



Principals

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Lena Gagnon
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April 7, 2025

GWD File P.N.22.2520.00

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

Attention: Henrik Zbogor, Director, Integrated City Planning
Shannon Brooks, Manager, Official Plan and Growth Management,
Integrated City Planning
Tristan Costa, Senior Policy Planner, Official Plan and Growth
Management, Integrated City Planning

Subject: Public Input Letter – April 7, 2025 Planning Committee
Item 8.3 - Bram West Secondary Plan Review – Draft Land Use Schedule
Brampton Block 40-5 Landowners Group
City of Brampton

Henrik, Shannon and Tristan,

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to the Brampton Block Plan 40-5 Landowners Group. The Brampton Block Plan 40-5 Landowners Group owns approximately 21 hectares (52 acres) within Block Plan Area 40-5 of the Bram West Secondary Plan (Area 40). We are working cooperatively with Glen Schnarr and Associates Inc. (GSAI) and the landowners they represent in pursuing the overall Precinct Plan for the Block 40-5 area.

As you are aware, the Brampton Block Plan 40-5 Landowners Group is exploring the re-designation and re-development of the lands in the Block Plan 40-5 area (generally centred along Embleton Road between Heritage Road and Winston Churchill Blvd) for a complete community consisting of a mix of uses; including, but not limited to: low to mid-rise residential, mixed use, banquet hall, commercial and retail. In this regard, GWD/GSAI attended a Pre-Consultation meeting on September 11, 2024, reflective of the aforementioned uses (see Tab 1).

With regard to the ongoing Bram West Secondary Plan Review, I want to take this opportunity to thank you for including GWD in the ongoing stakeholder discussions, including attendance and participation at the recent Bram West Secondary Plan Review Visioning Workshop (40A Landowners) held on February 5, 2025, and the Open House/Public Information Centre (PIC) held on February 11, 2025. We also provided written comments on February 18, 2025 in response to the PIC.

GAGNON WALKER DOMES LTD.

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We have reviewed the Staff Recommendation Report being tabled at the April 7, 2025 Planning and Development Committee Meeting in connection with the Bram West Secondary Plan – Draft Land Use Concept. In this regard, we note that two (2) land use concepts were presented at the February 11, 2025 PIC (see Tab 2). Neither of these plans, nor those presented at the Stakeholder Engagement sessions contemplated “Employment” or “Mixed Use Employment” for the lands on either side of Embleton Road, and north along the Highway 413 Corridor. The proposed land use concept has been significantly revised, and has the effect of prohibiting residential uses in these areas.

We are of the opinion that the originally contemplated residential uses, and adjustments noted in our February 18, 2025 correspondence should be permitted and re-instated on the Concept Land Use Plan as it reflects a complete community layout for the Block 40-5 area that generally reflects the Precinct Plan layout submitted with the Pre-Consultation application.

On behalf of the Brampton Block Plan 40-5 Landowners Group, we offer the following additional comments, observations and recommendations:

1. We support the identification of the Neighbourhood Centre node at the intersection of Embleton Road and Heritage Road. Historically, there has been commercial/retail uses clustered around this intersection, and which is reflected in the current Secondary Plan. In addition, we also support the identification of the Gateway Feature node at the intersection of Embleton Road and Winston Churchill Blvd., as it reflects the vision and aspiration of the Brampton Block Plan 40-5 Landowner Group and recognizes this location as one of the few entry points into the City of Brampton from the west.
2. A Ministry of Transportation Ontario (MTO) Yard (Maintenance Yard) is identified on the parcel of land at the southeast corner of Embleton Road and Winston Churchill Blvd. We have been advised by MTO Staff that the Maintenance Yard in this location is no longer being pursued and request that it be removed from the Plan.
3. The southern half of our clients lands at the southeast corner of Embleton Road and Winston Churchill Boulevard, and east towards the Highway 413 corridor were identified as “Mixed-Use Employment” on the draft Land Use Schedule presented at the PIC, and are now “Employment” on the Proposed Concept Plan. As previously requested, we request that this be re-designated to either Mixed-Use Mid-Rise or Mixed-Use High-Rise, all of which would be consistent and in keeping with concept plans (see Tab 3) prepared for these lands, and which are reflective of the Precinct Plan submitted in the Pre-Consultation Submission by GWD and GSAI. These designations will permit a mix of uses on the site (including residential, commercial, retail and employment) thereby creating a complete community, encouraging walkability and reduce reliance on cars. We are open to discussing a special policy consideration for these lands.
4. The proposed Land Use Concept, as noted above, is seeking additional employment lands (prohibiting residential) north and south of Embleton Road from Winston Churchill Boulevard to the Highway 413 corridor and north along the corridor. This area is already contemplated for residential and neighbourhood/community uses in the existing and in-force Official Plan and Secondary Plan, as well as Brampton Plan. It is not clear why these additional lands are being added, considering that the City of



Brampton is considering at this same Planning Committee Meeting two (2) separate applications to remove Employment Area lands from the Region of Peel and City of Brampton Official Plans, noting that these lands are no longer required to meet the projected Employment targets set out in the Official Plan, and as such, the remaining designated lands are sufficient to meet these targets. If this is the case, then the Area 40-5 lands are not required to be added to the employment land base to meet the employment targets or to make up for lands being removed elsewhere. We request that these lands in the 40-5 area be redesignated to the originally contemplated mixed-use residential designations, allowing the future mixed-use community to proceed as envisioned.

Concluding Remarks

Given the substantial revisions to the Draft Land Use Concept Plan from those originally contemplated or presented at the prior Stakeholder Engagement Sessions and PIC, we respectfully request that the Recommendation Report being tabled at the April 7, 2025 be deferred to allow further discussions with City Staff prior to Council making a decision on the Plan.

Thank you for the opportunity to provide public input. We reserve the right to provide further comments as necessary during this process. We respectfully request to be notified of any future Meetings, as well as the tabling of Information and/or Recommendation Reports to Planning Committee and Council related to the *Bram West Secondary Plan Review*, including receiving all Notices of Decision.

Yours truly,

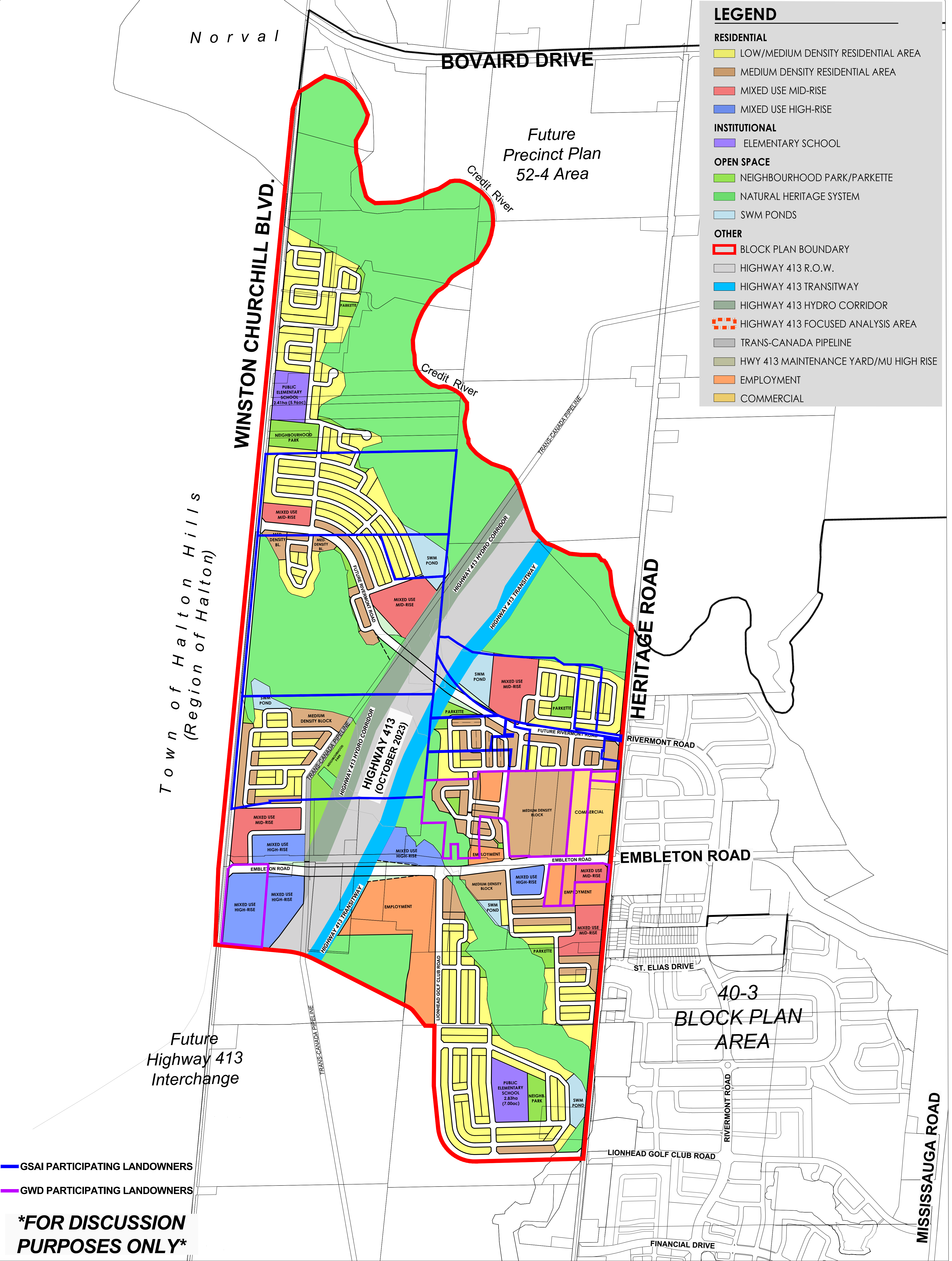


**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Partner and Managing Principal Planner**



**Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Partner and Principal Planner**

cc: **Brampton Block Plan 40-5 Landowners Group
Steve Ganesh, City of Brampton
Anthony Sirianni, Gagnon Walker Domes Ltd.
Harjap Singh, Gagnon Walker Domes Ltd.
Marilyn Mascarenhas, Gagnon Walker Domes Ltd.**



**BRAMWEST
SECONDARY PLAN 40(a)
BLOCK PLAN 40-5**
CITY OF BRAMPTON,
REGIONAL MUNICIPALITY OF PEEL

Notes

- Bramwest Block Plan Limits to be refined/finalized
- Highway 413 Limits to be refined/finalized
- NHS Limits to be staked and are currently *approximate only*
- Final Alignment of Future Rivermont Road, Embleton Road extension, and Lionhead Golf Club Road extension to be finalized
- All local R.O.W.: 16.5m



SCALE 1:5000
AUGUST 1, 2024

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 (Mid-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

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.

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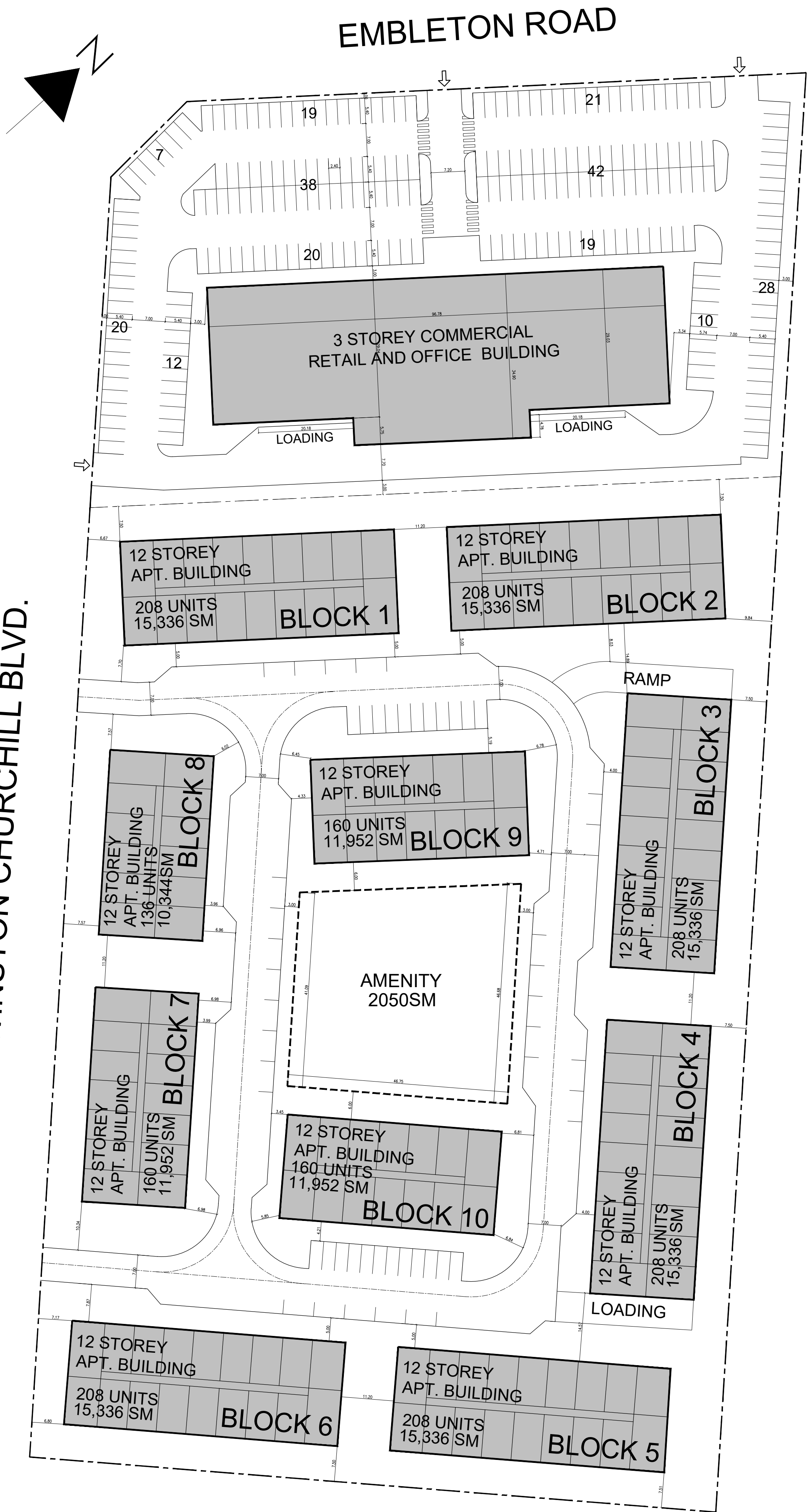
BRAMPTON

0 0.25 0.5 1 1.5 Kilometres

Date: 2025/02/10

SCHEDULE SP 40
BRAM WEST DRAFT LAND USE CONCEPT

WINSTON CHURCHILL BLVD.



SITE STATISTICS

COMMERCIAL PARCEL

COMMERCIAL BUILDING LEVEL AND USE DESCRIPTION	AREA	PARKING RATIO APPLIED		PROPOSED NO. OF PARKING SPACES
	SM	RETAIL USE 1 SPACE PER 23 SM	OFFICE USE 1 SPACE PER 30 SM	
GROUND LEVEL COMMERCIAL RETAIL USES - GROSS	2809			
GROUND LEVEL COMMERCIAL RETAIL USES - 80% OF GROSS ASSUMED AS GCA	2247.2	23		98
SECOND LEVEL COMMERCIAL OFFICE USES - GROSS	2484			
SECOND LEVEL COMMERCIAL OFFICE USES - 80% OF GROSS ASSUMED AS GCA	2070		30	69
THIRD LEVEL COMMERCIAL OFFICE USES - GROSS	2484			
THIRD LEVEL COMMERCIAL OFFICE USES - 80% OF GROSS ASSUMED AS GCA	2070		30	69
TOTAL AREA - GROSS	7777			236
TOTAL AREA - GCA ASSUMED	6387.2			TOTAL

RESIDENTIAL PARCEL

BLOCK	GROSS AREA	NO. UNITS
	SM	
1	15336	208
2	15336	208
3	15336	208
4	15336	208
5	15336	208
6	15336	208
7	11952	160
8	10344	136
9	11952	160
10	11952	160
TOTAL	138216	1864

1	NOV 3, 2023	ISSUED TO CLIENT
no.	date	revision



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owner	Cesta Homes 13834 Heritage Rd Terra Cotta, ON L7C 1T5
project	EMBLETON ROAD/ WINSTON CHURCHILL BLVD. BRAMPTON, ONTARIO
drawing	SITE CONCEPT PLAN

scale	1:600	
date	NOV 2023	SP-1
drawn	BB	
chk'd		
project number	23.194	