

April 4, 2025

GWD File PN 16.2224.00

The Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of City of Brampton Planning and Development Committee/City Council

-and-

Genevieve Scharback, City Clerk

**Subject: Public Input – Letter of Concern
Bram West Secondary Plan Review – Draft Land Use Concept
8671 Heritage Road, Brampton**

Dear Members of City Council/Committee:

GWD acts as Planning Consultant to Mr. Zia Mohammad and Ms. Shamyla Hameed (“Client”); the registered owners of the property municipally known as 8671 Heritage Road in the City of Brampton (“subject site”). The subject site is comprised of one (1) parcel measuring approximately 1.30 hectares (3.22 acres), with street frontage along Heritage Road.



Figure 1 – Subject Site

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On December 6, 2021, GWD submitted an Application to Amend the City of Brampton Bram West Secondary Plan (Area 40 (d)), Riverview Heights Block Plan and Zoning By-law 270-2004 on behalf of our Client (City File OZS-2022-0002). Through this Formal Amendment Application, our Client proposes a 7-storey seniors care/retirement home. Our Client's proposal aims to provide much needed housing for seniors in the Bram West community at a density and massing that is appropriate, considering the subject site's locational attributes.

GWD previously provided a Public Input Letter dated March 26, 2025, on behalf of our Client requesting that the City of Brampton modify the proposed Draft Land Use Concept to identify a 'Mixed-use (Mid-rise)' land use designation for the subject site consistent with the proposed 7-storey seniors care/retirement home proposal (attached).

The City of Brampton responded to our Client's March 26, 2025 request on March 27, 2025 advising that Planning Staff had no objections to identifying the subject site as 'Mixed-use (Mid-rise)' on the Draft Land Use Concept in principle once site specific Amendment Application is approved by City Council. However, our Client requests that the Draft Land Use Concept identify a 'Mixed-use (Mid-rise)' designation on the subject site at this time. Applying the appropriate 'Mixed-use (Mid-rise)' designation early in the Secondary Review process will ensure that any future Draft Secondary Plan policies properly considers the proposed seniors care/retirement home use and 'Mid-rise' built form typology proposed by our Client (and supported in principle by Planning Staff) early in the ongoing planning review process.

Within the March 17, 2025, Planning and Development Committee Recommendation Report for the Bram West Secondary Plan Review, it is expressed that developments within sub-areas 40(b), (c) and (d) of the Secondary Plan Area will be focused on infill and intensification opportunities. It is our opinion that our Client's request is appropriate as it aligns with the City's intended vision for the Bram West Secondary Plan Area for increase intensification.

Further, a review of the Draft Land Use Concept (attached), illustrates a misrepresentation of the extent of the Natural Heritage System (NHS) on the subject site. While it is noted in the Recommendation Report that the limits of the NHS will be further refined through future studies, a site specific Environmental Impact Study has been prepared in connection with the Amendment Application which sets out a delineation of the NHS that is different than the Draft Land Use Concept. The delineation of the NHS on the Draft Land Use Plan is inaccurate and must be revised accordingly.

City Planning's Recommendation Report requests that Planning and Development Committee/City Council endorse the Draft Land Use Concept. However, it is our Client's strong opinion that in consideration of our Client's land use designation concerns, inaccuracy of the delineation of the NHS system on the subject site, and due to the absence of any policies corresponding with the proposed designations in the Draft Land Use Concept that it would be inappropriate for Planning and Development Committee/City Council to endorse the Draft Land Use Concept at this time. It is our opinion that the Draft Land Use Concept simply be received by Planning and Development Committee/City Council for information purposes only and that endorsement of the Draft Land Use

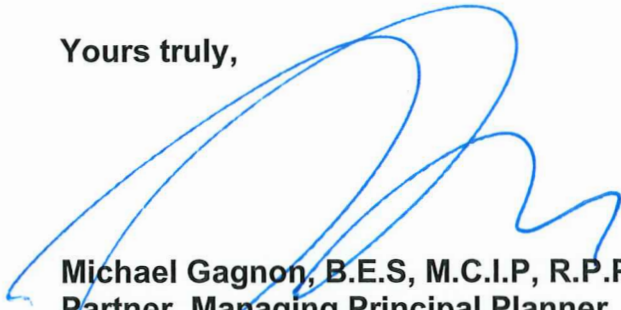


Concept only be considered once our Client's site specific concerns are addressed and new draft Secondary Plan policy is released for review and further input.

On behalf of our Client, GWD reserves the right to provide additional comments on the next iteration of the Draft Land Use Concept as well as any further reports produced in connection with the Bram West Secondary Plan Review exercise.

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

Yours truly,



Michael Gagnon, B.E.S, M.C.I.P, R.P.P.
Partner, Managing Principal Planner



Marcelle Gifford B.A.
Planning Associate

cc: Steve Ganesh, Commissioner, Planning, Building and Growth Management
Tejinder Sidhu, Principal Planner/Supervisor, Development Services
Mr. Zia Mohammad and Ms. Shamyala Hameed
Richard Domes, Gagnon Walker Domes Ltd.



DRAFT For Discussion Purposes Only

The alignment and location of Financial Drive is conceptual and subject to change.

Environmental Assessment for Bram West Parkway completed to proposed Financial Drive extension. Continuation of Bram West Parkway to the north is under review.

The alignment of the Bram West Parkway will be revised upon the completion of future studies.

**SUBJECT
SITE**

A vertical sign for Winston Churchill Blvd. The sign is white with a black border. It features a stylized graphic of a person's head and shoulders in orange and yellow, positioned above the text "WINSTON CHURCHILL BLVD" in black capital letters.

EMBLETON RD

HERITAGE RD






































MISSISSAUGA RE

STEELES AVE W

HIGHWAY 407 W

A map showing a section of James Potter Rd. The road is depicted as a yellow line with black borders, running vertically. To the left of the road is a green area representing a field or park. The text 'JAMES POTTER RD' is written in black capital letters along the road.

MAVIS RD

- | | | | | | | | | | | | |
|--|---------------------------|---|---|---|---|---|---|---|--|---|---|
|  | Low-Rise Residential |  | Mixed-Use Employment |  | MTSA Boundary |  | Neighbourhood Centre |  | Secondary Urban Boulevards |  | Natural Heritage System Buffer |
|  | Low-Rise Plus Residential |  | Employment |  | MTSA Station |  | Gateway Feature |  | Railways |  | Existing Employment Building Footprints |
|  | Mixed-Use (Low-Rise) |  | Existing / Proposed Institutional and Schools |  | Existing / Potential Neighbourhood Park |  | Proposed Highway 413 Interchange |  | Major Watercourses |  | Highway 413 Focused Analysis Area |
|  | Mixed-Use (Mid-Rise) |  | Existing / Proposed Stormwater Management |  | Potential Institutional |  | |  | TransCanada Gas Pipeline |  | Proposed Highway 413 Alignment |
|  | Mixed-Use (High-Rise) |  | Natural Heritage System |  | Potential Community Centre |  | Proposed Bram West Parkway |  | Parkway Belt West | | |
|  | Mixed-Use Commercial |  | Open Space | | |  | Proposed Public or Private Street Network |  | Ministry of Transportation Ontario Yard | | |
|  | Mixed-Use Office |  | Bram West Secondary Plan Boundary | | |  | Potential Mid-Block Connection |  | Churchville Heritage Conservation District | | |



SCHEDULE SP 40

BRAM WEST DRAFT LAND USE CONCEPT

Date: 2025/02/25



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

March 26, 2025

GWD File PN 16.2224.00

**The Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2**

**Attention: Henrik Zbogar, Director, Integrated City Planning
Shannon Brooks, Manager, Official Plan and Growth Management
Tristan Costa, Planner III, Official Plan and Growth Management**

**Subject: Public Input – Letter of Concern
Bram West Secondary Plan Review – Draft Land Use Concept
8671 Heritage Road, Brampton**

Henrik, Shannon and Tristan:

GWD acts as Planning Consultant to Mr. Zia Mohammad and Ms. Shamyla Hameed (“Client”); the registered owners of the property municipally known as 8671 Heritage Road in the City of Brampton (“subject site”). The subject site is comprised of one (1) parcel measuring approximately 1.30 hectares (3.22 acres), with street frontage along Heritage Road.

On December 6, 2021, GWD submitted an Application to Amend the City of Brampton Bram West Secondary Plan (Area 40 (d)), Riverview Heights Block Plan and Zoning By-law 270-2004 on behalf of our Client (City File OZS-2022-0002). Through this Formal Amendment Application, our Client proposes a 7-storey seniors care/retirement home. Our Client’s proposal aims to provide much needed housing for seniors in the Bram West community at a density and massing that is appropriate, considering the subject site’s locational attributes.

GWD previously provided a Public Input Letter dated March 16, 2023 on behalf of our Client requesting that the City of Brampton recognize and consider the ongoing application as part of the Bram West Secondary Plan Review and that our Client would not support any future policy amendments that are contrary to their intended vision for the subject site pursuant to their Formal Amendment Application (attached).

We have reviewed the presentation from the City of Brampton’s February 11, 2025 Public Open House in connection with the Bram West Secondary Plan Review and it appears that our Client’s previous request has not been taken into consideration. The draft Land Use Concept presented at the February 11, 2025 Public Open House Meeting proposes to designate the subject site as ‘Low-rise Residential’. It is our opinion that the proposed

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draft Land Use Concept be modified to identify a 'Mixed-use (Mid-rise)' land use designation for the subject site that is more consistent with the proposed 7-storey seniors care/retirement home that is proposed.

On behalf of our Client, GWD reserves the right to provide additional comments prior to Council endorsement of the Bram West Secondary Plan draft Land Use Concept.

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

Yours truly,

Richard Domes
Partner, Principal Planner

Marcelle Gifford B.A.
Planning Associate

cc: Steve Ganesh, Commissioner, Planning, Building and Growth Management
Tejinder Sidhu, Principal Planner/Supervisor, Development Services
Mr. Zia Mohammad and Ms. Shamyla Hameed
Michael Gagnon, Gagnon Walker Domes Ltd.



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

March 16, 2023

GWD File PN 16.2224.00

The Corporation of the City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Anand Balram, Manager, Official Plan and Growth Management
Tristan Costa, Policy Planner, Official Plan and Growth Management
Shannon Brooks, Policy Planner, Planning, Building and Economic Development

Subject: Public Input Letter
Bram West Secondary Plan Review
8671 Heritage Road, Brampton

Anand, Tristan and Shannon,

As it pertains to the ongoing Bram West Secondary Plan Review, thank you for including Gagnon Walker Domes Ltd. (GWD) in ongoing stakeholder discussions, including the most recent Bram West Draft Concepts Review Meeting held on March 10, 2023.

As discussed, GWD acts as Planning Consultant to Mr. Zia Mohammad and Ms. Shamyla Hameed (Client); the registered owners of the property municipally known as 8671 Heritage Road in the City of Brampton (subject site). The subject site is comprised of one (1) parcel measuring approximately 1.30 hectares (3.22 acres), with a street frontage along Heritage Road.

On December 6, 2021, GWD submitted an Application to Amend the City of Brampton Bram West Secondary Plan (Area 40 (d)), Riverview Heights Block Plan and Zoning By-law 270-2004 on behalf of our Client, pursuant to City File OZS-2022-0002. Through this Formal Amendment Application, our Client proposes a seven (7) storey seniors care home accessed by a future extension of Hammerslea Court, and the dedication of lands associated with environmental features. Our Client's proposal aims to provide much needed housing for seniors in the Bram West community at a density and massing that is appropriate, given the site's locational attributes.

Kindly accept this letter as our formal request for City of Brampton Staff and its consulting team to appropriately recognize and consider this ongoing application as part of the Bram West Secondary Plan Review. Our Client would not support any future policy amendments that are contrary to their intended vision.

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On behalf of our Client, GWD reserves the right to provide additional comments prior to Council approval of the updated Bram West Secondary Plan.

Please find attached for your information the following materials submitted with the initial submission of the development application:

- Overall Site Plan, prepared by Mataj Architects dated August 19, 2021;
- Draft Official Plan Amendment, prepared by GWD dated December 6, 2021; and
- Draft Zoning By-law Amendment, prepared by GWD dated December 6, 2021.

GWD anticipates that the attached materials will be revised as part of a second submission to the City shortly, however no land use or significant massing changes are contemplated based on municipal and agency comments received.

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

Yours truly,

Richard Domes, B.A., C.P.T
Partner and Principal Planner

Nicholas Klymciw, B.U.R.PI
Planning Associate

cc: Steve Ganesh, Commissioner, Planning, Building and Growth Management
Tejinder Sidhu, Development Planner, Development Services
Mr. Zia Mohammad and Ms. Shamyla Hameed
Michael Gagnon, Gagnon Walker Domes Ltd.

DRAFT For Discussion Purposes Only

The alignment and location of the Bram-West Parkway is conceptual and will be revised upon the completion of future studies.

The alignment and location of Financial Drive is conceptual and subject to change

40(A) LANDS UNDER REVIEW

- | | | | | | |
|---------------------------|--|-------------------------|--------------------------|---|---|
| Low-Rise Residential | Mixed-Use Employment | Bram West SP Boundaries | Neighbourhood Centre | Potential BramWest Parkway Connection | TransCanada Gas Pipeline |
| Low-Rise Plus Residential | Employment | HWY 413 Study Area | Gateway Feature | Proposed Public or Private Street Network | Parkway Belt West |
| Mixed-Use (Low-Rise) | Institutional and Schools | MFSA Boundary | Proposed 413 Interchange | Potential Mid-Block Connection | Ministry of Transportation Ontario Yard |
| Mixed-Use (Md-Rise) | Stormwater Management | MFSA Station | BramWest Parkway | Proposed Provincial Transitway | |
| Mixed-Use (High-Rise) | Natural Heritage System | Neighbourhood Park | | Secondary Urban Boulevards | |
| Mixed-Use Commercial | Open Space | Institutional | | Support Corridors | |
| Mixed-Use Office | Churchville Heritage Conservation District | | | Railways | |

BRAMPTON

0 0.25 0.5 1 1.5 Kilometres

Date: 2025/02/10

SCHEDULE SP 40
BRAM WEST DRAFT LAND USE CONCEPT