

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD 2022/05/12	MEETING NAME Regional Council
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Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

DATE SUBMITTED YYYY/MM/DD
May 2nd 2022

NAME OF INDIVIDUAL(S)
Nicholas H. Dell, c/o Harper Dell & Associates Inc.

POSITION(S)/TITLE(S)
Consultant for Planning & Land Development

NAME OF ORGANIZATION(S)
Harper Dell & Associates Inc.

E-MAIL nick@harperdell.ca	TELEPHONE NUMBER (647) 963-7375	EXTENSION
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED)
Site-specific Employment Conversion Request: 3455 Queen St. E. under local file: PRE-2022-0054

A proposed 18 storey twin residential tower Development with ground floor retail/commercial Uses.

This property is located within a Planned MTSA (QUE-12), a Local Intensification Corridor (Queen St. E.) and on the fringe of the Airport Operating Area Boundary (Schedule F-4) and Employment Area (E-4)

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 an electronic copy of all background material / presentations to the Clerk's Division at **least ten (10) business days prior** to the meeting date so that it can be included with the agenda package. **In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).**

Delegates should make every effort to ensure their presentation material is prepared in an [accessible format](#).

Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the *Municipal Act, 2001*, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

From: Nick Dell <nick@harperdell.ca>
Sent: May 2, 2022 12:41 PM
To: ZZG-COUNCIL
Cc: Sanjay Gandhi(All Seasons Hotels); rrowbotham@onespaceunlimited.com; Ganesh, Steve; Demelo, Emma; Claudia.LaRota@brampton.ca
Subject: Request for Delegation: 3455 Queen St. E. - Site Specific Employment Conversion Request
Attachments: request-for-delegation - 3455 Queen St. E. - May 12th Regional Council.pdf; Nicholas H. Dell, Harper Dell & Associates Inc. - 3455 Queen St. E..docx (4).pdf; PRE_2022_0054_Architectural Drawings (3).pdf; New Regional OP Schedules - 3455 Queen St. E. (1).pdf; Consolidated Comment Report and Checklist.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Regional Council,

Please accept the attached Request for Delegation Form and associated appendices for the upcoming May 12th 2022 Agenda.

My client has provided me with instructions to provide the attached Local PreCon file number, associated Architectural Drawings, and location mapping of this site within the new Regional Official Plan Schedules contemplated by the April 28th 2022 Meeting Agenda, Item 8.1.

I am copying Local Staff Steve Ganesh, and Emma Demelo to this email for their line of sight and continuity of discussion from our April 27th PreCon Meeting under file: PRE-2022-0054.

I am also copying Claudia LaRota (City of Brampton) who I understand is heading up the review of the Planned MTSA during the Local approval process for the Queen St. Corridor.

Do not hesitate to contact me if you have any questions or concerns; an associated Powerpoint Presentation will be sent along shortly.

Best regards,

--

Nicholas Dell BA. H
Harper Dell & Associates Inc.
Planning, Traffic, Tax, and Land Development Consultants
1370 Hurontario St.
Mississauga, ON. L5G 3H4
www.harperdell.ca
1+647-963-7375

April 27th 2022

Sent via E-mail (council@peelregion.ca)

Region of Peel
10 Peel Centre Drive, Suite A & B
Brampton, ON L6T 4B9

Regional Council Meeting:
April 28th, 2022 9:30 a.m.

Dear Members of Peel Council:

**Re: Peel Region Official Plan and Municipal Comprehensive Review
Region of Peel Council Agenda Item 8.1
3455 Queen Street East, Brampton**

Harper Dell & Associates Inc. is the Planning & Land Development Consultant for 2514682 Ontario Inc. ("251"), the owner of 3455 Queen Street East (the "Subject Lands") Legally described as: PART OF LOT 5, CONCESSION 7 NORTHERN DIVISION. PLAN 43R-34613.

On behalf of 251 we submit this letter regarding Peel Regional Staff's recommendation to the Peel Regional Council ("Council") to adopt the proposed Peel Region Official Plan dated April 2022 (the "New Regional OP") as per Agenda Item 8.1 of the April 28th Regional Council Meeting.

Our client seeks confirmation that the Subject Lands are not designated as *Employment Area* on Schedule E-4 or otherwise in the New Regional OP.

We note that the Subject Lands previously were, but are no longer located within, the Toronto Pearson International Airport Operating Area under the New Regional OP Schedule F-4. Furthermore, these lands are also located within 500m of the future QUE-12 MTSA under Schedule E-5 as well as along a Local Intensification Corridor under Schedule E2 of the New Regional OP.

According to the *current* Local Secondary Plan SPA4 - Airport Intermodal ("Secondary Plan") section 10.1: "Height restrictions pertaining to the Lester B. Pearson International Airport Zoning Regulations from Transport Canada shall apply to development within the secondary planning area." With the proposed removal of these lands from the GTAA operating area, and the inclusion of a future MTSA and Local Intensification Corridor, we suggest a Mixed-Use designation permitting Residential Uses would be appropriate to accommodate Future Growth.

On behalf of 251, we ask that staff confirm that the Subject Lands are not designated *Employment Area* in the New Regional OP.



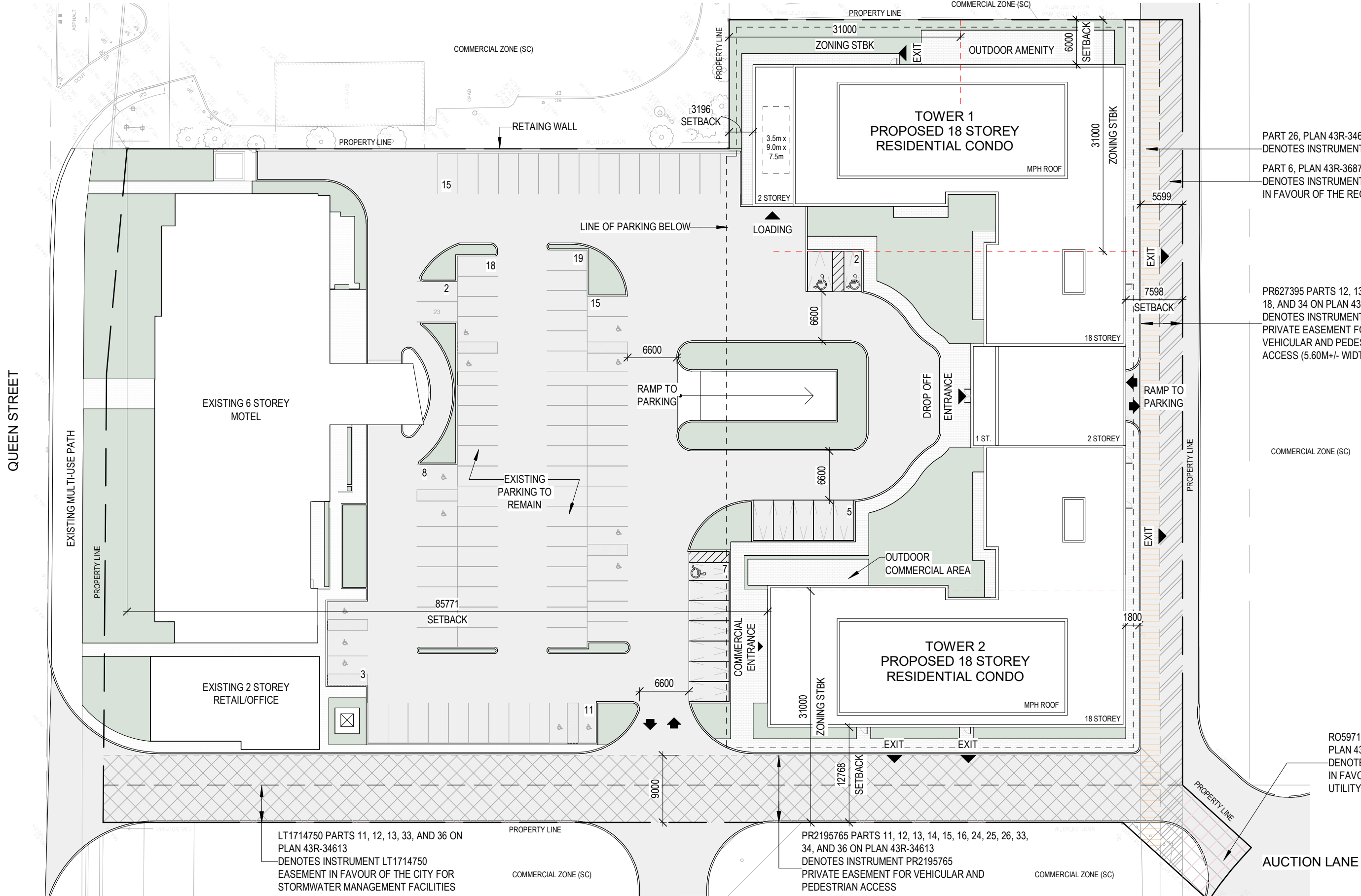
Thank you for your consideration of these comments.

Yours truly,

-- *Nicholas H. Dell*

Nicholas H. Dell BA.H.
Harper Dell & Associates Inc.

c. Client



PART 26, PLAN 43R-34613
DENOTES INSTRUMENT PR2897232
PART 6, PLAN 43R-36875
DENOTES INSTRUMENT PR2897231
IN FAVOUR OF THE REGION

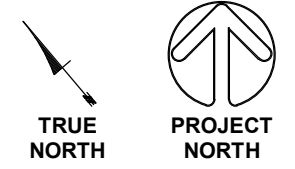
PR627395 PARTS 12, 13, 14, 15, 16,
18, AND 34 ON PLAN 43R-34613
DENOTES INSTRUMENT PR627395
PRIVATE EASEMENT FOR
VEHICULAR AND PEDESTRIAN
ACCESS (5.60M+/- WIDTH)

COMMERCIAL ZONE (SC)

RO597132 PARTS 13, 15, AND 24 ON
PLAN 43R-34613
DENOTES INSTRUMENT RO597132
IN FAVOUR OF THE REGION -
UTILITY EASEMENT

LT1714750 PARTS 11, 12, 13, 33, AND 36 ON
PLAN 43R-34613
DENOTES INSTRUMENT LT1714750
EASEMENT IN FAVOUR OF THE CITY FOR
STORMWATER MANAGEMENT FACILITIES

PR2195765 PARTS 11, 12, 13, 14, 15, 16, 24, 25, 26, 33,
34, AND 36 ON PLAN 43R-34613
DENOTES INSTRUMENT PR2195765
PRIVATE EASEMENT FOR VEHICULAR AND
PEDESTRIAN ACCESS



22011 Project Name
Site Plan

	EXISTING (Hotel)		EXISTING (Office/Retail)		PROPOSED (Tower 1 & 2)		COMBINED	
	REQUIRED AS PER BY-LAW 270-2004	PROVIDED	REQUIRED AS PER BY-LAW 270-2004	PROVIDED	REQUIRED AS PER BY-LAW 270-2004	PROVIDED	REQUIRED AS PER BY-LAW 270-2004	PROVIDED
LOT AREA	14127 m2 (152061.76 ft²) (1.4127 hectare)							
FSI (GFA AS PER BY-LAW 270-2004/SITE AREA)	-	0.47	-	0.029	1.0 (FOR R4A ZONE)	3.0 (COMBINED RESIDENTIAL & COMMERCIAL)	-	3.5
DENSITY (# OF UNITS/HECTARE)	-	-	-	-	-	3120.0	-	-
HEIGHT	3 STOREYS	6 STOREYS	3 STOREYS	2 STOREYS	12 STOREYS	18 STOREYS	-	-
LOT COVERAGE	35%	2%	35%	9.3%	25% (FOR R4A ZONE)	20 %	25% (FOR R4A ZONE) 35% (FOR C ZONE)	31 %
UNITS	-	119 HOTEL SUITES	-	-	-	452 (TOTAL) 210 (TOWER 1) 242 (TOWER 2)	-	-
AVERAGE UNIT SIZE (m²) PROPOSED BUILDING ONLY (SALEABLE AREA/UNIT COUNT)	-	-	-	-	-	83.6 m² (867.6 ft²)	-	-
SALEABLE AREA (m²) PROPOSED BUILDING ONLY	-	-	-	-	-	37788 m²	-	-
BUILDING EFFICIENCY (SALEABLE AREA/GFA) PROPOSED BUILDING ONLY	-	-	-	-	-	86% (GFA EXCLUDES COMMERCIAL AREA, PARKING, & MPH)	-	-
BUILDING EFFICIENCY (SALEABLE AREA/ ZONING GFA) PROPOSED BUILDING ONLY	-	-	-	-	-	89.6% (GFA EXCLUDES ZONING DEDUCTIONS)	-	-
LEASEABLE AREA (m²) PROPOSED BUILDING ONLY	-	-	-	-	-	326 m²	-	-
RESIDENTIAL GFA (m²) (AS PER BY-LAW 270-2004)	-	-	-	-	-	42162 m²	-	42162 m²
COMMERCIAL GFA (m²) (AS PER BY-LAW 270-2004)	-	6591.17m²	-	414.47m²	-	376 m²	-	7,381.64
AMENITY AREA (m²)	-	-	-	-	-	414 m² (INDOOR) 119 m² (OUTDOOR)	-	-
						TOTAL 533m²		
MIN. LANDSCAPED OPEN SPACE (m²)	-	-	-	-	-	-	8,476.2m² (60% OF LOT AREA)	3061 m² (22% OF LOT AREA)
PARKING (PARKING STALL SIZE: 2.7M X 5.4M)	118.97	119	12.29 (RETAIL) 7.24 (OFFICE)	21	610.25 PARKING RATE VARIES FOR CONDO APART. (1.25 BACH/1BDRM, 1.4 2BDRM, & 1.75 3BDRM+)	405 @ P2-P4 (75% REQ'D)	919.6	21 @ GRADE (EXISTING RETAIL/OFFICE)
					113 PARKING RATE FOR CONDO APART. VISITOR (0.25/UNIT)	85 @ GRADE/ P5 (75% REQ'D)		70 @ GRADE (EXISTING HOTEL)
					57.85 PARKING RATE FOR COMMERCIAL RESTAURANT (1/6.5m² OF COMM. GFA)	37 @ GRADE/P1 (65% REQ'D)		12 @ GRADE (PROPOSED COMMERCIAL)
					TOTAL 781.1	527 (67% REQ'D)		2 @ GRADE (RESIDENTIAL/ VISITOR)
ACCESSIBLE PARKING (2.7M X 5.4M + 1.35M ACCESS AISLE OR 2.18M ACCESS WHERE SHARED)	-	-	-	-	-	-	21 (10 TYPE A & 11 TYPE B) REQUIREMENT 201 TO 1000 PARKING SPACES IS 2 PLUS 2% OF TOTAL	49 @ P1 (EXISTING HOTEL)
								25 @ P1 (PROPOSED COMMERCIAL)
								135 @ P2,P3,P4 (RESIDENTIAL/ VISITOR)
								83 @ PARTIAL P5 (RESIDENTIAL/ VISITOR)
								TOTAL 667
								13 @ GRADE (EXISTING RETAIL/ OFFICE/HOTEL)
								3 @ GRADE (PROPOSED RES./COMM.)
								5 @ BELOW GRADE (PROPOSED RES./COMM.)
								TOTAL 21
PARKING DRIVE AISLE	6.6m	6.6m	6.6m	6.6m	6.6m	6.6m	6.6m	6.6m
LOADING REQ' (3.5M X 9.0M)	1	1	1	0	1 (COMMERCIAL) 1 (RESIDENTIAL)	1 (COMBINED)	4	2

SETBACKS	FRONT YARD (M) (EAST)	SIDE YARD (M) (SOUTH)	REAR YARD (M) (WEST)	SIDE YARD (M) (NORTH)
REQUIRED (RESIDENTIAL)	7.5	31 (10M OR HALF OF THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER)	31 (10M OR HALF OF THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER)	31 (10M OR HALF OF THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER)
PROPOSED (RESIDENTIAL)	7.598	12.768	85.71 & 3.196	6

NOTE: ALL AREAS & UNIT COUNT ESTIMATES ABOVE ARE APPROXIMATE

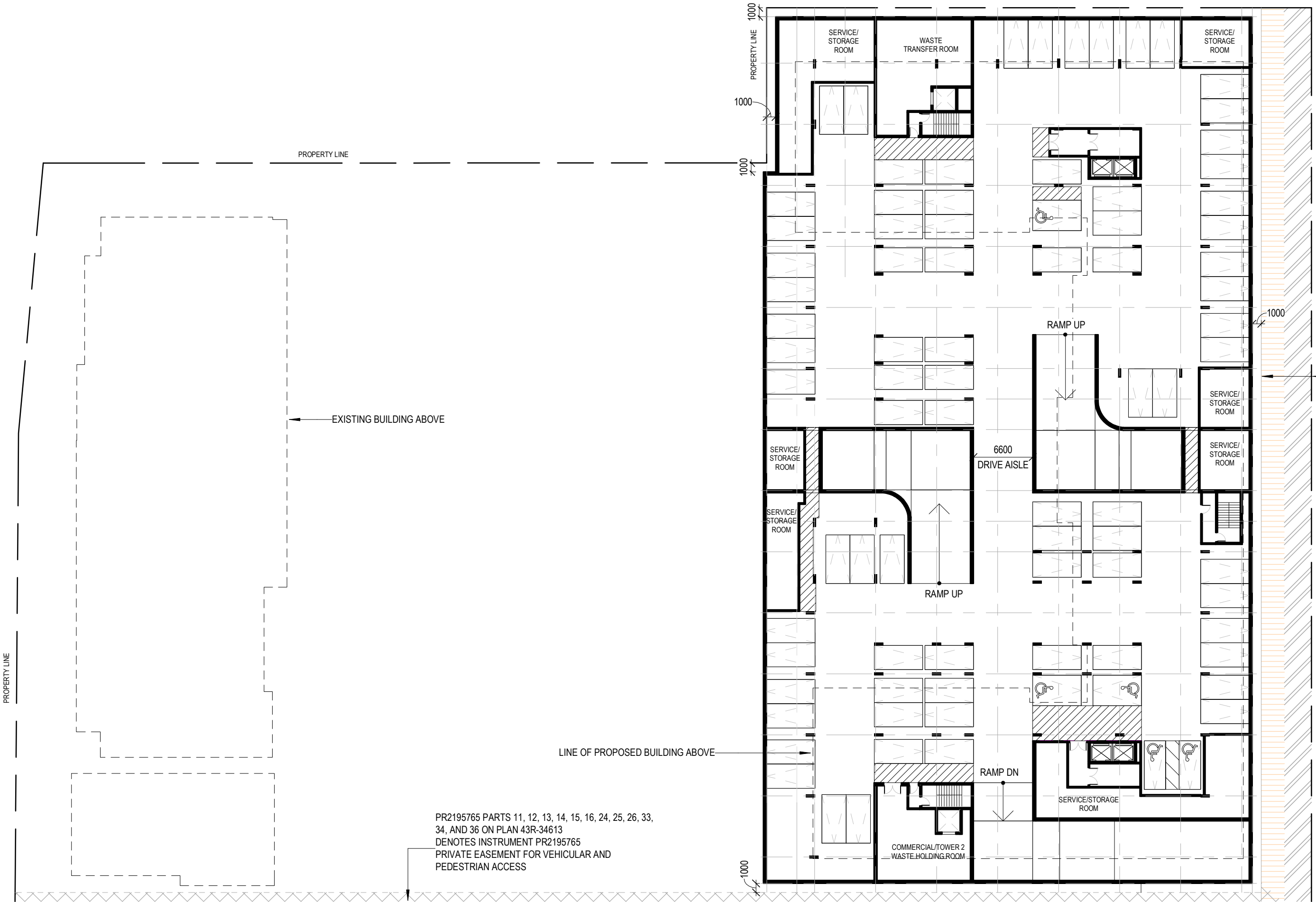
Residential GFA Definition as per by-law 270-2004: shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, common laundry facilities, common washroom, common children's play area, recreation area, parking of motor vehicles, or storage.

Commercial GFA Definition as per by-law 270-2004: shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for, mechanical equipment, stairwells, elevators, or any part of the building below established grade used for storage purposes.

Landscaped Open Space Definition as per by-law 270-2004: shall mean an unoccupied area of land which is used for the growth, maintenance and conservation of grass, flowers, trees and shrubs and other vegetation, and may include a surfaced walk, patio, screening, pool or similar visual amenity, but shall exclude any driveway, ramp, car parking or loading area, curb, retaining wall, or any covered space beneath or within any building or structure.

(6 TYPE A/ 7 TYPE B)
(1 TYPE A/ 2 TYPE B)
(3 TYPE A/ 2 TYPE B)
(10 TYPE A/ 11 TYPE B)

NOTE: ALL AREAS & UNIT COUNT ESTIMATES ABOVE ARE APPROXIMATE



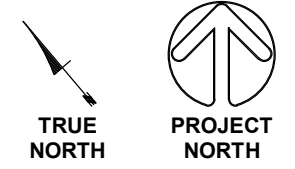
PR627395 PARTS 12, 13, 14, 15, 16, 18, AND 34 ON PLAN 43R-34613 DENOTES INSTRUMENT PR627395 PRIVATE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS (5.60M+/- WIDTH)

PR2195765 PARTS 11, 12, 13, 14, 15, 16, 24, 25, 26, 33, 34, AND 36 ON PLAN 43R-34613 DENOTES INSTRUMENT PR2195765 PRIVATE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS

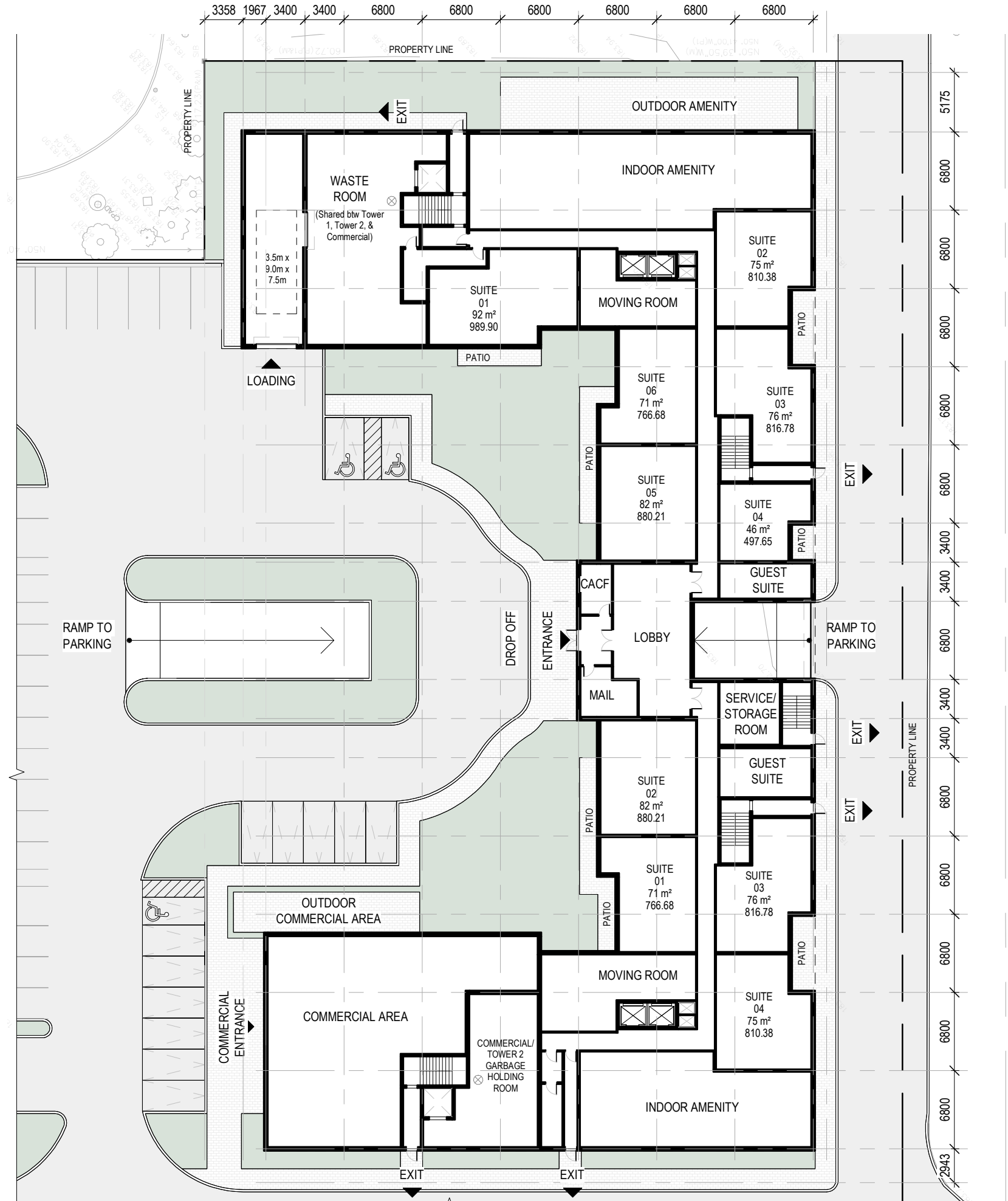
1 P1
1:400

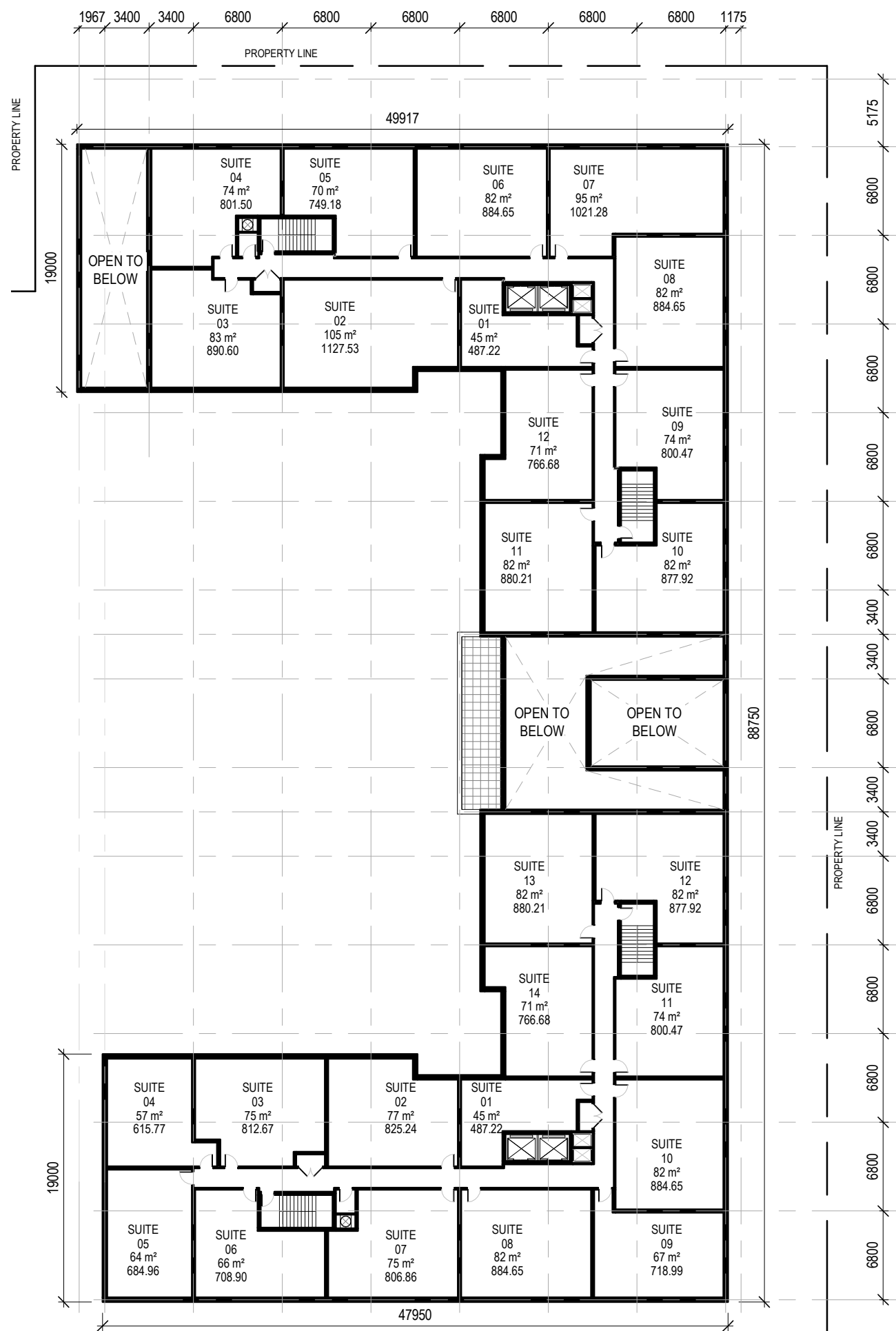
PROPERTY LINE

7.1-7

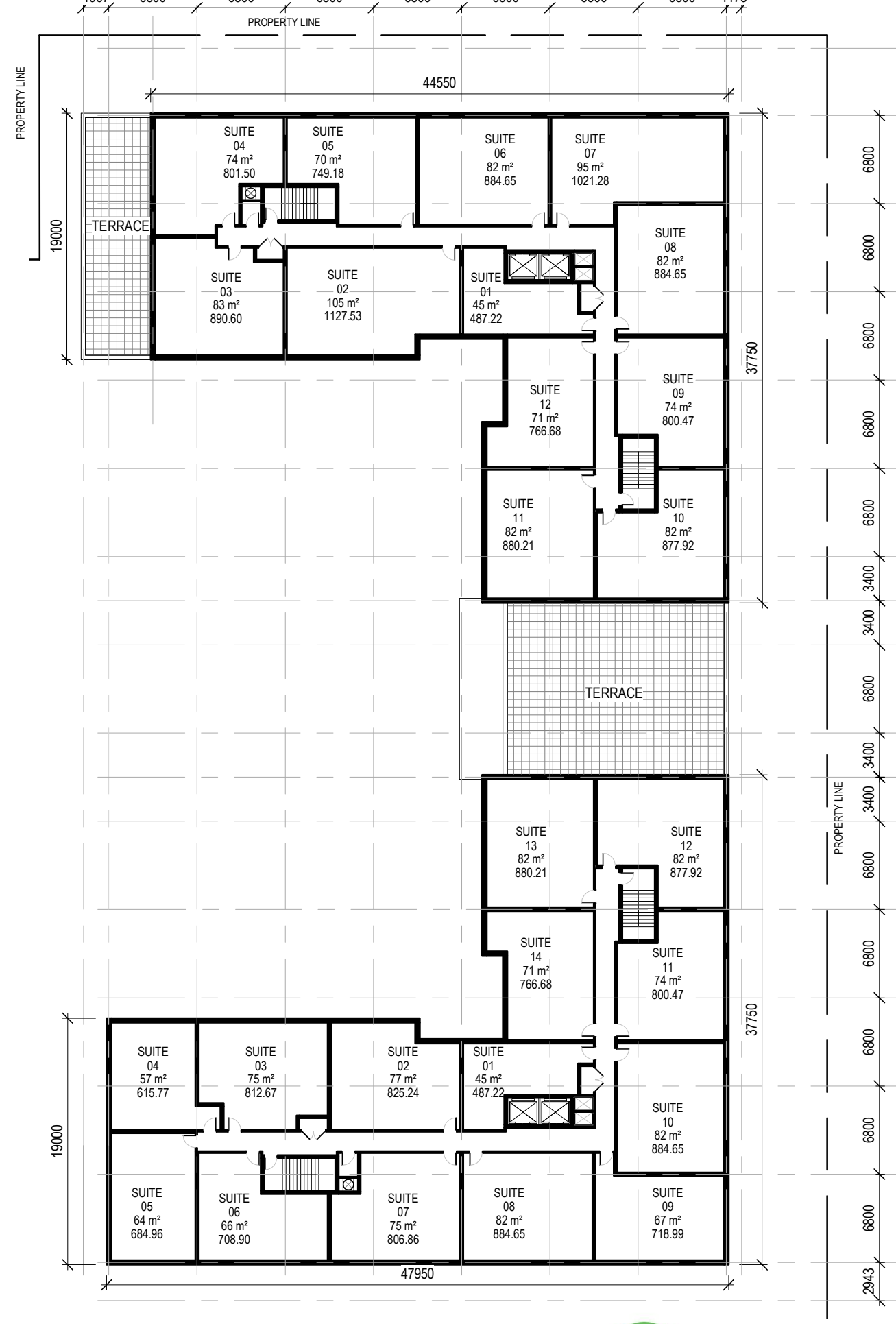


22011 Project Name
Parking Level

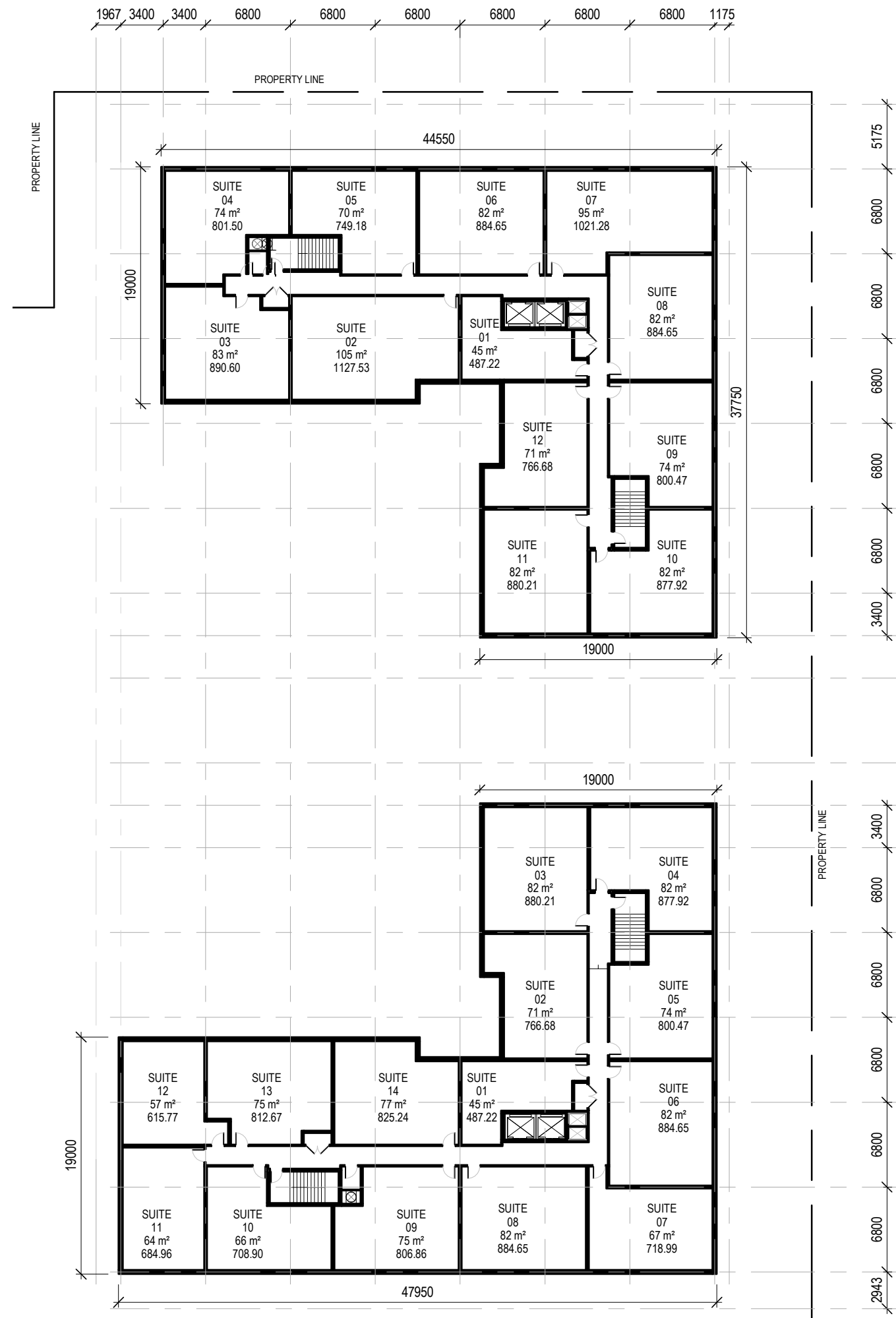




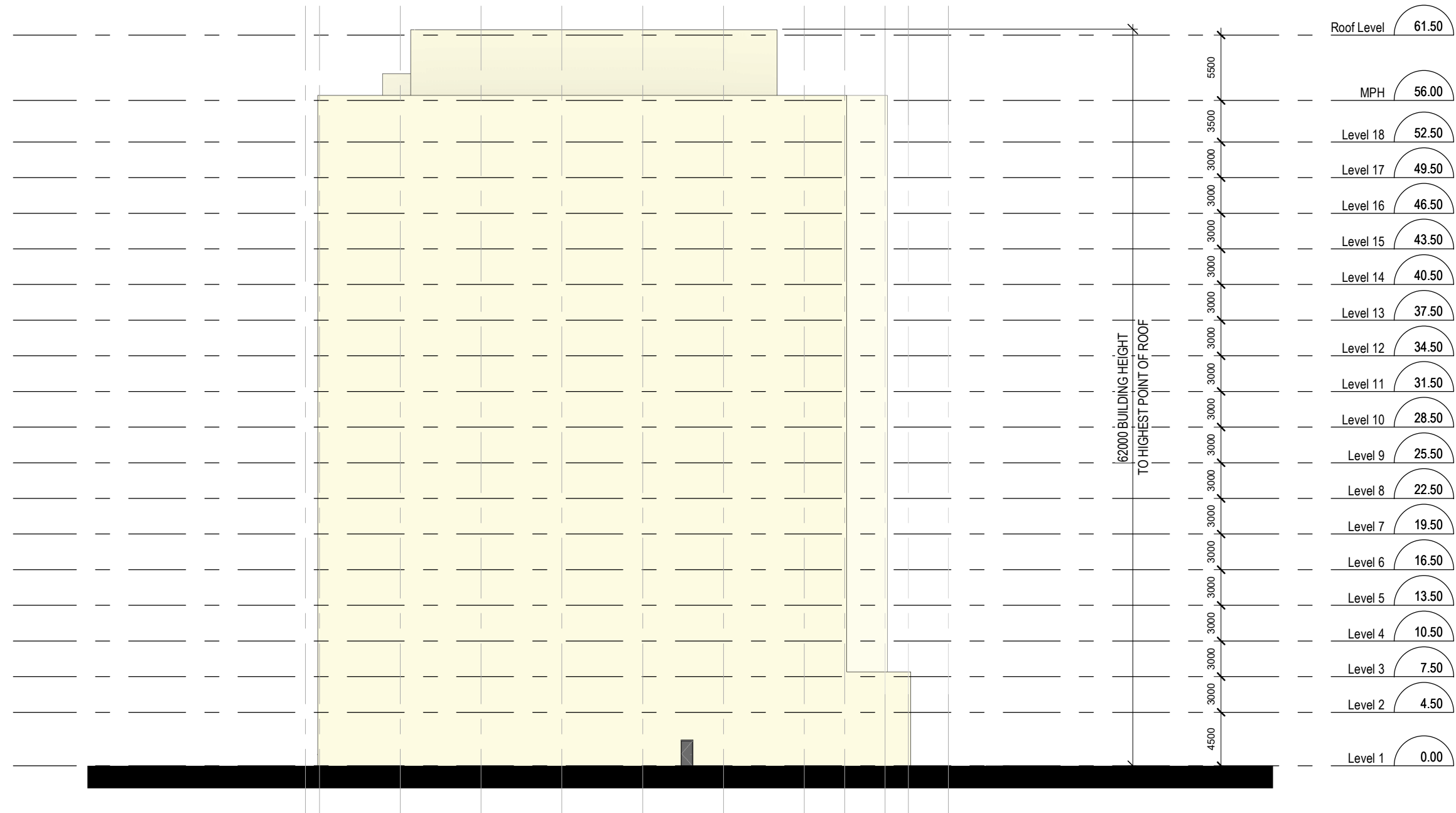
1 Level 2
1 : 400



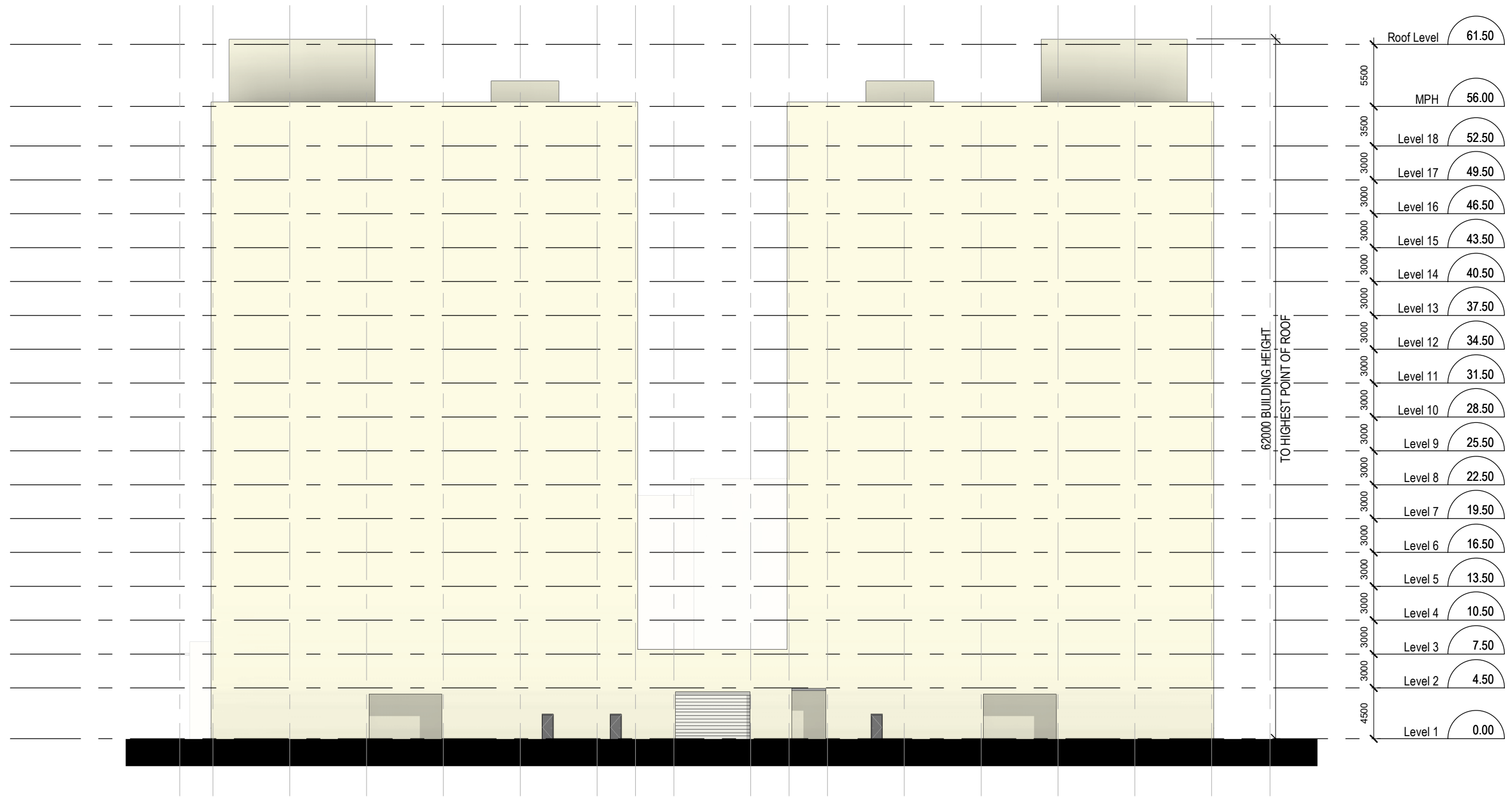
2 Level 3
1 : 400



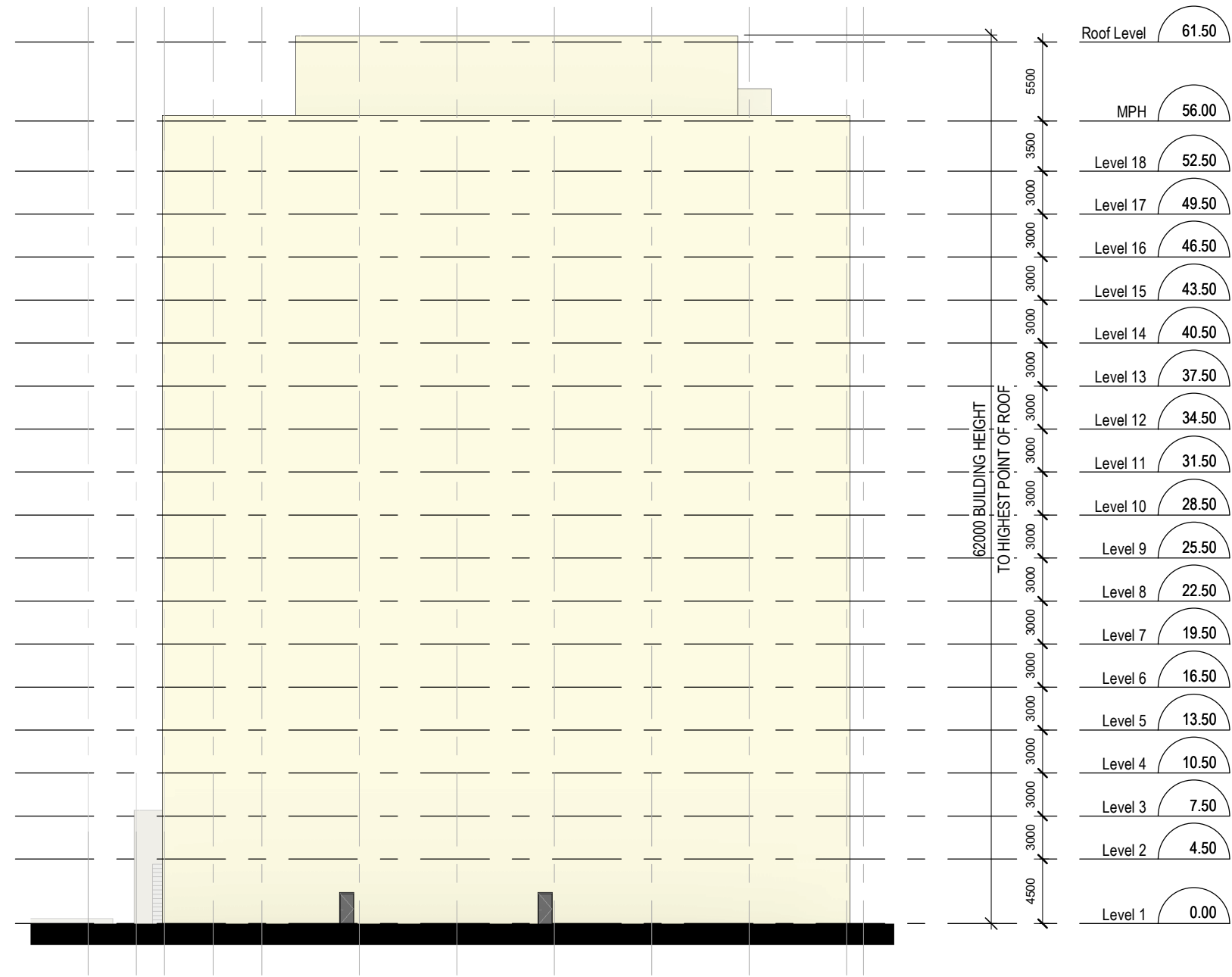
1 Typical Level (4-16)
1 : 400



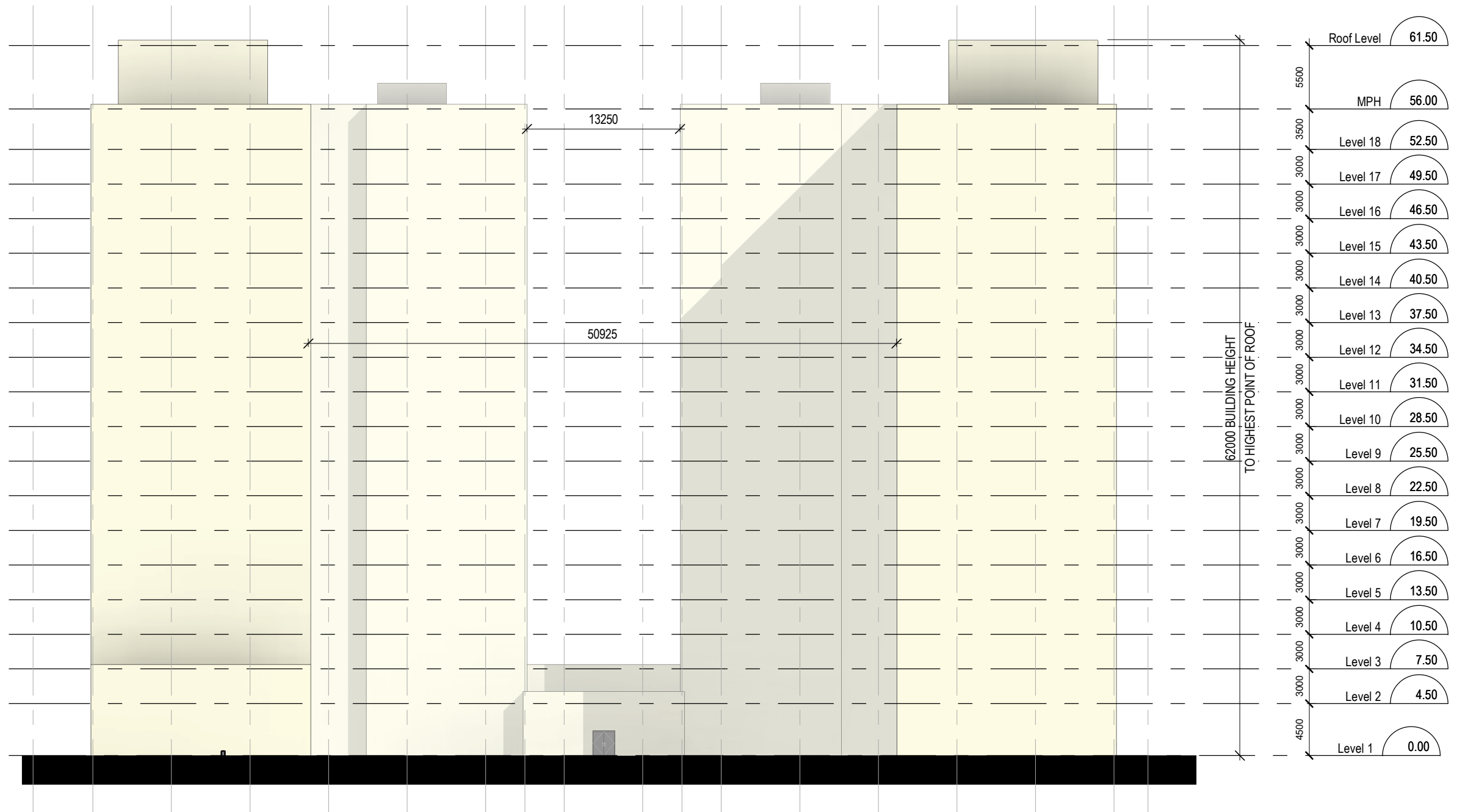
1 North Elevation
1 : 400



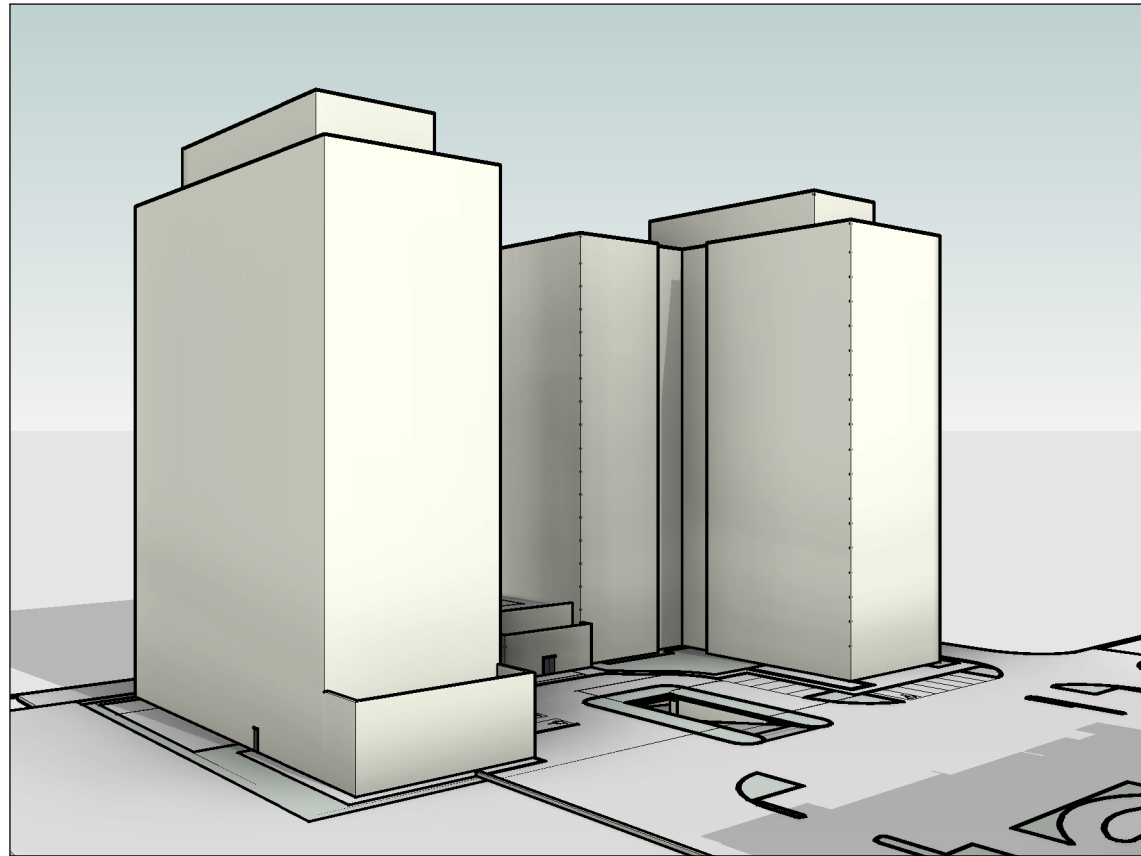
1 East Elevation
1 : 400



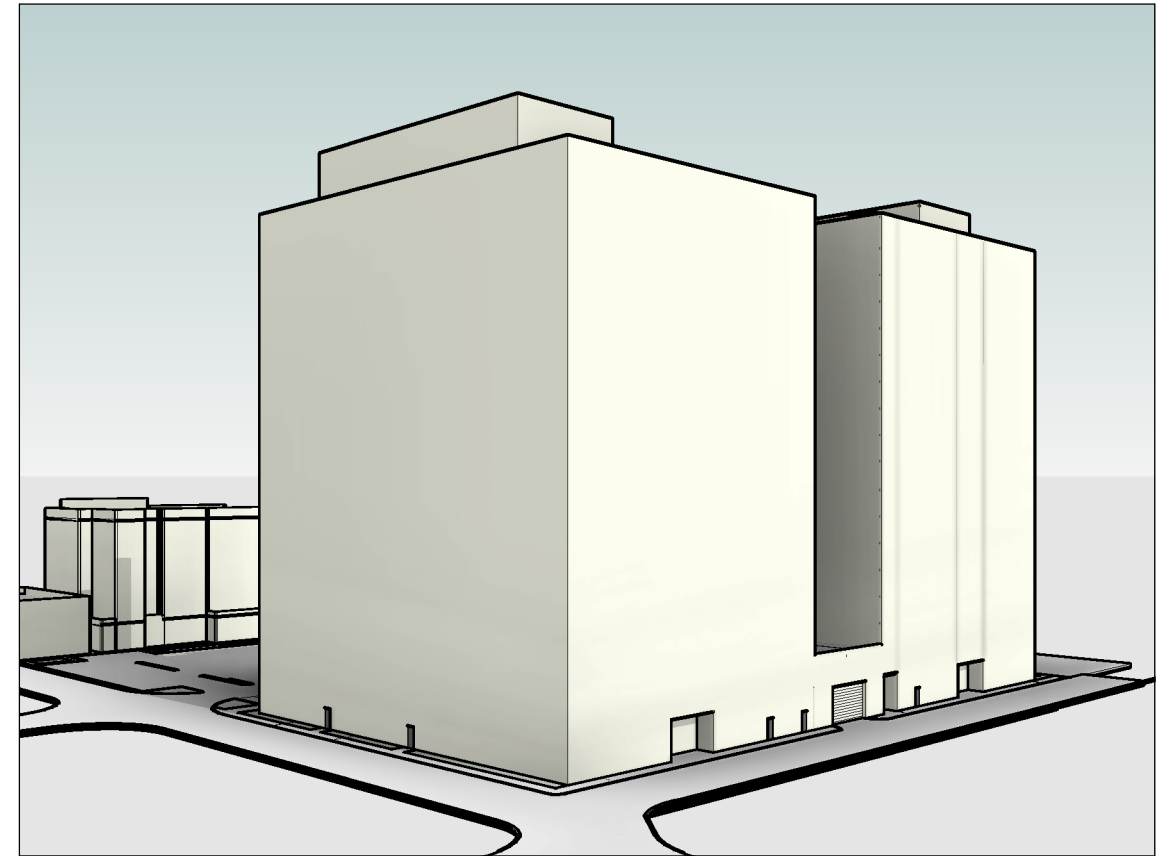
1 South Elevation
1 : 400



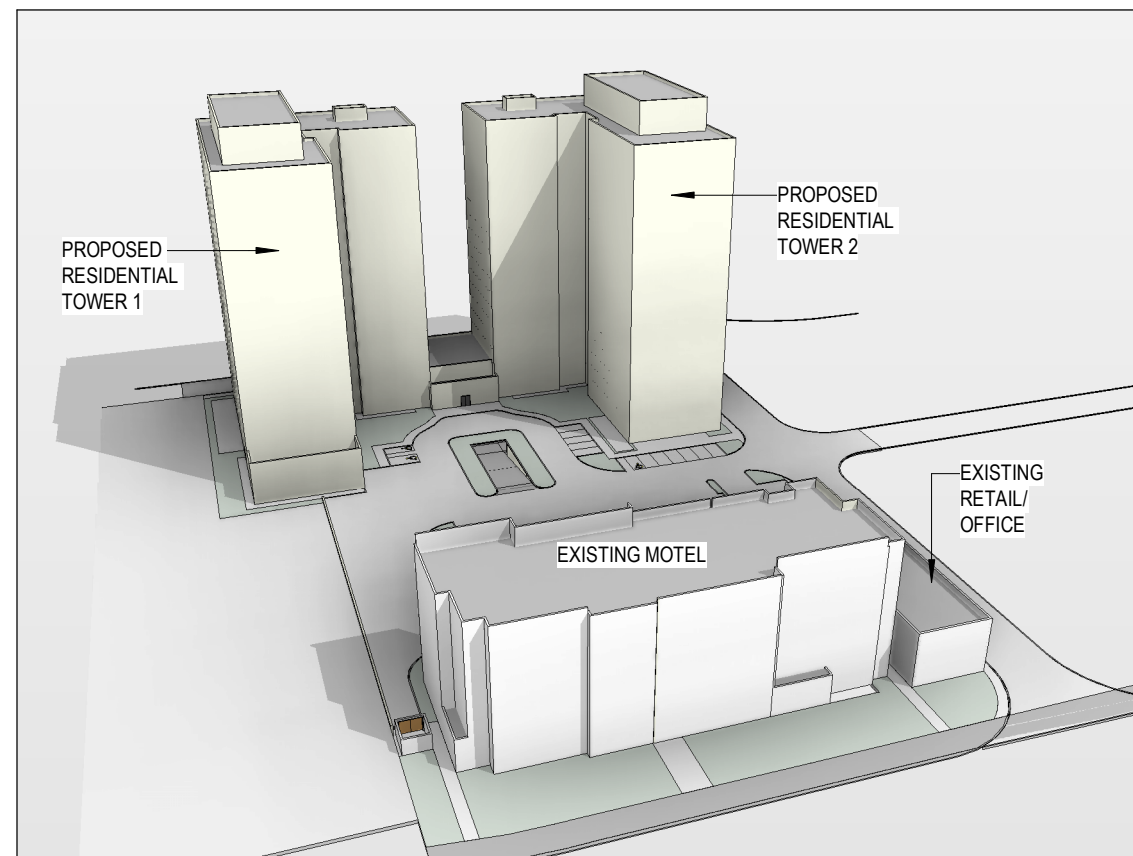
1 West Elevation
1 : 400



1 3D View 1



2 3D View 2



3 3D View 3

Consolidated Comment Report

Date: April 21, 2022

File: PRE-2022-0054

Applicant/Owner: Nicholas Dell / 2514682 Ontario Inc.

Location: 3455 Queen St E

Proposal: 2 Multi Storey Mixed- Use Condominium Towers
 Shared Ground Floor Retail/Commercial as a base for the two towers
 12 Storey and 18 storey, respectively
 1 Level of Underground Parking
 780 Residential Units.

This report contains comments from the technical groups who have reviewed the proposal. Additional comments may be forthcoming pending the review of any revised drawings/reports/etc. The applicant/owner must address all of the comments by creating a “Comment Response Table” identifying how all comments have been addressed. In order to resubmit, please upload all revised drawings/reports/etc., and as a final step, upload the “Comment Response Table”. If you have any questions or concerns, please contact the planner assigned to your file: Emma Demelo, (905) 874 - 3837 or Emma.Demelo@brampton.ca.

Development Review	Final Comments Provided
Emma Demelo - emma.demelo@brampton.ca	
<i>Final Comments</i>	<p>The following PRE comments and submission checklist are valid for 12 months after issuance by the planner. If no submission has been made within 12 months of receiving the comments and checklist, the applicant shall apply for another PRE consultation.</p> <p>The Applicant is advised that the application may be closed due to inactivity if the Applicant has not responded to requests from staff to provide required information within a six (6) month period. If the Planning, Building and Economic Development Department does not receive a response sufficient to maintain application process and file activity from the Applicant within this time period, staff will not be in a position to properly asses the planning merits of the application within the legislative timelines and will recommend refusal of the application to City Council.</p> <p>All re-submissions are to be accompanied by a detailed cover letter that responds to all comments identified within this report. Responses such as `Noted` or `Done` do not constitute sufficient detail. Please provide this written response to each of the individuals that have provided comments on this application. Materials should be submitted in accordance with the provided materials submission checklist.</p> <p>Prior to submission of the application, contact the Assigned Development Planner to schedule a Submission Appointment. Prior to submission of the application, please provide</p>

a copy of the Cover Letter, Comment Response Table, and Site Plan to the Assigned Development Planner via email for review.

The proposal will require a Planning Justification Report and Sustainability Score.

Please address the proposal in relation to the planned MTSA corridor in the PJR.

Comments from GTAA and Peel Region are outstanding.

See comments attached from CN Rail indicating concerns for the proposed residential development in relation to noise, vibration and trespass issues. **Residential developments are discouraged in close proximity to the railway corridor.**

Official Plan/Secondary Plan

The subject property is designed 'Business Corridor' in Schedule A: Land Use Designations of the Official Plan, and 'Employment' in Schedule 1: City Concept. It is designated 'Mixed Employment Commercial' in the Airport Intermodal Secondary Plan (SPA4). The subject property is also designated 'Special Policy Area 8' in SPA 4. An amendment to the Official Plan and Secondary Plan would be required for the proposed residential development.

The subject property is within the Lester B. Pearson International Airport Operating Area (LBPOA) where noise sensitive uses such as residential development are not permitted. The subject site may be situated on a flight path, which could result in significant disturbances to residential tenants. **A site-specific amendment to the Official Plan would be required to permit the proposed residential development.**

The subject property is located in Provincially Significant Employment Zone 14. As per S. 4.4.1.7 of the Official Plan, Official Plan Amendment, including an amendment to a Secondary Plan, to permit a non-employment use on lands designated Business Corridor, shall only be considered based on a municipal comprehensive review. Criteria to evaluate an MCR is listed in the Official Plan.

A Municipal Comprehensive Review would be required to permit the proposed residential development in the employment zone.

It should be noted that policy staff are not supportive of this application for a number of reasons. The application is located in the LBPOA, which is an area not conducive to residential uses due to concerns for noise, and policy staff would not support a site-specific Official Plan amendment to permit residential uses in this area. In addition to this, the proposed residential buildings are located in an existing provincially significant employment zone, and conversion of employment lands would require a municipal comprehensive review, of which will not be taking place for an additional 5-10 years. **Policy staff believe the proposed residential uses on the subject lands is premature.**

Zoning By-law

The subject property is zoned 'Service Commercial (SC-1923)' which does not permit residential uses. **A Zoning By-law amendment would be needed to permit the proposed development.**

Accessibility Review

Shant Goswami - shant.goswami@brampton.ca

Final Comments Provided

<i>Final Comments</i>	<p>Please provide the following information:</p> <ul style="list-style-type: none"> - The correct number of accessible parking spaces have been provided; please ensure all Type A spaces are 3.4m wide with a 1.5m wide access aisle; ensure signage for Type A includes the "Van Accessible" wording - Parking spaces should have signage to indicate their use (visitor, commercial, residential etc.) - Accessible parking for residents should have different signage from any public accessible parking as accessible parking for residents is not enforced by the City and signage should not have By-Law Enforcement's contact information - Details required on the site plan: the dimensions of the accessible parking spaces and access aisles, show any curb cuts/ramps at the top of the access aisle, provide the details and wording of the accessible parking signs and show the placement of where the accessible parking signs will be - The accessible parking spaces located in the center of the property are not in a safe location; one set of accessible parking is located in front of landscape which is not ideal; individuals parked in accessible parking spaces should not walk through parking spaces or behind vehicles to travel. The access aisle should directly connect to a safe and accessible path of travel - Consider adding a pedestrian path of travel from the parking lot for pedestrian safety; - Provide safe accessible pedestrian crosswalks; tactile warning surface indicators are required where pedestrians are crossing a road <p>Please refer to the below Accessible Parking Manual for specifications</p> <p>https://www.brampton.ca/EN/City-Hall/Accessibility/Documents/COB%20Accessible%20Parking%20Manual.pdf</p>
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Building Review	Final Comments Provided
Anthony Magnone - anthony.magnone@brampton.ca	

<i>Final Comments</i>	<p>Building Comments</p> <ul style="list-style-type: none"> • The applicant/owner to provide a copy of the final version of the geotechnical report, signed and sealed by the QP, at time of permit application. • The applicant owner must obtain a demolition permit to remove any existing buildings on the site. • All mandatory inspections for any issued permits must be passed and the permit be closed. • Any other building code comments will be addressed during the site plan approval application. <p>Plumbing Comments</p> <ul style="list-style-type: none"> • Any plumbing comments will be addressed during the site plan approval application.
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Capital Works Review		Final Comments Provided
Ricardo Scattolon - ricardo.scattolon@brampton.ca		
<i>Final Comments</i>	There are no issues to comment on at this time. Any changes to the site plan may require further review.	
Development Engineering Review		Final Comments Provided
Olti Mertiri - olti.mertiri@brampton.ca		
<i>Final Comments</i>	<p>1. The applicant shall submit a letter describing the condominium tenure of this development if the applicant is planning to register a condominium in the future. The letter shall also include the number of condominium corporations that the applicant is anticipating to register as part of this development proposal.</p> <p>2. The applicant shall indicate if tie-backs will be used and if a tie-back and crane swing agreements will be required for this development. If the applicant will be using tie-backs in the construction of the underground garage the applicant is advised that all shoring systems shall be contained within the applicant's property.</p>	
Environmental Engineering Review		Final Comments Provided
Donna Sanders - donna.sanders@brampton.ca		
<i>Final Comments</i>		
<i>Final Comments - ESA</i>	<p>1. Phase One Environmental Site Assessment (ESA) per O. Reg. 153/04</p> <p>2. Phase Two Environmental Site Assessment (ESA) per O. Reg. 153/04, may be required as determined through the completion of the Phase One ESA</p> <p>3. Prior to registration of the subdivision, the filing of a Record of Site Condition is required</p> <p>Conditions 1, 2, & 3 may be waived by the City if it can be demonstrated that the lands were included as part of a recent RSC and site conditions can be certified as not changed since the issuance of the RSC.</p> <p>Note: The ESA property limits (i.e. site limits) must match the limits of the proposed development and the study area determined accordingly. The ESA reports completed within the last 18 months in accordance with the O. Reg. 153/04 are only acceptable by the City.</p> <p>Contact Info.: Reshma.fazlullah@brampton.ca</p>	
<i>Final Comments - FSR</i>	<p>A Functional Servicing Report must be submitted with the Development Application.</p> <p>Contact info: donna.sanders@brampton.ca</p>	
Heritage Review		Final Comments Provided
Merissa Lompart - merissa.lompart@brampton.ca		
<i>Final Comments</i>	<p>The subject lands exhibit high archaeological potential because they are within 300 meters of known archaeological sites, present/past water sources or a known cultural heritage resource. The Owner must provide an Archaeological Assessment(s) for all lands within the subject application, and shall mitigate adverse impacts to any significant archaeological resources, found, to the satisfaction of the City and the Ministry of Heritage, Sport, Tourism and Culture Industries. No grading, filling, or any form of soil disturbances shall take place on the subject property prior to the acceptance of the Archaeological Assessment(s) by the City and the Ministry of Heritage, Sport, Tourism and Culture Industries indicating that all archaeological resource concerns have met licensing and resource conservation requirements.</p>	

	<p>Should a cemetery be discovered during any phase of the Archaeological Assessment(s), topsoil stripping, grading or construction, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner, Planning and Development Services.</p> <p>If the lands were subject to a previous Archaeological Assessment that was accepted by the Ministry of Heritage, Sport, Tourism and Culture Industries and City Heritage staff, the applicant must provide a copy of the report(s) and associated correspondence from the Ministry and Heritage staff confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p>
Noise Review Final Comments Provided Daniel Tang - daniel.tang@brampton.ca	
<i>Final Comments</i>	<p>By adding sensitive use such as residential, the applicant must submit a noise impact study from a reputable noise consultant to address stationary noise from the nearby industrial sites prior to any preliminary clearance, such as OPA/ZBL. The report must demonstrate this development will not jeopardize the surrounding industries to maintain their ECA (for noise and air).</p> <p>The report must also address D-series guideline from MECP.</p>
Open Space Development Review Final Comments Provided Patrick Berlett - patrick.berlett@brampton.ca	
<i>Final Comments</i>	<ul style="list-style-type: none"> - Please attempt to provide a high quality buffer landscape treatment 3 meters in width along the East and South property lines. Include diverse planting consisting of deciduous, coniferous trees and shrubs. Trees should be 70mm caliper and be spaced 8-10 metres on-centre. - Please provide irrigation for the landscape buffer to meet City guidelines for commercial development. Provide an irrigation plan with the next submission - For SPA submission, please include a separate landscape plan showing all proposed hardscaping, fencing, plant material and existing trees and shrubs. The landscape plan must bear the signed Ontario Association of Landscape Architects (OALA) seal. - Upon submitting a SPA, an itemized landscape construction cost estimate for the purpose of establishing securities will be required in a subsequent submission. Cost estimate must be on consultant's letterhead and must bear the signed Ontario Association of Landscape Architects (OALA) seal.
Park Planning Review Final Comments Provided Saghar Massah - saghar.massah@brampton.ca	
<i>Final Comments</i>	<p>Park Planning and Development Comments</p> <p>1.Parkland dedication requirements shall be satisfied through the payment of cash-in-lieu of parkland, payable as condition of building permit issuance (under S.42), in accordance with the Planning Act and the City's Parkland Dedication By-Law (283-2013).</p> <p>Environmental Planning Comments</p>

	a) Environmental Planning has no comment because the site does not contain and/or abut a natural heritage feature.
Planning Environment Review	
Constance Tsang - constance.tsang@brampton.ca	
<i>Final Comments</i>	Please refer to the comments provided by Parks Planning, which will also contain Environmental Planning comments for this Pre-Consultation application.
Policy Review	
Jeffery Hignett - jeffery.hignett@brampton.ca	
Final Comments Provided	
<i>Final Comments</i>	<p>Policy Planning staff have reviewed the proposed Pre Submission Consultation application PRE-2022-0054. The following preliminary comments are provided on the development proposal as it relates to Brampton’s Major Transit Station Areas (MTSAs) and Inclusionary Zoning (IZ). Further comments and conditions may be provided at subsequent stages of the proposed development as appropriate.</p> <ol style="list-style-type: none"> 1. The subject site is located within the draft Goreway ‘Planned’ Major Transit Station Area (MTSA) boundary along the Queen Street BRT. Development within the Goreway MTSA is expected to include a diverse mix of uses to support existing and planned transit service levels. 2. The subject site is on the Queen Street Primary Corridor, along the proposed Queen Street BRT. Corridors serve an important role as the primary location for most intensive and greatest mix of development and are the focal point for the highest densities and mix of uses in Brampton. <p><u>Background</u></p> <p>As part of the Peel 2041 Official Plan and Municipal Comprehensive Review, the Region is developing a strategy and policies to guide how growth is accommodated within MTSAs across the Region of Peel. As part of this process, the Region will delineate the boundaries of the Primary MTSAs, establish density targets and general policies that will guide the development of an as-of-right policy framework for the local municipalities to facilitate transit-supportive development in areas with existing or planned transit.</p> <p>Five (5) “Primary” MTSAs have been selected located along Brampton’s Priority Transit Corridors (Kitchener GO line and Hurontario/Main Street) and eight (8) stations along the Queen Street Corridor to be designated as “Primary” in the Peel 2051 draft Municipal Comprehensive Review (MCR) Regional Official Plan Amendment (ROPA). For these 13 stations, which the Planning Act defines as “Protected” MTSAs, Brampton will have up to one year from the date of adoption (by July 1, 2022) of the Peel 2051 MCR ROPA to identify the permitted land uses and minimum densities in the City’s Official Plan and/or Secondary Plan. The remaining 10 MTSAs, including the Goreway MTSA, require additional planning and technical analysis before the boundaries and density targets can be confirmed.</p> <p><u>Comments</u></p> <p>The proposed Pre Consultation application is in support of 12 and 18 storey mixed commercial/residential towers with 780 units.</p> <p>Policy staff object to this application as the subject area is within the Lester B.</p>

	<p>Pearson International Airport Operating area where residential use is identified as “noise sensitive” and is not permitted.</p> <p><u>It is recommended that:</u></p> <ol style="list-style-type: none"> 1. The applicant consider the study area is located within the Lester B. Pearson International Airport Operating Area (LBPIA) where residential use is considered “noise sensitive” and is not permitted. 2. The applicant acknowledge the study area is within the Goreway Planned MTSA boundary and an Employment Area. 3. The proposed, and any future development shall be designed to support Transit-Oriented Development consistent with Transit-Oriented Development Guidelines and direct shared pedestrian and cycling connections be developed from the proposed development to Queen Street. 4. The processing and approval of subsequent related applications should be coordinated through the development of policy framework for MTSA process. <p>These are not conditions of approval. We will provide detailed comments and conditions when a formal development application is submitted to the City for review, as appropriate.</p>
Sign Review	
Final Comments Provided	
Ross Campbell - ross.campbell@brampton.ca	
<i>Final Comments</i>	<p>All proposed signs shall conform to the City of Brampton Sign By-law 399-2002, as amended, noting:</p> <ul style="list-style-type: none"> • Signs shall conform to the Ontario Building Code O. Reg. 332/12, as amended. • Signs shall be fully secured to a structural member beyond the cladding of the building, please provide confirmation of the wall structure including support for signage. Plywood backing is recommended. • Permits are required prior to the installation of signs. <p>There are no issues to comment on at this time. Any changes to the proposal may require further review.</p>
Traffic Services Review	
Final Comments Provided	
Adam Davidson - adam.davidson@brampton.ca	
<i>Final Comments</i>	<ul style="list-style-type: none"> - Traffic impact study required - The proposed parking rate is not acceptable. The proposal doesn't account for the parking structure that was required to support the hotel. Parking study is required. - The proposed underground parking entrance within the shared traffic aisle to be removed - Additional comments to be provided through study findings and/or site plan process
Transit Review	
Final Comments Provided	
Michelle Lui - michelle.lui@brampton.ca	
<i>Final Comments</i>	Comments from Michelle Lui, Planning Coordinator:

	<p>This development will be within the 400 metre walk distance standard to conventional transit and thus will be within Brampton Transit standards for service coverage. This development is also within a 400 metre walk distance to Zum transit service.</p> <p>Please provide a walkway connection from the sidewalks on Queen Street through to existing development to the proposed development at the rear of the site to improve pedestrian access to transit services.</p> <p>Comments from Kumar Ranjan, Manager, Higher Order Transit:</p> <p>Note that Queen St is identified as BRT corridor with a dedicated centre median lane in each direction. The Queen St right-of-way needs to be protected as per Region of Peel OP requirements, and confirmed with Region staff. Schedule F identifies the mid-block width as 45m.</p>
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Urban Design Review Andy Huang - andy.huang@brampton.ca	Final Comments Provided
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<i>Final Comments</i>	<p>The development should align with Brampton's 2040 Vision. The document can be found at https://www.brampton.ca/EN/City-Hall/Documents/Brampton2040Vision/brampton2040Vision.pdf</p> <p>The development should conform to the City-Wide Development Design Guidelines. The document can be found at https://www.brampton.ca/EN/Business/planning-development/guidelines-manuals/Pages/development-design-guidelines.aspx</p> <p>The applicant should provide a comprehensive Urban Design Brief. The UDB Terms of References can be found at https://www.brampton.ca/EN/Business/planning-development/Documents/CD/CD%20Process/UrbanDesignBrief_TermsOfReference.pdf The UDB Template can be found at https://www.brampton.ca/EN/Business/planning-development/Documents/CD/CD%20Process/UDBTemplate.pdf</p> <p>The development should be reviewed by the Urban Design Review Panel. For more information, please see link at https://www.brampton.ca/EN/Business/planning-development/urban-design/Documents/Terms-of-Reference-UDRP-City-of-Brampton.pdf</p> <p>The development should achieve the targets identified in the City's Sustainable Community Development Guidelines. The document can be found at https://www.brampton.ca/EN/Business/planning-development/guidelines-manuals/Documents/SCDG.pdf</p> <p>Provide a Tertiary Plan including the adjacent properties to demonstrate the vision of a well-integrated potential development of the entire block.</p> <p>The development should leverage the investment in public transit and explore opportunities to integrate transit infrastructure in order to support economic development and the creation of a pedestrian and transit focused mixed-use development.</p> <p>The development should focus on making travel to and within the site as attractive as possible for pedestrians, cyclists, and public transit users.</p> <p>The development should integrate with existing and proposed transit facilities. Indicate bus stops on the Site Plan and Ground Floor Plan.</p>
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	<p>The built-form should be carefully designed to create an appropriate transition to the surrounding area and ensure appropriate sunlight penetration and privacy for residents.</p> <p>Ground floor height should be a minimum of 6.0 meters.</p> <p>The maximum floor plate area for the residential tower above 12 storeys is 800m².</p> <p>Residential towers should have a minimum of 25m building separation distance. Residential towers should have a minimum of 12.5m setback from the side and rear property lines. Podium buildings should have a minimum of 10.0m setback from the side and rear property lines.</p> <p>Public art opportunities should be identified in the design of public spaces and the overall development to add character and identity.</p> <p>Utilize at-grade surface area on-site for outdoor amenity areas and landscape space. Surface parking spaces, large drop-off and pick-up areas would not be supported. Ensure that most of the parking spaces are located underground to create a pedestrian-friendly environment at grade level.</p> <p>Provide convenient, comfortable and safe pedestrian movement both to the site and within it. Use different paving materials to highlight pedestrian precincts and crosswalks.</p> <p>Provide a centralized at-grade outdoor amenity space that is welcoming and easily accessible to residents of all ages.</p> <p>Garbage and loading areas should be integrated within the building structure, and shall not face any public street or view.</p> <p>Transformers and utility metres should be located away and screened from public views and pedestrian routes.</p> <p>For the subsequent submission, please provide a complete architectural drawing set, coloured building elevations, 3D renderings, shadow studies, and a 3D massing model in Sketchup format.</p>
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Zoning Review	Final Comments Provided
Elizabeth Corazzola - elizabeth.corazzola@brampton.ca	
<i>Final Comments</i>	<p>The proposed development is not currently permitted by the Zoning By-law. A Planning Act approval will be required.</p> <p>Where an amendment to the Zoning By-law is anticipated, the Draft By-law Amendment shall include any site specific requirements and restrictions necessary to facilitate the proposed development to the satisfaction of Development Services and in consideration of comments and requirements from other commenting departments/agencies.</p>

Archived: 2022/04/21 1:55:20 PM

From: [Saadia Jamil](#)

Sent: 2022/04/13 12:53:22 AM

To: [Trdoslavic, Shawntelle](#)

Cc: [Demelo, Emma](#)

Subject: [EXTERNAL]2022-04-13_CN Comments_3455 Queen Street East, Brampton

Importance: Normal

Sensitivity: None

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

Hello,
Hello,

Thank you for circulating CN on the subject application. The subject site is located in proximity to the CN railway corridor. It should be noted that CN has concerns of developing/densifying residential uses in proximity to our railway right-of-way. This is due to noise, vibration and potential trespass issues that will result. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated.

Please refer to CN's guidelines below for the development of sensitive uses in proximity to railways. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. CN urges the municipality pursue the implementation of the criterion as conditions of an eventual project approval. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities. Please visit <http://www.proximityissues.ca> for more information.

1. The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
2. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
3. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
4. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
5. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
6. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Please note that CN anticipates to review a noise and vibration report for the subject site.

Please keep us apprised on any updates on the project.

Saadia Jamil

Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design

Archived: 2022/04/21 1:55:58 PM
From: [Koops, Krystina](#)
Sent: 2022/04/08 9:44:02 AM
To: [Demelo, Emma](#)
Cc: [Hanson, Nicole](#)
Subject: [EXTERNAL]Comments PRE 2022-0054
Importance: Normal
Sensitivity: None

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

RE: PRE-Consultation Review
3455 Queen Street East
North side of Queen St E, west of Humberview Pkwy
PRE 2022-0054

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and notes that the proposal is for the development of 2 buildings with a total of 452 residential units.

Conditions of approval will be provided following formal submission/circulation of the application.

The Board wishes to be notified of future submissions.
Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department
Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West, Mississauga ON L5R 1C5
Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org
Website: www.dpcdsb.org | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | Instagram: [@DPCDSB.Schools](https://www.instagram.com/DPCDSB.Schools)
Facebook: [@DPCDSBSchools](https://www.facebook.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

Extraordinary lives start with a great Catholic education.

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Archived: 2022/04/21 1:56:16 PM

From: [Hanson, Nicole](#)

Sent: 2022/04/04 3:09:52 PM

To: [Demelo, Emma](#)

Cc: [Koops, Krystina](#) [Blakeman, Suzanne](#) [Sousa, Phillip](#) [Gooding, Nick](#) [Wigle, Julian](#) [Koops, Krystina](#)

Subject: Fw: [EXTERNAL] [PRE-2022-0054] Review: DUE APR 15/2022

Importance: Normal

Sensitivity: None

Dear Emma,

The Peel District School Board has reviewed the above-noted application and provides the following preliminary comments.

The applicant proposes a mixed-use development consisting of 780 residential apartment units, which will generate students.

Detailed student yields, school accommodation and conditions of draft approval will be provided following formal submission and circulation of the application.

Respectfully,?

Nicole Natalie Hanson | Hons. B.A.(D.Mjr.), MES(Pl.), RPP, MCIP

Development Planner

Planning and Accommodation Support Services

Peel District School Board

a: 5650 Hurontario Street, Mississauga

t: 905-890-1010 ext. 2217 | e: nicole.hanson@peelsb.com

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

Sent: April 4, 2022 1:29 PM

To: planninginfo@peelregion.ca <planninginfo@peelregion.ca>; [Hardcastle, John](mailto:John.Hardcastle@peelregion.ca) <John.Hardcastle@peelregion.ca>; Megan.Meldrum@peelregion.ca <Megan.Meldrum@peelregion.ca>; [Homagain, Abiral](mailto:Abiral.Homagain@peelregion.ca) <Abiral.Homagain@peelregion.ca>; [Olive-Thomas, Cathy-Ann](mailto:CathyAnn.Olivethomas@peelregion.ca) <CathyAnn.Olivethomas@peelregion.ca>; [Blakeman, Suzanne](mailto:Suzanne.Blakeman@peelsb.com) <Suzanne.Blakeman@peelsb.com>; [Hanson, Nicole](mailto:Nicole.Hanson@peelsb.com) <Nicole.Hanson@peelsb.com>; [Cox, Stephanie](mailto:Stephanie.Cox@dpcdsb.org) <Stephanie.Cox@dpcdsb.org>; [Koops, Krystina](mailto:Krystina.Koops@dpcdsb.org) <Krystina.Koops@dpcdsb.org>; [planification](mailto:planification@csviamonde.ca) <planification@csviamonde.ca>; proximity@cn.ca <proximity@cn.ca>; landuse.planning@gtaa.com <landuse.planning@gtaa.com>

Cc: [Demelo, Emma](mailto:Emma.Demelo@brampton.ca) <Emma.Demelo@brampton.ca>; [BramPlanOnline_Automated](#)

<SVC_AccelaEmail.SVC_AccelaEmail@brampton.ca>

Subject: [EXTERNAL] [PRE-2022-0054] Review: DUE APR 15/2022

CAUTION: This email originated from outside of PDSB. Please do not click links or open attachments unless you recognize the email address and know the content is safe.

Good Afternoon,

An application for **3455 Queen Street East** with an assigned file number of **PRE-2022-0054** was submitted to City of Brampton for review. The applicant submitted materials are made public on [BramPlan Online](#) for review.

Pre Development Application Consultation Checklist
**City File # PRE-2022-
0054**

Applicant Name(s):	Nicholas Dell	Review Stream:	
Email Address:	nick@harperdell.ca	<i>(Basic or Full confirmed during the PAC)</i>	
Date of PAC Meeting:	April 27 th , 2022	Official Plan Amendment, Zoning By Law Amendment	
Proposal Address/Location: 3455 Queen St E			
Proposal Description: 2 Multi Storey Mixed- Use Condominium Towers Shared Ground Floor Retail/Commercial as a base for the two towers 12 Storey and 18 storey, respectively 1 Level of Underground Parking 780 Residential Units.			
Assigned Staff	Name	Email	Telephone #
Planner	Emma Demelo	Emma.Demelo@brampton.ca	(905) 702 - 3852
Development Services Manager	Steve Ganesh	Steve.Ganesh@brampton.ca	(905) 874 - 2089

This checklist is provided to identify the information required (e.g. reports, studies, drawings and other materials) to commence processing of a complete application as set out in the Planning Act. Pre-Application Consultation does not imply or suggest any decisions, whatsoever, on behalf of City Staff or the Corporation of the City of Brampton (COB), to either support or refuse the application. All of the items with a checkmark in Column 1 below must be supplied with a future formal application submission in order for COB staff to start the development review process. The Applicant should use Column 2 as a preparation checklist for their application submission package. The COB will use Column 3 as a receiving checklist to confirm that all of the required information was provided.

Any deviations from the Checklist must be confirmed with the assigned Planner prior to submitting an application.

Checklist _{1,2}				
<i>This checklist must accompany any future development application to verify that all materials (reports, drawings, studies, etc.) identified at the PRE, are included. All identified materials must be submitted before an application is deemed complete.</i>				
Materials/Reports/Studies/Drawings	① Required Elements	② Included with Application	③ COB Confirm Included in Package	④ Comments

Detailed Description of Development Proposal	✓			
Completed Application Form	✓			
Concept Plan (including key plan)	✓			
Survey and/or Legal Plan (<i>Most current version including easements and restrictions</i>)	✓			
Parcel Abstract (within last 30 days)	✓			
Public Consultation Strategy	✓			
Draft Public Notice Signage (Draft)	✓			
Planning Justification Report	✓			Please address the proposal in relation to the planned MTSA corridor in the PJR.
Urban Design Brief (addressing urban design, landscape, pedestrian circulation, etc. and including but not limited to: 3D renderings, proposed elevations, sun/shadow study, etc.)	✓			
Urban Design Review Panel Consultation	✓			
Sustainability Score and Summary	✓			Must achieve a minimum of Bronze.
Comprehensive Development Plan or Tertiary Plan	✓			
Draft Amendment - Secondary Plan	✓			
Draft Amendment – Official Plan	✓			
Draft Amendment – Zoning Bylaw	✓			
Draft Plan of Subdivision				
Draft Plan of Condominium				
Market Impact Study				
Noise and Vibration Report	✓			
Site Servicing, Grading and Drainage Plan				
Functional Servicing Report	✓			
Storm Water Management Brief and/or Report				
Tree Evaluation Report				
Vegetation Assessment Report				
Woodland Management Plan				

Demarcation of Physical and Stable Top of Bank, Areas controlled by conservation authority, and/or limits of natural heritage systems, wetlands and/or natural hazards				
Geotechnical/Soils Report	✓			
Erosion and Sediment Control Plan				
Environmental Impact Report/Study (EIR/S)				
Master Environmental Servicing Plan (MESP)				
Environmental Site Assessment (ESA) Phase I	✓			
Environmental Site Assessment (ESA) Phase II	✓			If required per the findings of Phase I
Record of Site Condition	✓			
Archaeological Assessment	✓			
Heritage Impact Assessment				
Heritage Conservation Plan				
Heritage Building Protection Plan				
Transportation or Traffic Impact Studies	✓			
Parking Study	✓			
Other: Well decommissioning report				
Digital versions of all materials (CAD format for drawings)	✓			See link below for CAD drawings per Appendix A Standards.

Notes:

- The COB reserves the right to ask for additional studies and materials as deemed necessary to complete the review, at any time during the process. A development application is only considered complete when the COB Planning, Building and Economic Development Services Division confirms that it has all of the information needed to complete the review process.***
- This checklist is valid as the date of the PRE meeting. If significant time has elapsed between the PRE meeting and the date of formal submission of your proposal please contact the assigned Planner to determine whether a new PRE Application consultation meeting is required.***

Digital Drawing Standards and Number of Copies

Drawing submission requirements (digital and paper copies) are available at <http://www.brampton.ca/EN/Business/planning-development/Pages/Applications.aspx>

Specific Issues^{3, 4} That Need to be Addressed in the Development Application:

Notes:

- 3. The issues noted above or through any follow-up communication are based on a cursory review of the proposal and are not intended to serve as a comprehensive list of issues. City staff reserve the right to identify further issues through a formal future development application.**
- 4. Development applications should not be submitted if the identified issues have not been addressed.**

Additional Agencies Review Processes⁵

The Applicant is advised that the proposal being reviewed by the COB may be subject to other agencies' review, approval and/or permit processes (which may involve separate applications and fees). The Applicant should contact the following selected organizations to confirm their review requirements:

<input type="checkbox"/>	Credit Valley Conservation Authority	<input type="checkbox"/>	Ont. Min. of Culture	<input checked="" type="checkbox"/>	Region of Peel ⁶
<input type="checkbox"/>	Toronto & Region Conservation Authority	<input type="checkbox"/>	Ont. Min. of Environment	<input type="checkbox"/>	Adjacent Region/Municipality
<input checked="" type="checkbox"/>	School Board – Peel Public	<input type="checkbox"/>	Ont. Min. of Municipal Affairs	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/>	School Board – Dufferin Peel Catholic	<input type="checkbox"/>	Ont. Min. of Natural Resources	<input checked="" type="checkbox"/>	Alectra (Hydro One Brampton)
<input checked="" type="checkbox"/>	School Board – French Public Viamonde	<input type="checkbox"/>	Ont. Min. of Transportation	<input checked="" type="checkbox"/>	Hydro One Networks
<input checked="" type="checkbox"/>	School Board – French Catholic Mon Avenir	<input type="checkbox"/>	Infrastructure Ontario	<input type="checkbox"/>	OPG Real Estate Services
<input type="checkbox"/>	Peel Regional Police	<input type="checkbox"/>	Metrolinx	<input checked="" type="checkbox"/>	Enbridge
<input type="checkbox"/>	Brampton Downtown Development Corp.	<input type="checkbox"/>	MPAC Halton Peel Office	<input type="checkbox"/>	TransCanada Pipelines
<input type="checkbox"/>	Railway - Orangeville & Brampton	<input checked="" type="checkbox"/>	Canada Post	<input checked="" type="checkbox"/>	Bell
<input checked="" type="checkbox"/>	Railway - CN Rail	<input type="checkbox"/>	Industry Canada	<input checked="" type="checkbox"/>	Rogers
<input type="checkbox"/>	Adjacent Transit: _____	<input checked="" type="checkbox"/>	Nav Canada and/or GTAA	<input type="checkbox"/>	Other: _____

Notes:

- 5. This list is not exhaustive and is offered as a courtesy only. It is the Applicant's responsibility to confirm what other reviews may be needed regarding their proposal.**
- 6. Region of Peel Guidelines, standards, etc. can be found in the Glossary (link at bottom of Page 4).**

File Number

The assignment of a file number does not indicate that an application has been accepted or is considered a complete submission. It is to be used by the Applicant on all application materials (forms, reports, drawings, etc.) provided to the COB.

Urban Design Review Panel Consultation

If a consultation with the Urban Design Review Panel is requested on your Checklist, then please contact the assigned Planner to discuss the timing of the review. This review should be completed prior to the finalization of your proposal before formal submission. Be advised that further consultations with the Urban Design Review Panel may be required at different stages of the development application review process.

Fee Calculation and Confirmation

As part of the application preparation the Applicant must complete the Fee Calculation page in the Application form. This calculation (with supporting concept plan) should be emailed to the assigned Planner for confirmation when arranging the appointment to submit their application. The Applicant can then use the confirmed fee when arranging their method of payment.

Deeming of Studies Complete Prior to Making the Full Submission

Prior to the submission of the formal development application, all required materials must be provided digitally to the assigned development planner to be reviewed for completeness. When all digital materials are ready to be verified in accordance with the foregoing, contact the assigned planner for instructions. Once the City has determined through this process that the digital materials are complete, you must submit hard copies of your formal development application at the 3rd floor of Brampton City Hall. Notice of Complete Application under the Planning Act will be provided following receipt of this formal application.

Submission Appointment with the Assigned Planner

When an application is ready for submission to the COB, the Applicant shall contact the assigned Planner to make an appointment to have the application package inspected prior to acceptance by the COB. If the assigned Planner cannot be contacted, then please contact the assigned Development Services Manager.

Assigned Staff Contact Information

See page 1 of this Checklist for the names and contact information of assigned staff.

Glossary and Terms of Reference

A glossary of the terms used in this Checklist (including links to applicable Terms of Reference) is available [here](#).

Acknowledgement

I, _____ acknowledge that I understand the content of this entire completed
(print name)
form, that I will use this Checklist (and any related comments) to assemble a Development Application and

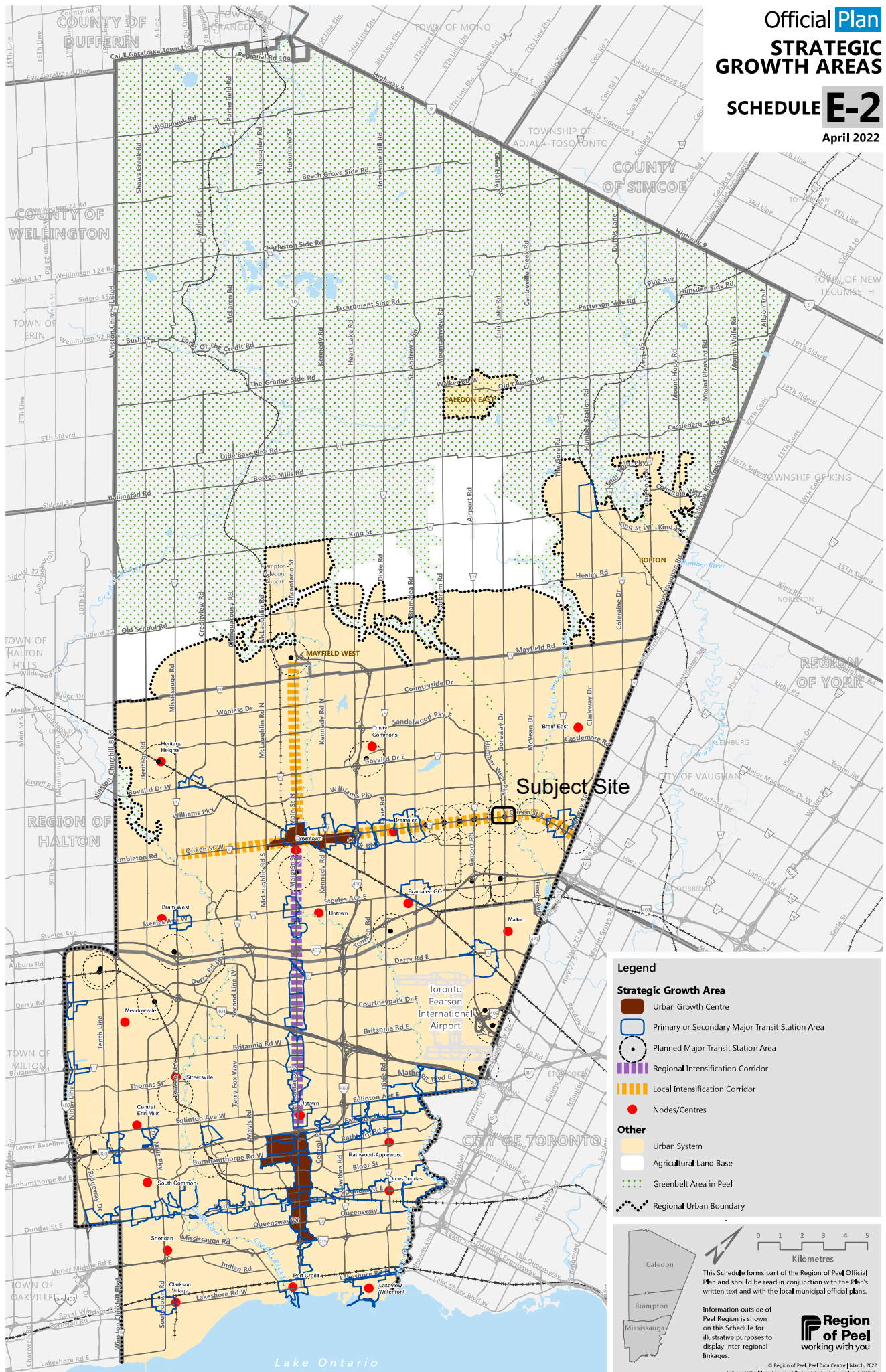
that, the City of Brampton staff have informed me that I need to work directly with the outside agencies identified above (and any others as appropriate) to ensure that the proposal receives the required reviews and approvals.

Applicant/Owner: _____ **Title:** _____ **Date:** _____
(signature)

This form is to be completed by the assigned Planner and presented to the Applicant at the PRE meeting. After the Applicant has signed the checklist, the COB will scan it for the file and return it to the Applicant. In addition to this checklist the assigned Planner may provide additional comments to the Applicant in a follow-up email.

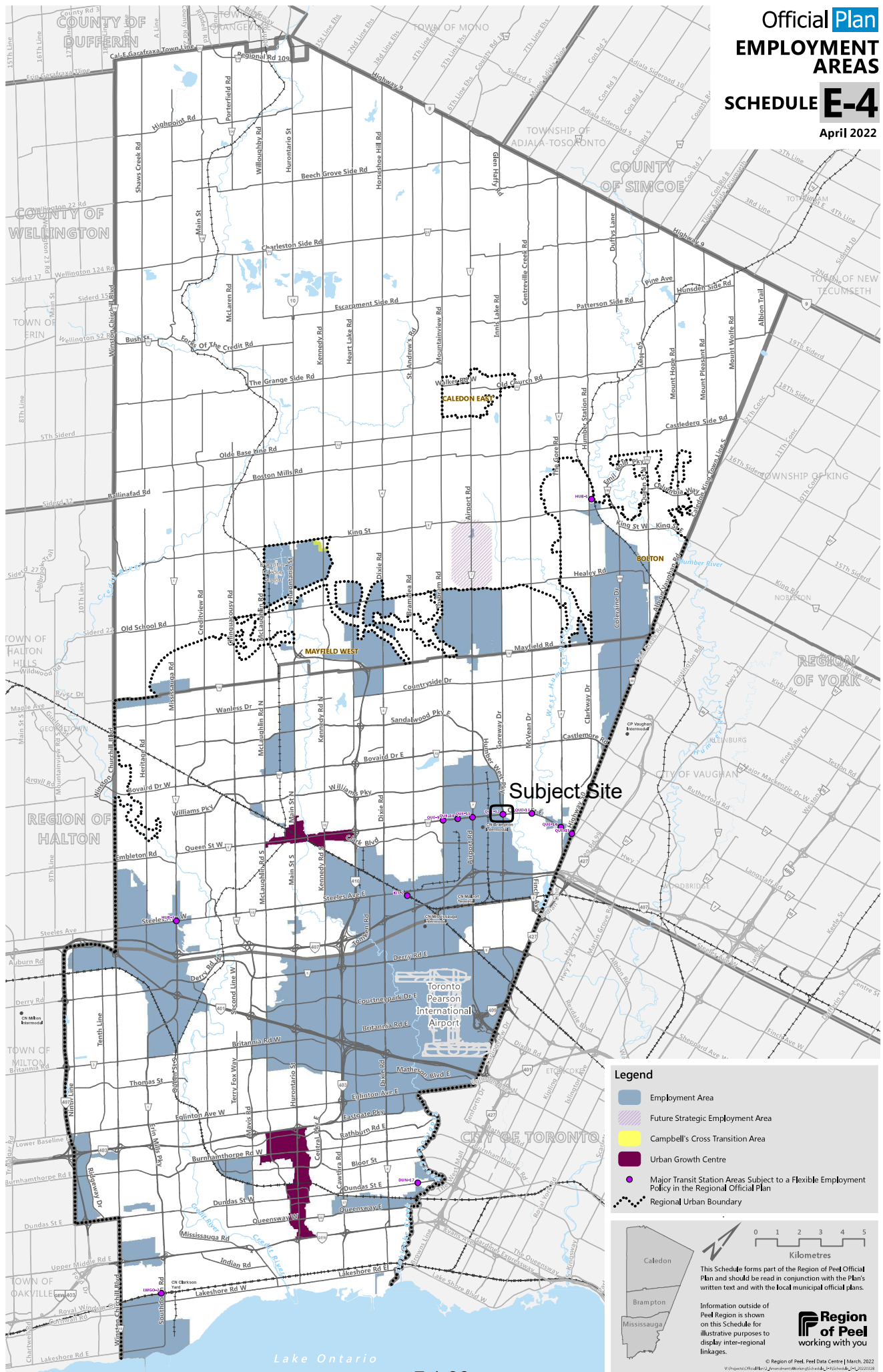
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Official **Plan**
STRATEGIC
GROWTH AREAS
SCHEDULE E-2
 April 2022



Lake Ontario

Official **Plan**
EMPLOYMENT
AREAS
SCHEDULE E-4
 April 2022



Legend

- Employment Area
- Future Strategic Employment Area
- Campbell's Cross Transition Area
- Urban Growth Centre
- Major Transit Station Areas Subject to a Flexible Employment Policy in the Regional Official Plan
- Regional Urban Boundary

Scale: 0 1 2 3 4 5 Kilometres

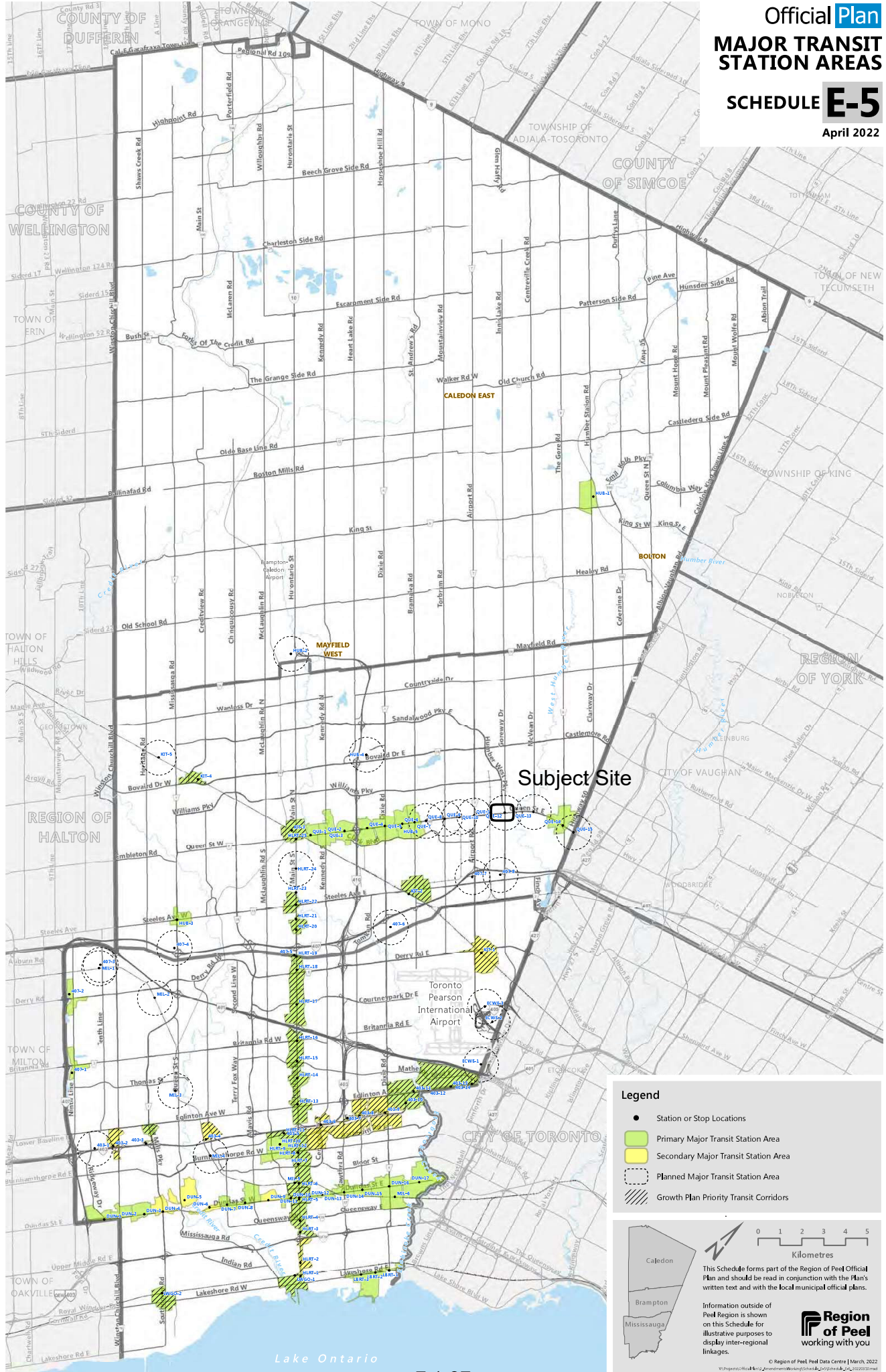
This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

Region of Peel
 working with you

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Official **Plan**
MAJOR TRANSIT STATION AREAS
SCHEDULE E-5
 April 2022



Legend

- Station or Stop Locations
- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Planned Major Transit Station Area
- ▨ Growth Plan Priority Transit Corridors

0 1 2 3 4 5
Kilometres

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

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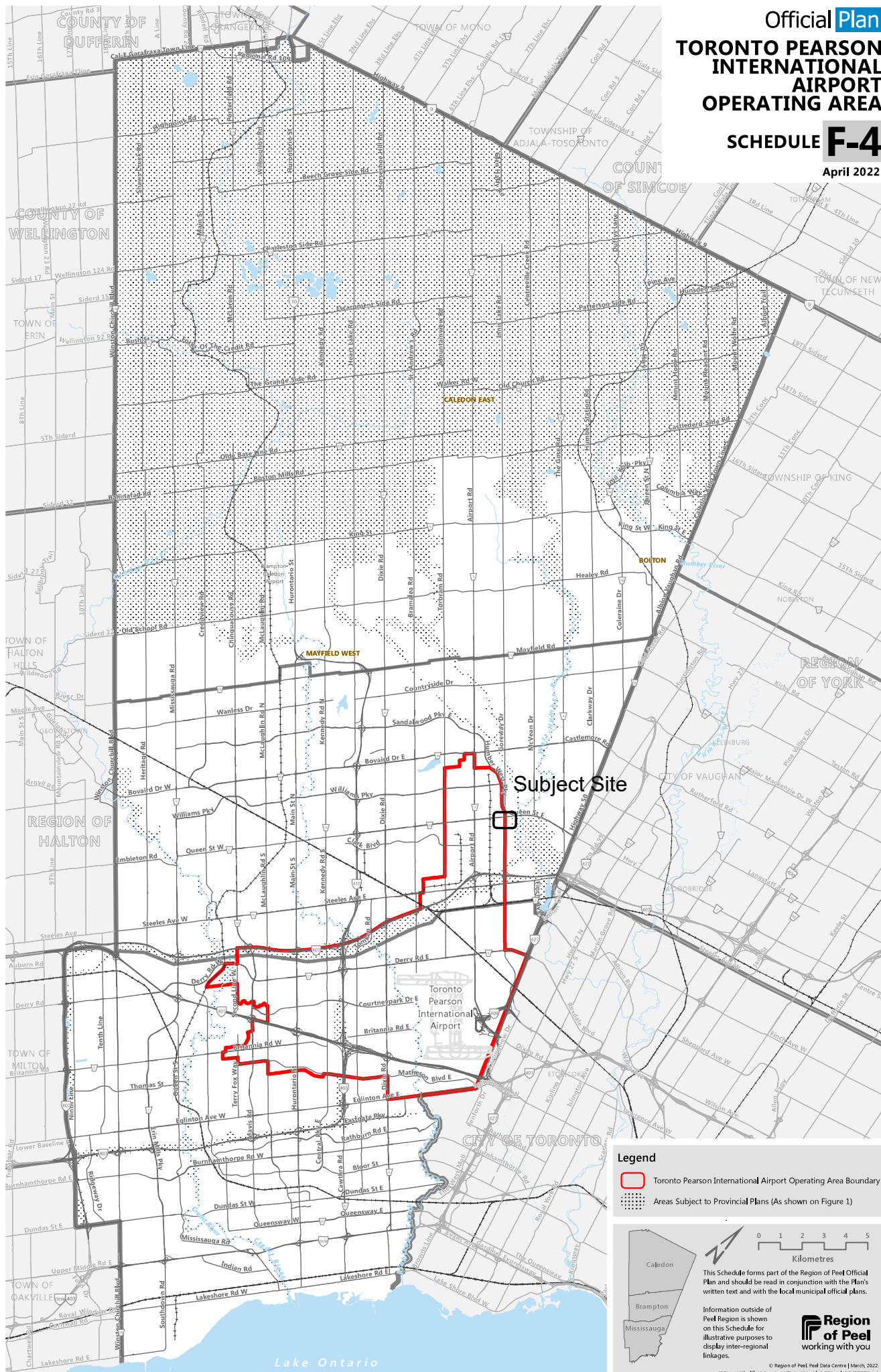
Region of Peel
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Official Plan TORONTO PEARSON INTERNATIONAL AIRPORT OPERATING AREA

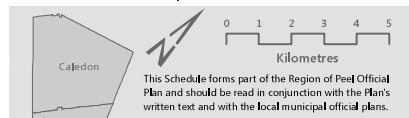
SCHEDULE F-4

April 2022



Subject Site

- Legend**
- Toronto Pearson International Airport Operating Area Boundary
 - Areas Subject to Provincial Plans (As shown on Figure 1)



This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.





Mixed Use:
Gateway Brampton
3455 Queen Street
East

On behalf of 2514682
Ontario Inc.



AGENDA

Architectural Elevations

Proposed Site Plan: Future Mixed Use

GTAA: Height Restrictions

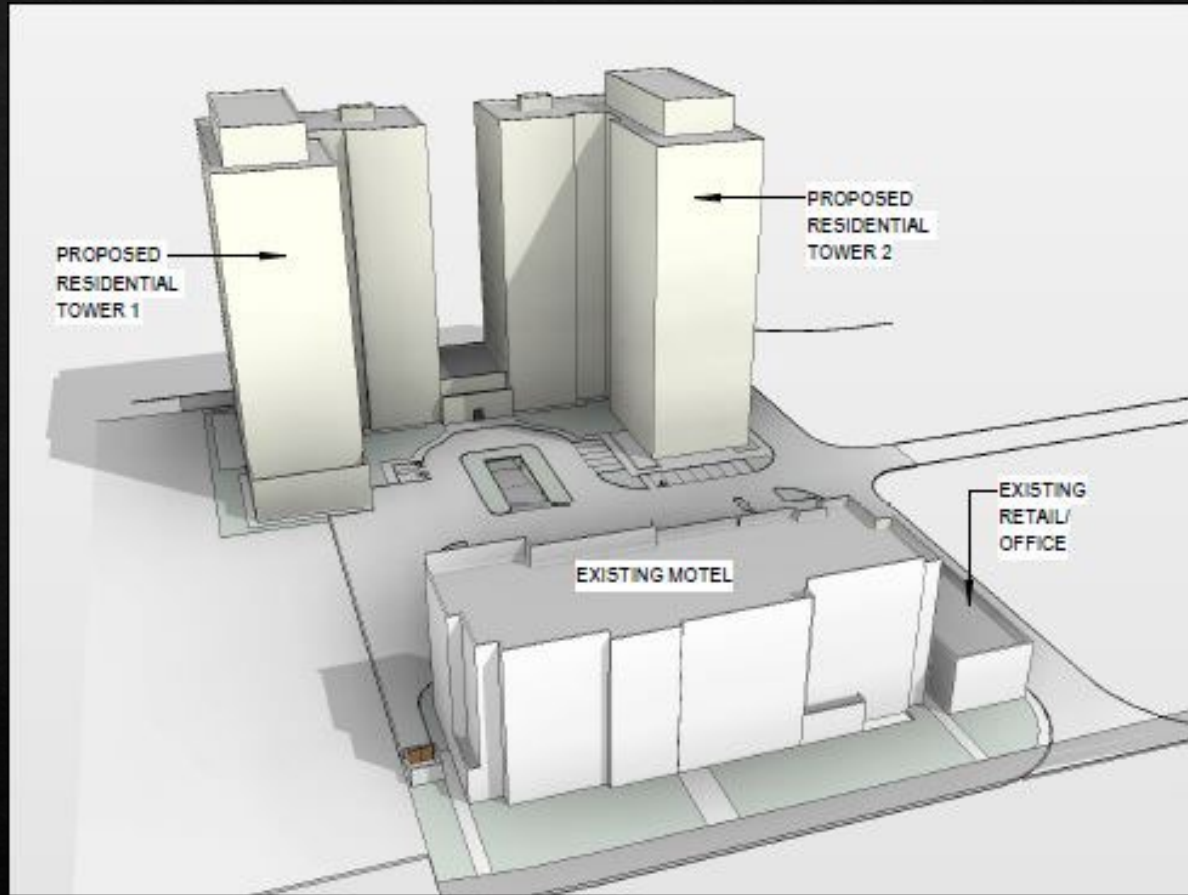
New Regional Official Plan

Planned MTSA: QUE-12

Local Intensification Corridor

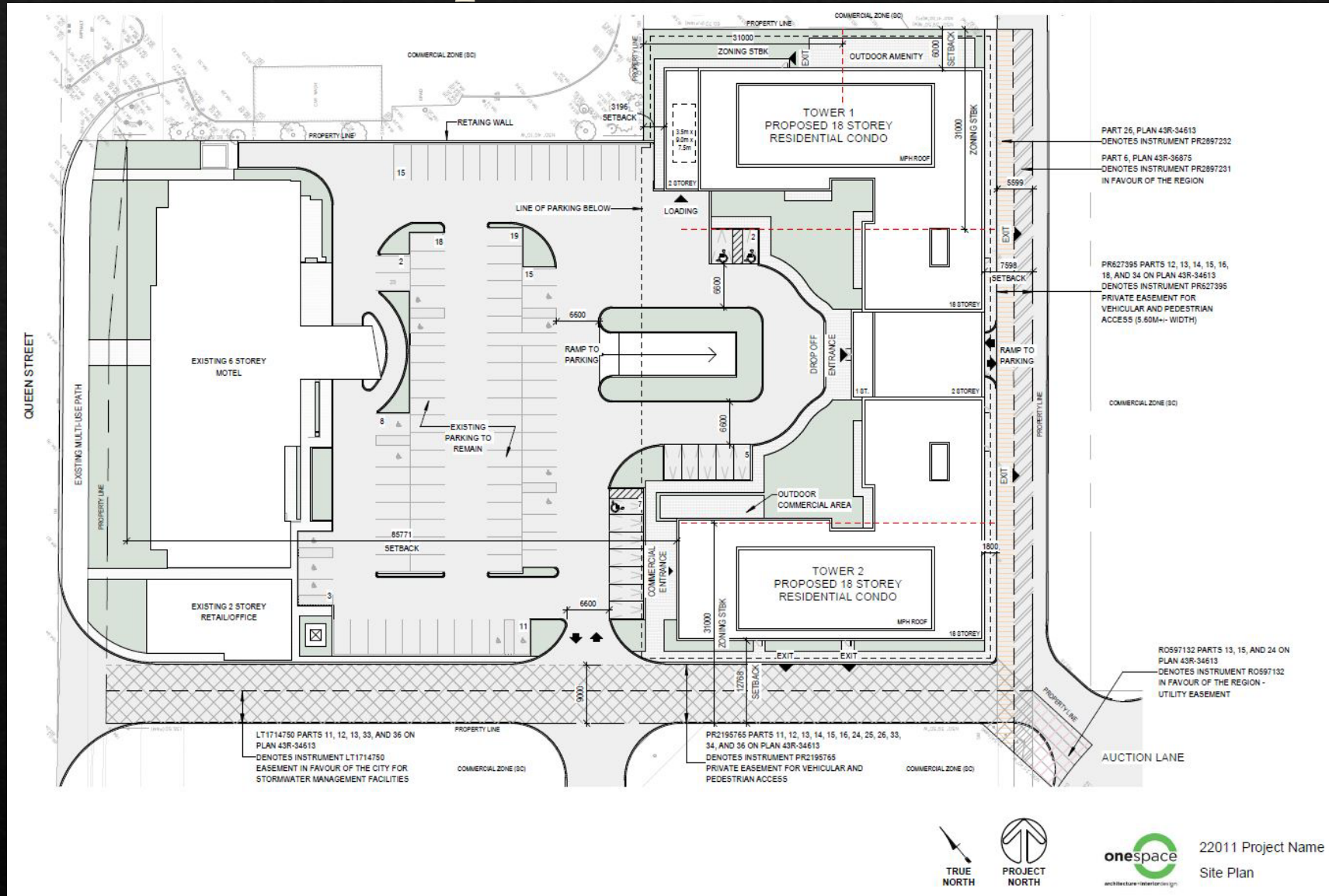
The Future of Queen Street

Future Mixed Use: Perspectives



Twin 18 Storey Towers

Proposed Site Plan



22011 Project Name
Site Plan

GTAA: Height Restrictions Lifted

ZZG-Landuse Planning <Landuse.Planning@gtaa.com>

Wed, Mar 23, 11:34 AM ☆ ↶ ⋮

to Agnes, Greg, me, ZZG-Landuse, Wojtek ▾

Hi Nick,

Thanks for reaching out regarding potential aviation impacts for this property. According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the property are not affected by any airport restrictions related to obstacle zoning.

Regards,

Greg Straatsma, MCIP, RPP

Senior Land Use Planner

Airport Development and Technical Services

Greater Toronto Airports Authority

P.O. Box 6031, 3111 Convair Drive, Toronto AMF, Ontario, L5P 1B2

Phone (416) 776-3635 | Fax (416) 776-7609

Landuse.Planning@gtaa.com

www.TorontoPearson.com



Flight Path Changes

New Regional Official Plan

Schedule E2

Strategic Growth
Area:

Local Intensification
Corridor

Schedule E4

Employment Area:
Goreway & Queen
St. E.
Intersection

Schedule E5

Major Transit
Station Areas:
QUE-12 (MTSA)

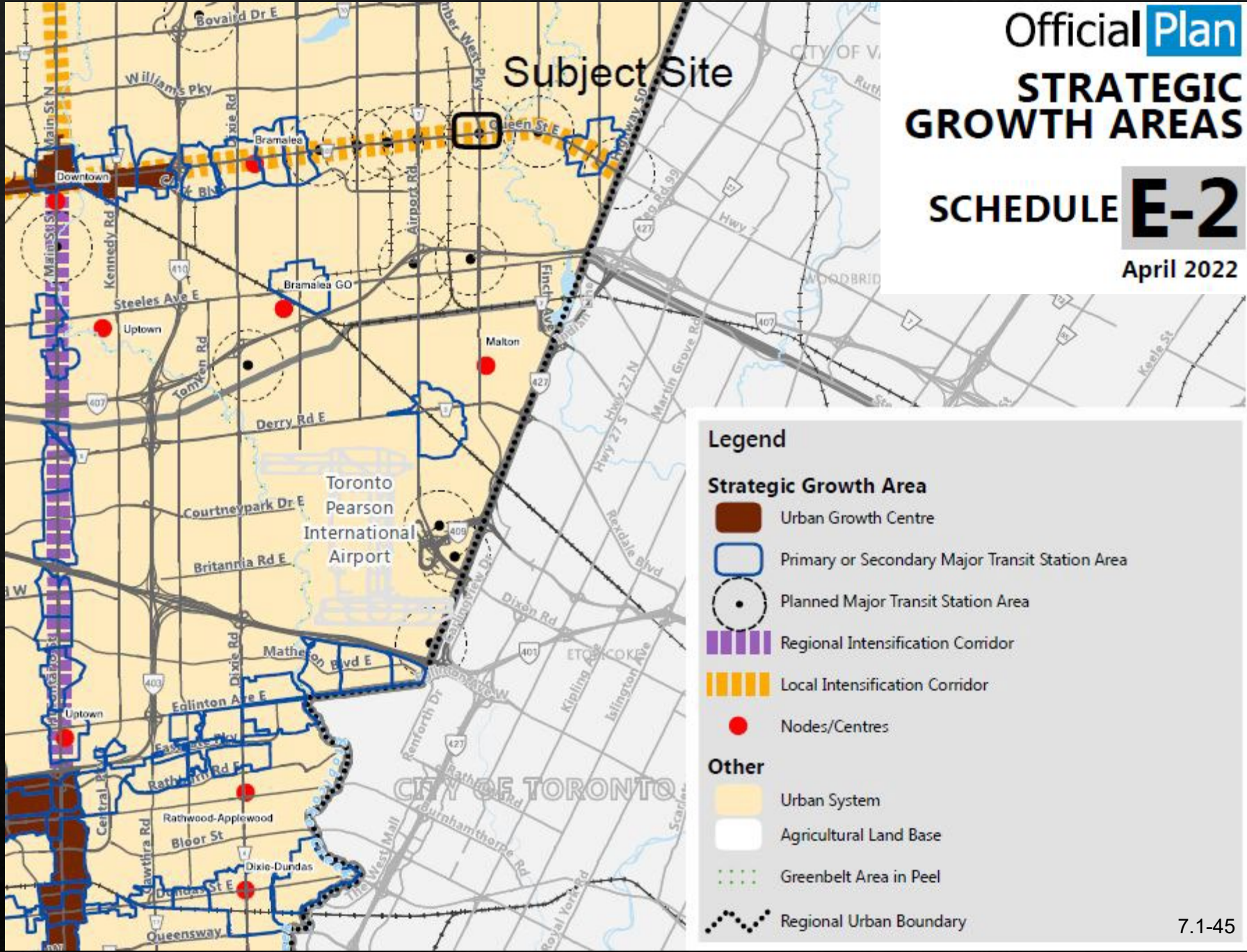
Schedule F4

Toronto Pearson
Airport Operating
Area

Official **Plan**
**STRATEGIC
 GROWTH AREAS**

SCHEDULE E-2

April 2022



Legend

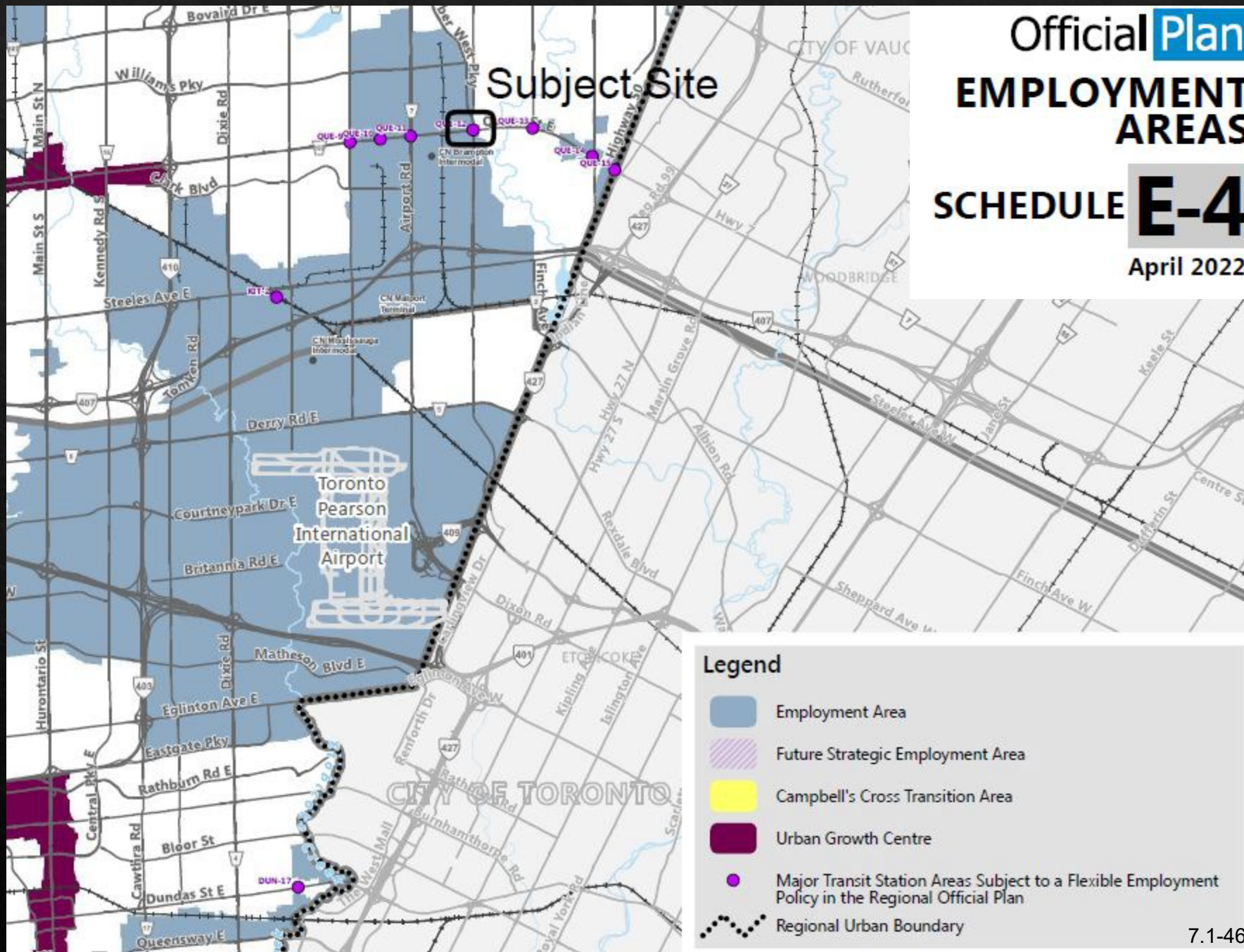
Strategic Growth Area

- Urban Growth Centre
- Primary or Secondary Major Transit Station Area
- Planned Major Transit Station Area
- Regional Intensification Corridor
- Local Intensification Corridor
- Nodes/Centres

Other

- Urban System
- Agricultural Land Base
- Greenbelt Area in Peel
- Regional Urban Boundary

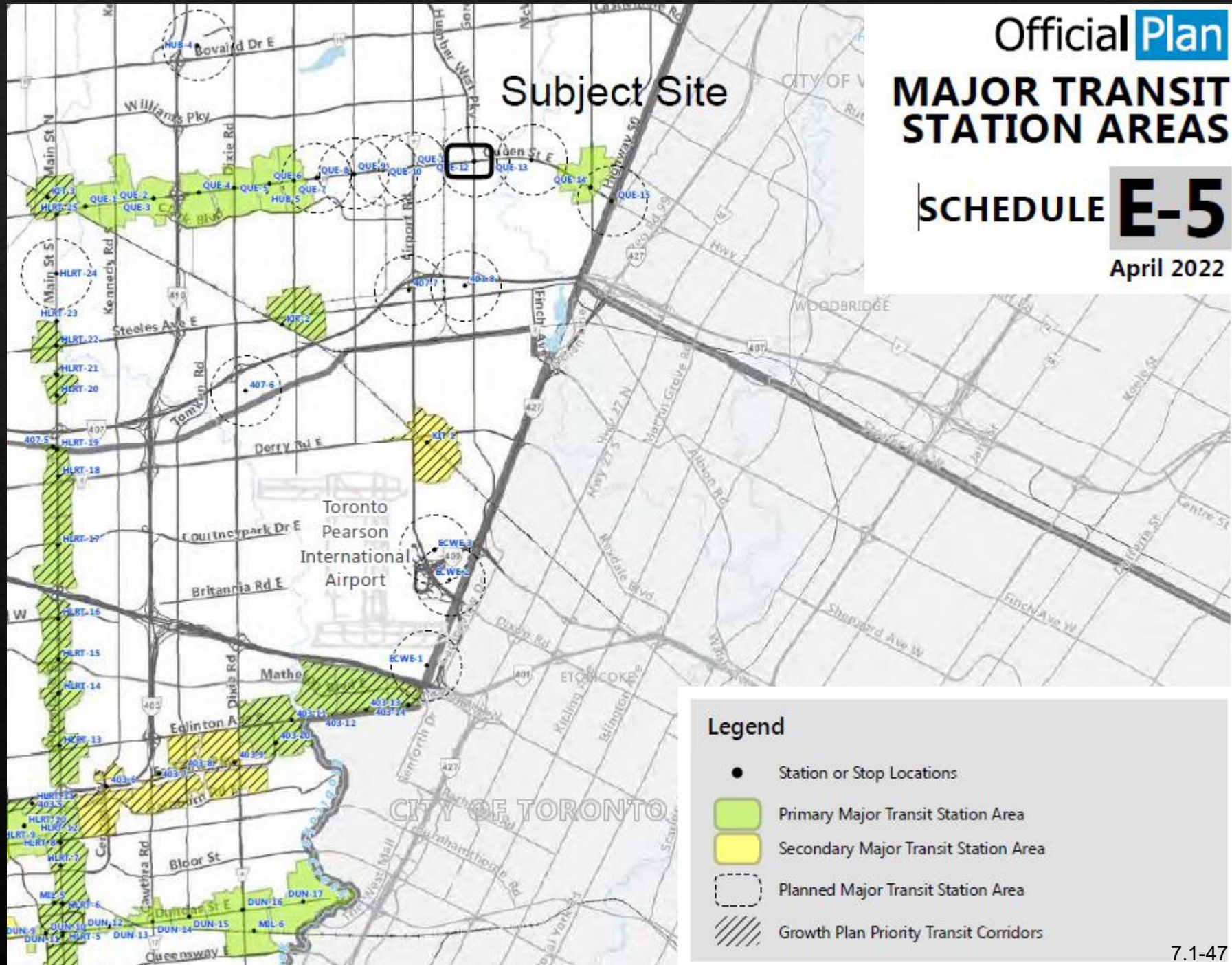
Official **Plan**
EMPLOYMENT
AREAS
SCHEDULE E-4
 April 2022



MAJOR TRANSIT STATION AREAS

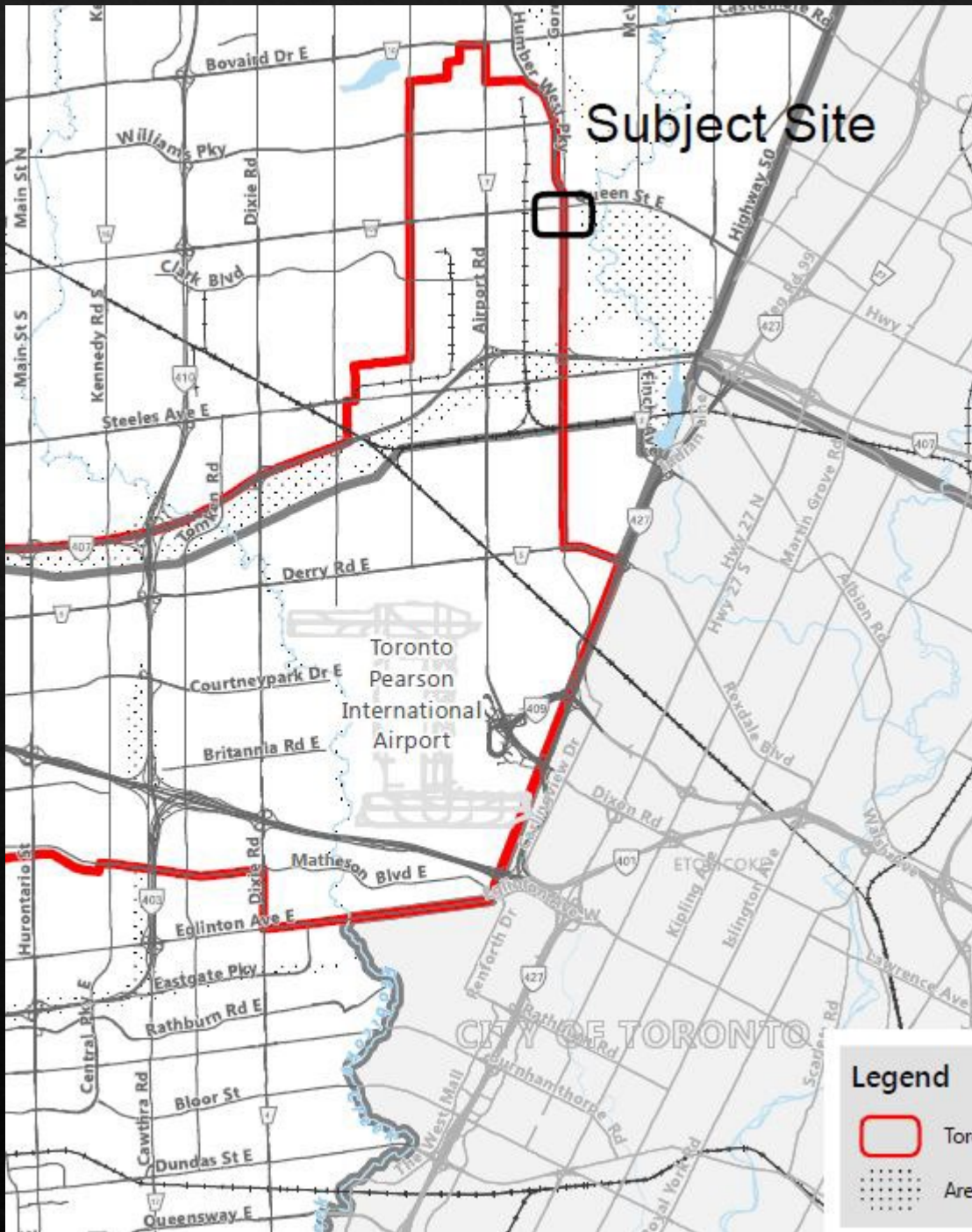
SCHEDULE **E-5**

April 2022



Legend

- Station or Stop Locations
- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Planned Major Transit Station Area
- Growth Plan Priority Transit Corridors



Official **Plan**
**TORONTO PEARSON
 INTERNATIONAL
 AIRPORT
 OPERATING AREA**
SCHEDULE F-4
 April 2022

Legend

-  Toronto Pearson International Airport Operating Area Boundary
-  Areas Subject to Provincial Plans (As shown on Figure 1)

7.1-48

Thank you, Regional Council!

Question Period

