

February 2, 2022

The Region of Peel
Regional Planning and Growth Management
10 Peel Centre Drive, Suite A
Brampton, Ontario
L6T 4B9

ATTN: Mr. Adrian Smith, MCIP, RPP
Director and Chief Planner

Ms. Kathryn Lockyer
Regional Clerk

RE: Municipal Conversion Review
9340, 9358, and 9370 Goreway Drive
City of Brampton
Candevcon File No.: W21173

RECEIVED

February 3, 2022

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Dear Mr. Smith and Ms. Lockyer,

Candevcon Limited, on behalf of the landowners for 9340, 9358 and 9370 Goreway Drive submitted a letter dated, November 2, 2021 requesting the inclusion of Mixed-Use/High Density Residential uses within the Employment Area in the City of Brampton Business Employment Corridor and Lester B. Pearson Operating Area. The lands in question are located between Humberwest Parkway and Goreway Drive mid-block between Queen Street and Williams Parkway.

We have received and reviewed the Site-Specific comments related to our request for mixed-use/high density residential uses to be included as a permitted use within the Employment Area of the City of Brampton's Business Employment Corridor. We note the Region's rationale for not supporting our request is:

"The subject properties are beyond the 800-metre radius of the QUE-12-Goreway MTSA (which is not proposed to be delineated in the ROP at this time) and is not otherwise in a strategic growth area. As there is no specific need for residential uses at this location to justify the sites removal from the regional employment area, a conversion is not recommended at this time." (underline added, not included in original comment)

We would like to clarify and emphasize the landowners do not wish to have their land removed from the Employment Area designation and are not requesting the conversion from Employment Area to Residential but have requested the Region to permit the inclusion of mixed-use/residential as additional uses within the Business Employment Corridor. These lands have been designated Business Employment Corridor permitting retail, office and light industrial uses. The proposed change would involve the inclusion of retail, high density residential and commercial uses while meeting the job objectives of the Employment designation.

The lands represent a transitional area between the industrial uses found on the west side of Humberwest Parkway and the institutional and residential uses along the east side of Goreway Drive. The inclusion of the mixed-use/high density residential uses along with Employment uses would provide an added buffer to the sensitive land use on the east side of Goreway Drive from the manufacturing warehouse uses located on the west side of Humberwest Parkway while assisting in meeting regional and city population and employment targets.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

The rationale behind the request for the added land use to Brampton's Business Employment Area Corridor were as follows:

1. With the onset of the COVID pandemic, financial viability as well as competitive restrictions have required landowners to consider alternative options for development. The inclusion of mixed use/high density residential uses within the Business Corridor for the subject lands would provide additional investment choices to the landowners while allowing young adults to live in close proximity to the workplace building on the established community environment currently along Goreway Drive.
2. The employment targets forecasted for the City of Brampton is 30 jobs per hectare. The inclusion of mixed use/high density residential uses within the Business Corridor for the subject lands would provide additional investment choices to the city and landowner creating more job opportunities than if the lands were developed as an industrial use, increasing the potential to meet the regional and local employment targets.
3. The inclusion of mixed-use/high density residential uses would not adversely affect the overall viability of the employment area or the achievement of municipal intensification and density targets. The employment targets can realistically be attained with the additional office and retail uses generated by the mixed-use development. The residential component of the proposed development will assist in meeting the population density targets forecasted for the regional and area municipality. Studies will need to be undertaken to support this claim.
4. The inclusion of mixed-use/high density residential use development would take advantage of the current infrastructure and build on what is in place to accommodate the proposed use.
5. The inclusion of mixed-use/high density residential development will include the addition of retail and commercial uses further contributing to the long-term employment potential of the lands generating more jobs in the area. The residential uses will provide additional housing for the manufacturing sector adjacent to the site. This will support the development of a more vibrant, mixed-use area around the proposed future transit hub.
6. The inclusion of mixed-use/high density residential uses do not affect the operation or viability of existing or permitted employment uses on nearby lands. The lands would provide a transitional area between the employment use to the west of Humberwest Parkway and the residential/institutional uses along Goreway Drive. The additional commercial uses will contribute to the generation of more jobs in the area while the residential uses will provide additional housing for manufacturing sector adjacent to the site both increasing the viability and attraction of the employment uses on nearby lands.
7. Once the mixed-use/high density residential uses have been assigned to the Business Corridor designation, studies undertaken relating to the zoning and site plan development will address any cross jurisdictional issues.

We kindly request the Region re-examine their decision regarding our request for inclusion of residential uses within the Brampton Employment Area Corridor and request a meeting with Regional staff to discuss the necessary steps required to facilitate the added use to the designation for the subject lands in order to ensure the landowners' interests are not negatively impacted.



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Should you have any questions regarding the content of this letter, feel free to contact the undersigned at your convenience.

Sincerely,
CANDEVCON LIMITED

Maria Jones

Maria Jones MCIP, RPP
Project Planner
maria@candevcn.com

cc. Andrew McNeill, City of Brampton
Dana Jenkins, City of Brampton
Diarmuid Horgan
Steven Giankoulas

