



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

October 23, 2023

GWD File: 23.3314.00  
'New' BOP 2022

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

**Attention: Steve Ganesh, Commissioner, Planning, Building & Growth  
Management  
Shannon Brooks-Gupta, Manager, Official Plan & Growth  
Management  
Henrik Zbogor, Director, Integrated City Planning**

**Subject: FORMAL PUBLIC INPUT  
October 2023 'Final' Brampton Plan  
9320 Goreway Drive  
HP 9131313 Inc.**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to HP 9131313 Inc., the Registered Owner of 9320 Goreway Drive, in the City of Brampton. We write to express our Client's comments and observations regarding the Final version of Brampton Plan as it applies to the subject site.

By way of background, an Amendment Application for the subject site was filed on May 8, 2023 (City File: OZS-2023-0016). The Application establishes land use permissions to facilitate the future re-development of the property for residential purposes including two (2) apartment buildings having heights of 18 and 19-storeys with ground floor commercial. The mandatory Statutory Public Meeting was held on July 31, 2023 and first submission circulation comments has been released.

The subject site is located immediately west of the Dayspring Seniors Residential Community comprising of residential apartment buildings ranging between 4 to 12-storeys in height, townhouse units, convenience commercial, a place of worship, a conference centre, and a nursing home. The area context is transition with neighbouring lands to the north and south subject to active development applications:

- OZS-2020-0008 – 9664 Goreway Drive (Chacon Retirement Village); two (2) 5-storey buildings, 156 residential units, 2-storey commercial building – APPROVED

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**GAGNON WALKER DOMES LTD.**

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790  
www.gwdplanners.com • Toll Free: 1-855-771-7266

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- OZS-2023-0009 – 9624 Goreway Drive; one (1) 12-storey building, 300 residential units, 3 commercial units, indoor and outdoor amenity spaces – IN PROCESS
- OZS-2021-0015 – '0' Humberwest Parkway (north of Queen Street East), two (2) 18-storey buildings, 629 residential units, ~1,000m<sup>2</sup> ground floor retail – IN PROCESS

In total the Goreway Drive / Humberwest Parkway corridor north of Queen Street East, south of Castlemore Road, is planned for some 1,500+ residential units with supporting commercial uses and should be made a priority.

### 'Final' Brampton Plan

The following is an overview of the designations and overlays that apply to the subject site within Brampton Plan:

#### Schedule 1A – City Structure

- 'Community Areas'
- 'Support Corridor' (Goreway Drive, Humberwest Parkway)
- 'Planned Major Transit Station' (QUE-12 Goreway)

#### Schedule 2 – Designations

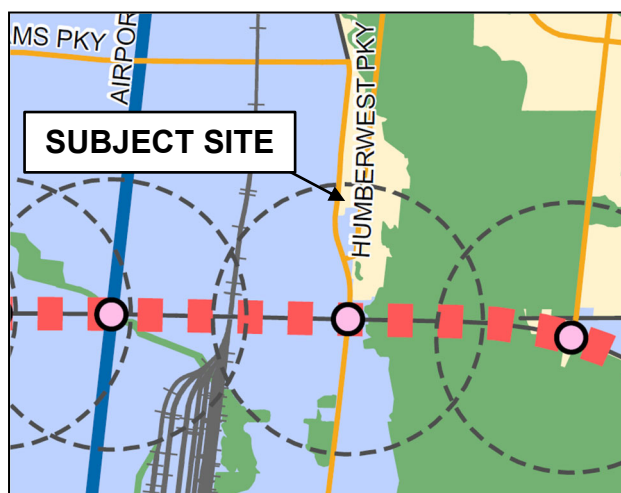
- 'Neighbourhoods'

#### Schedule 3B – Transit Network

- 'Support Corridor' (Goreway Drive, Humberwest Parkway)

#### Schedule 5 – Provincial Plans & Policy Areas

- 'Built-Up Area'
- 'Provincially Significant Employment Zone (PSEZ)'



Schedule 1A City Structure (October 2023)



PSEZ #14 Zone 14 (TORONTO, PEEL)

The redevelopment proposal for the subject site generally conforms to the intent and purpose, as well as the policies, goals and objectives of Brampton Plan. The

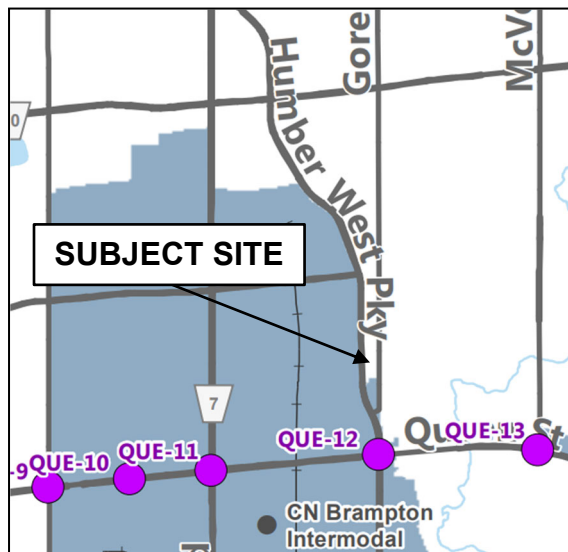


appropriateness of the Neighbourhoods designation versus a more suitable designation (i.e., Mixed Use) will need to be determined through the planning approvals process.

Chapter 2, 2.2.8 Employment Areas; Page 2-101 to 2-102

- 2.2.8.22 *To protect PSEZ for long-term employment uses and continuity of employment land as an asset for the city, the conversion of PSEZ to non-employment uses will not be permitted outside of a Municipal Comprehensive Review completed by the Region of Peel, except in accordance with the Major Transit Station Area policies located in the Mixed-Use Employment policies of this Plan.*
- 2.2.8.23 *The Province may issue additional supplementary direction to guide growth within PSEZ.*
- 2.2.8.24 *The City will coordinate with adjacent municipalities subject to PSEZ Zone 14, 15, and 18 to ensure the viability of PSEZ beyond Brampton’s borders.*

The new Region of Peel Official Plan was approved by the Province with modifications on November 4, 2022. Through the Region’s Municipal Comprehensive Review the subject site was removed from the Region’s delineated Employment Areas (Schedule E-4).



Schedule E-4 Employment Areas (ROP 2022)

Given the above we recommend that Schedule 5 be updated to include a note indicating that:

*“The limits of the Provincially Significant Employment Zones may be subject to refinement. Further review and verification of the limits will be undertaken as part of future planning processes in consultation with the Province”.*




The inclusion of this note would eliminate the potential obstacle of permitting a broader mix of uses on lands no longer planned for employment use.

### **Closing Remarks**

The Final version of Brampton Plan was released on Monday, October 16, 2023. While our office has been actively monitoring the Brampton Plan process and previously provided public input into this exercise, one (1) week is inadequate given the magnitude and broadness of the scope of the planning exercise as it pertains not only our Client, but also all other landowners and other stakeholders in the City of Brampton.

Thank you for the opportunity to provide public input. While our Client wishes to express its general support they do have reservations and may provide further comment as necessary prior to adoption and approval by the Region of Peel.

  
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Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.  
Planning Associate

[mdenardis@gwdplanners.com](mailto:mdenardis@gwdplanners.com)

C.c. HP 9131313 Inc.  
M. Gagnon, Gagnon Walker Domes Ltd.  
M. Harris, Gagnon Walker Domes Ltd.