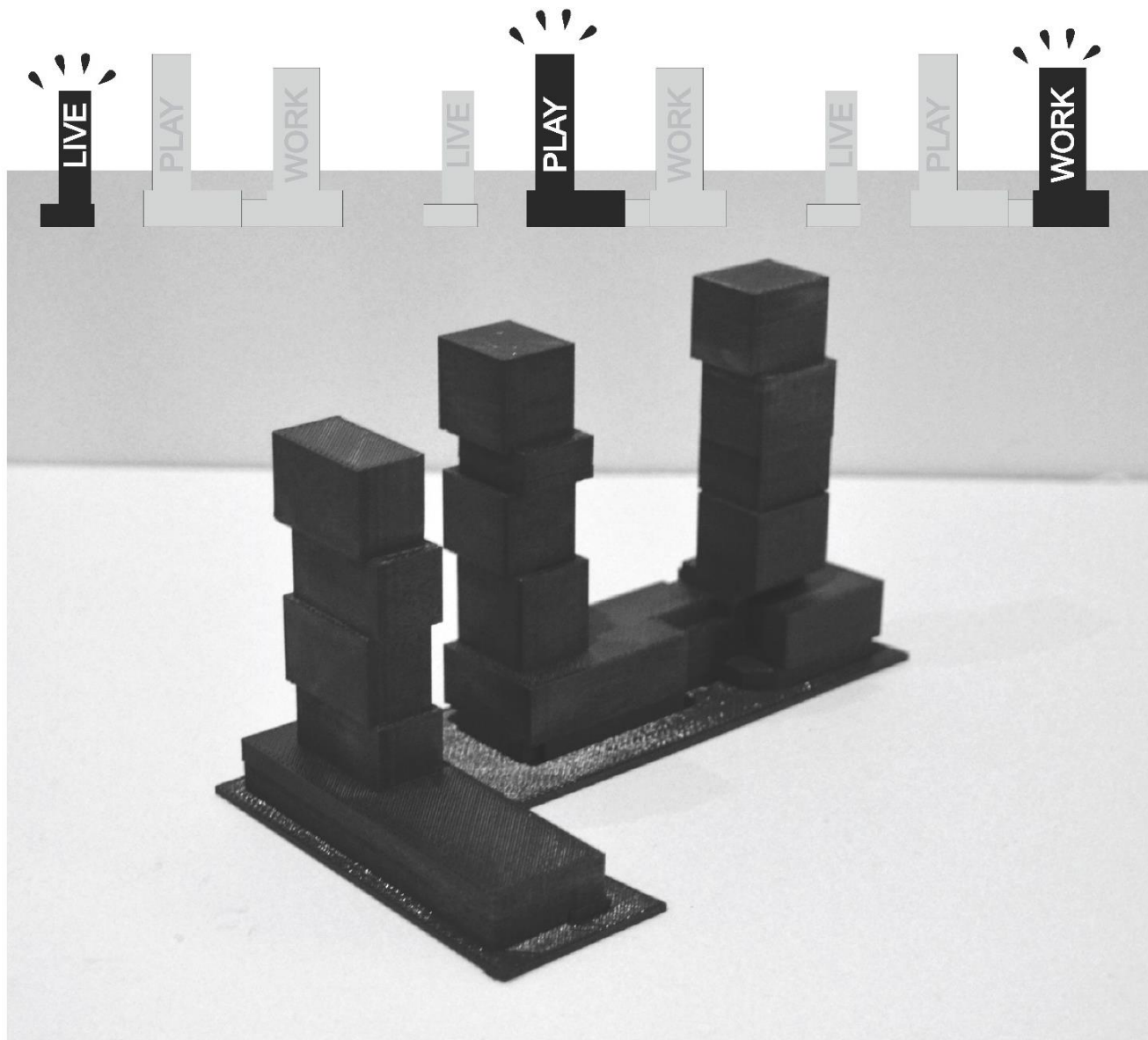
MODEL 8: RECURRING TOWERS



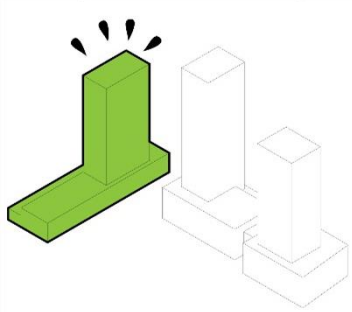
Initial Massing Strategies with same character applied

Tower Identity Strategy

Re: Item 4.3

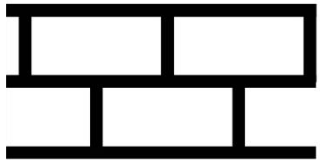


Tower Identity Strategy

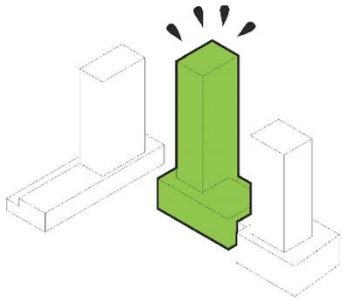


Key Words

FABRIC
LIVE



Tower A

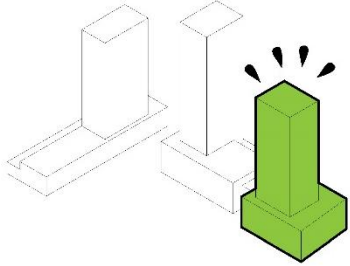


Key Words

TALL
REACH
ICONIC
PLAYFUL

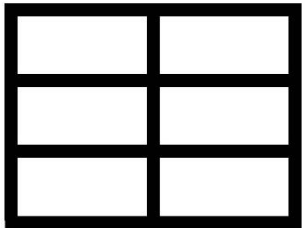


Tower B



Key Words

BUSINESS
CLASSIC
ELEGANT
REFINED MATERIAL
LIGHT



Tower C

Re: Item 4.3



View along new East/West Street



Aerial View looking West

Re: Item 4.3



View from Queen Street East



BRAMPTON
Flower City

Minutes

Brampton Heritage Board
Committee of the Council of
The Corporation of the City of Brampton

Tuesday, May 28, 2019

Members Present:

Peter Dymond (Co-Chair)
Paul Willoughby (Co-Chair)
Michael Avis
Steve Collie
Palvinder Gill
Doug McLeod
Mary Pettingill
Lynda Voegtle
David Whyte
Ken Wilde

Members Absent:

Chris Bejnar (regrets)
Harry Blackburn (regrets)
Jeff Chalmers (regrets)
Herman Custodio (regrets)
Kathryn Fowlston (regrets)
City Councillor Doug Whillans – Wards 2 and 6 (personal)

Staff/Others Present:

Regional Councillor Vicente (Council representative for incoming Board)
Planning and Development Services:
Bob Bjerke, Director, Policy Planning
Pascal Doucet, Heritage Planner
Cassandra Jasinski, Heritage Planner
Erin Smith, Assistant Heritage Planner
City Clerk's Office:
Terri Brenton, Legislative Coordinator
Chandra Urquhart, Legislative Coordinator



8.1 - 2

Minutes Brampton Heritage Board

The meeting was called to order at 7:03 p.m. and adjourned at 8:17 p.m.

1. **Approval of Agenda**

The following motion was considered.

HB027-2019 That the agenda for the Brampton Heritage Board Meeting of May 28, 2019 be approved as published and circulated.

Carried

2. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

3. **Previous Minutes**

3.1. **Minutes – Brampton Heritage Board – April 16, 2019**

The minutes were considered at the Planning and Development Committee Meeting of April 29, 2019, and the recommendations were approved by Council on May 8, 2019. The minutes were provided for the Board's information.

4. **Consent** – nil

5. **Delegations/Presentations** – nil

6. **Sub-Committees**

6.1. **Minutes – Heritage Resources Sub-Committee – May 9, 2019**

The following motion was considered.

HB028-2019 That the **Minutes of the Heritage Resources Sub-Committee Meeting of May 9, 2019**, to the Brampton Heritage Board Meeting of May 28, 2019, be received.

Carried

7. **Designation Program**

7.1. **Proposed Designations**

8.1 – 3

Minutes Brampton Heritage Board

A list of properties proposed for heritage designation was provided with the agenda for this meeting. No updates were provided with respect to the properties on the list.

8. **Heritage Impact Assessments (HIA)** – nil

9. **Correspondence** – nil

10. **Other/New Business**

- 10.1. Report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated May 22, 2019, re: **Heritage Permit Application – Alterations to a Designated Heritage Property – Notice of Intention to demolish a metal shed and Authority to Enter into a Heritage Easement Agreement – 6461 Mayfield Road (Thompson Farmhouse) – Ward 10** (File HE.x).

Pascal Doucet, Heritage Planner, Planning and Development Services, provided an overview of the subject report.

Mr. Doucet and David Eckler, AREA Architects Rash Eckler Associates Ltd., responded to questions from the Board with respect to retention of and potential uses for the farmhouse.

The following motion was considered.

- HB029-2019
1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated May 22, 2019, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Heritage Permit Application – Alterations to a Designated Heritage Property – Notice of Intention to demolish a metal shed and Authority to Enter into a Heritage Easement Agreement – 6461 Mayfield Road (Thompson Farmhouse) – Ward 10** (File HE.x), be received;
 2. That the Heritage Permit Application for the alterations of the Thompson Farmhouse and Application to demolish the existing metal shed on the heritage property at 6461 Mayfield Road be approved in accordance with sections 33 and 34 of the *Ontario Heritage Act* (the “Act”), to permit a new commercial development that includes the construction of new commercial buildings with a parking area and the conservation of the Thompson Farmhouse within the lands

8.1 - 4

Minutes Brampton Heritage Board

known municipally in 2019 as 6461 Mayfield Road, with such alterations in accordance with the plans, drawings Conservation Plan and Heritage Building Protection Plan dated July 18, 2018 and revised May 21, 2019, prepared by AREA Architects Rash Eckler Associates Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department and the Notice of Intention to Demolish the metal shed dated May 21, 2019, signed by David Eckler from AREA Architects Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department, all subject to the following additional conditions:

- a. That prior to the adoption of the related site specific Zoning By-law Amendment giving rise to the proposed alterations and construction of a new commercial development for the property at 6461 Mayfield Road, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the property at 6461 Mayfield Road in accordance with the plans, drawings Conservation Plan and Heritage Building Protection Plan dated July 18, 2018 and revised May 21, 2019, prepared by AREA Architects Rash Eckler Associates Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department.
- b. That prior to final Site Plan Approval for the proposed commercial development for the property at 6461 Mayfield Road, the owner shall:
 - i. Provide final site plan drawings including drawings related to the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2;
 - ii. Provide a detailed Interpretation and Commemoration Plan for the subject property, to the satisfaction of the Director of Policy Planning; and

8.1 - 5

Minutes

Brampton Heritage Board

- iii. Provide a detailed Landscape Plan for the subject property, to the satisfaction of the Director of Policy Planning.
- c. That prior to the issuance of any permit for the alteration of the heritage property or for the construction of any building or structure for all or any part of the property at 6461 Mayfield Road, including a heritage permit or a building permit, the owner shall:
 - i. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2;
 - ii. Provide a Letter of Credit, including a 30% contingency, in a form and amount and from a bank satisfactory to the Director of Policy Planning; and
 - iii. Provide full documentation of the existing heritage property at 6461 Mayfield Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, to the satisfaction of the Director of Policy Planning.
- d. That prior to the release of the Letter of Credit required in Recommendation 2.c.ii., the owner shall:
 - i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, protection work, interpretation work, commemoration work and landscaping work have been completed in accordance with the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2, the required Interpretation and Commemoration

8.1 - 6

Minutes Brampton Heritage Board

Plan referenced herein in recommendation 2.b.ii. and the Landscape Plan referenced herein in Recommendation 2.b.iii; and

- ii. Provide full documentation of the existing heritage property at 6461 Mayfield Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, showing completion of the conservation work, protection work, interpretation work, commemoration work and landscaping work to the satisfaction of the Director of Policy Planning.
3. That a heritage easement agreement for the property at 6461 Mayfield Road be endorsed; and
4. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the property at 6461 Mayfield Road with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

Carried

10.2. Information Update from Al Meneses, Commissioner of Community Services, re: **Heritage Theatre Block – 82-86 Main Street North – Ward 1.**

Item 11.1 was brought forward and dealt with at this time.

Al Meneses, Commissioner of Community Services, provided an information update on the Heritage Theatre Block, which included details on the following:

- City's review of potential adaptive re-uses for the Theatre
- results of previous and recent listings of the property on MLS and through Colliers International
- staff report to be considered at the Committee of Council Meeting of May 29, 2019, recommending demolition of the Heritage Theatre Block
- proposed timelines for demolition of the Block and potential interim use of the property

8.1 - 7

Minutes Brampton Heritage Board

- staff's willingness to work with the Board and Peel Art Gallery, Museum and Archives (PAMA) toward the salvaging of materials for use in future heritage projects

The Board considered a motion to accept the City's proposal to demolish the Heritage Theatre Block and to put forward a position that the Board discontinue its attempt to designate the property.

The motion was considered as follows.

- HB030-2019
1. That the Brampton Heritage Board accepts Community Services staff's proposal for the demolition of the Heritage Theatre Block; and
 2. That it is the position of the Board to discontinue its attempt to designate the property; and,
 3. That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be received.

Carried

10.3. Discussion at the Request of Lynda Voegtle, Board Member, re: **Victoria Park Arena**.

Lynda Voegtle, Board Member, outlined the significance of Victoria Park Arena to the Brampton community, and suggested that the Board consider potential listing and future designation of the arena as a way of making Council aware of the importance of the Arena to the Board.

Al Meneses, Commissioner of Community Services, noted the current condition of the building following a fire in 2016, and outlined recommendations in a staff report on the future of the property to be considered at the Committee of Council meeting of May 29, 2019, including demolition of the existing building and construction of a new facility.

Board discussion on this matter included:

- potential for replication of the Arena in the new facility
- possibility of retaining "Victoria Park Arena" in the naming of the new facility

The following motion was considered.

Minutes Brampton Heritage Board

HB031-2019 Whereas Victoria Park Arena is a significant historical asset to the Brampton community, being the first arena of its kind in the Township of Chinguacousy and to Bramalea;

Therefore Be It Resolved that, should Victoria Park Arena be demolished, staff be requested to make every effort to incorporate those important heritage elements in the design of the new building as a means of commemorating the original Arena, with emphasis on the built form, and that staff work with the Heritage Planners and the Brampton Heritage Board toward this purpose.

Carried

10.4. Discussion Item at the Request of Cassandra Jasinski, Heritage Planner, Planning and Development Services, re: **Plaque and Awards of Merit Event**.

Cassandra Jasinski, Heritage Planner, Planning and Development Services, requested the Board's assistance in the identification of candidate properties for the bi-annual Plaque and Awards of Merit event. Ms. Jasinski also indicated that consideration is being given to incorporate an Annual Heritage Celebration Day into this event.

Ms. Jasinski requested that Board Members provide feedback on candidate properties and the proposed Heritage Celebration Day, either at the upcoming Outreach and Marketing Sub-Committee meeting or directly to her.

Board discussion on this matter included a potential candidate property and acknowledgment of the request for feedback.

10.5. Verbal Update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, re: **11651 Bramalea Road – Archdekin-Giffen Farmhouse – Ward 9**.

In her verbal update on this matter, Cassandra Jasinski, Heritage Planner, Planning and Development Services, provided information about the relocation of the Archdekin-Giffen Farmhouse, along with photographs and video, and details on the Heritage Building Protection Plan and Heritage Easement Agreement for this property.

The following motion was considered.

HB032-2019 That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage

8.1 – 9

Minutes Brampton Heritage Board

Board Meeting of May 28, 2019, re: **11651 Bramalea Road – Archdekin-Giffen Farmhouse – Ward 9**, be received.

Carried

- 10.6. Update from Erin Smith, Assistant Heritage Planner, Planning and Development Services, re: **Peel Manor Basement Site Visit – 525 Main Street North – Ward 5**.

Erin Smith, Assistant Heritage Planner, Planning and Development Services, referenced the Board's consideration of the subject property at its April 16, 2019 meeting, and questions raised about potential remnants of the original Peel House of Industry and Refuge in the basement of the property.

Ms. Smith provided an overview of the communication from David Waverman, Senior Landscape Architect, Stantec Consulting Ltd. (appended to the agenda for this item), confirming Stantec's professional opinion that the brick wall does not have significant or unique cultural interest or value, as the material does not appear to date to the previous 1898 Peel House of Industry and Refuge.

The following motion was considered.

- HB033-2019 That the update from Erin Smith, Assistant Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Peel Manor Basement Site Visit – 525 Main Street North – Ward 5**, be received.

Carried

11. Referred/Deferred Items

- 11.1. Report from Peter Dymond and Paul Willoughby, Co-Chairs, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**.

Dealt with under Item 10.2 – Recommendation HB030-2019

12. Information Items – nil

13. Question Period – nil

8.1 - 10

Minutes Brampton Heritage Board

14. **Public Question Period** – nil

15. **Closed Session** – nil

16. **Adjournment**

Prior to adjournment, Peter Dymond and Paul Willoughby, Co-Chairs, acknowledged and thanked Board Members who are not returning for the Board's next term.

The following motion was considered.

HB034-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 18, 2019 at 7:00 p.m. or at the call of the Chair.

Carried

Co-Chair – Peter Dymond

Co-Chair – Paul Willoughby



BRAMPTON
Flower City

Chief Administrative Office
City Clerk

Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☒ Planning and Development Committee
☐ Committee of Council ☐ Other Committee:

Meeting Date Requested: 17 June 2019 Agenda Item (if applicable): 7.4

Name of Individual(s): Sylvia Roberts

Position/Title:

Organization/Person
being represented:

Full Address for Contact:

Telephone:

Email:

Subject Matter
to be Discussed:

Student Housing Policy Review

Action
Requested:

Ask staff to come back with a report on addressing the housing shortage for tertiary education students

A formal presentation will accompany my delegation: ☒ Yes ☐ No

Presentation format: ☒ PowerPoint File (.ppt) ☐ Adobe File or equivalent (.pdf)
☐ Picture File (.jpg) ☐ Video File (.avi, .mpg)

☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☐ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

Re: 7.4

Student Housing

...

Existing Housing Situation

- Very low vacancy rates
- Ubiquitous basement apartments
- Rooming houses
- Severe overcrowding

Future Trends

- Domestic tuition cuts
 - Increased foreign student numbers
- Long term domestic student trends

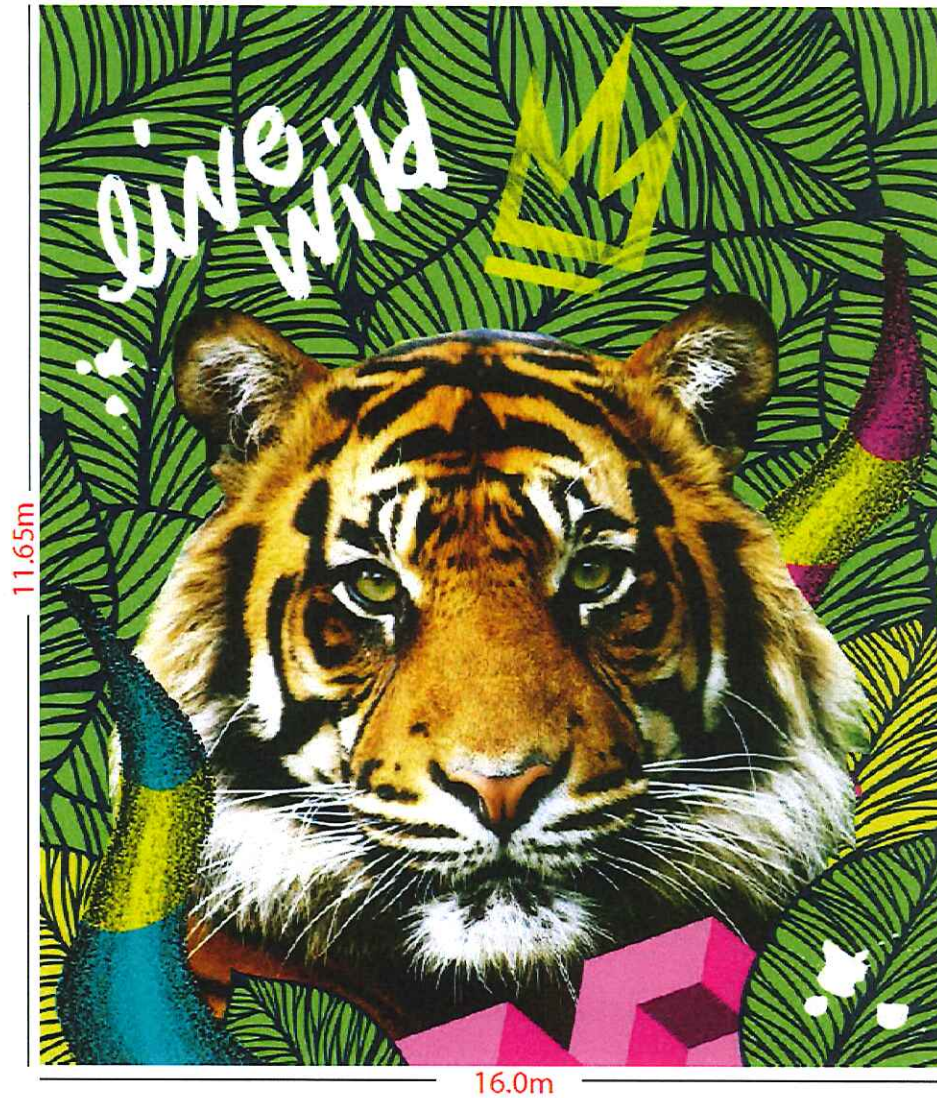
Meeting Existing and Future Demand

- Providers
 - REITs
 - Condo investors
- Locations
 - Transportation axes: Queen, Steeles, Main
- Upzoning
 - Market signals

7.3 - 12

Re: 9.3 - Discussion re. Wall Mural
at 20 Biscayne Cres. - Playdium

June 17 PDC
- added @ meeting



Schedule 7

Playdium Orion Gate
20 Biscayne Crescent
Proposed Signage – Large Mural

CITY OF BRAMPTON

Planning & Development Services Department
Building Division

June 17/19 PDC - added @ meeting
Re: 9.3 - Discussion re. Wall Mural
at 20 Biscayne Cres. - Playdium

ITEM NO. EX-1.1

38'-3" H. X 6'-0" W.

**PAINTED MURAL
BY OTHERS**

ITEM NO. EX-4.0

38'-3" H. X 52'-6" W.

**PAINTED MURAL
BY OTHERS**

