

April 8, 2022

To Whom It May Concern:

**SUBJECT:**

Application to Amend the Official Plan Amendment, Block Plan and Zoning By Law Amendment

**Gagnon Walker Domes Ltd. – Zia Mohammad & Shamyla Hameed**

**Description:** The proposed development contemplates a 7 storey seniors' residence with 122 units.

**File Number:** OZS-2022-0002

8671 Heritage Road

WARD 6

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A Public Meeting with respect to the above referenced development proposal will be held at the May 16, 2022 Planning and Development Committee meeting. The notice for the public meeting is enclosed and will inform you of the details of the proposal.

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. To attend and connect to a meeting virtually please refer to the links provided below.

**How to view the Public Meeting?**

The Public Meeting can be viewed at the following links: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>

**How to provide comments?**

You can provide comments by;

- Writing an email or letter to Tejinder Sidhu, Planner I, [Tejinder.sidhu@brampton.ca](mailto:Tejinder.sidhu@brampton.ca).
- Submitting an audio or video recording (up to 5 minutes) to the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to be played at the meeting by 4:30 p.m. on Tuesday, May 10, 2022.
- Speaking at the virtual public meeting. People wishing to speak at the meeting need to pre-register with the Clerk's office by e-mailing [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, May 10, 2022. Once the e-mail is received, the Clerk's Office will provide instructions for how to connect to and speak at the meeting.

For more information on how to participate or on the application, please contact Tejinder Sidhu, Planner I, Development Services at 905-874-2386, [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca).

Thank you for your understanding and we look forward to hearing from you.



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Allan Parsons, MCIP, RPP  
Director, Development Services  
City of Brampton

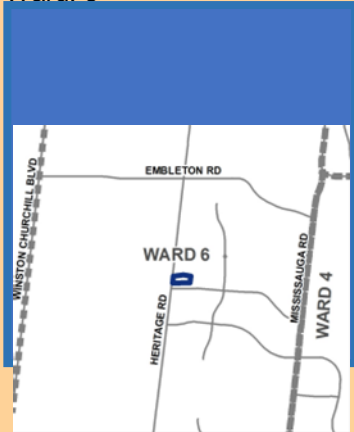
**Gagnon Walker Domes Ltd.**  
– Zia Mohammad &  
Shamyla Hameed

Application to amend the  
Official Plan, Block Plan and  
the Zoning By-law

Location: 8671 Heritage Road

Northeast corner of Lionhead  
Golf Club Road and Heritage  
Road

City File #: OZS-2022-0002  
Ward: 6



**Purpose and Effect**

An application has been submitted to amend the Official Plan, Block Plan and the Zoning By-Law to develop a 7-storey building for a seniors' residence.

The property is located at 8671 Heritage Road.

**Proposal highlights:**

- 122 retirement units consisting of:
  - 84 studio;
  - 37 1-bedroom; and
  - 1 2-bedroom
- Existing single detached dwelling will remain on site and be used as an accessory use for the proposal
- Gross Site Area of 1.31 hectares
- Gross Density of 94 units/hectare (38 units/acre)
- One vehicular access point from Hammerslea Court;
- 92 parking spaces.



**We value your input...**

Any person may express their support, opposition or comments to this application.

**How can I get involved?**

- Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. To attend the Public Meeting: Pre-registration is required to speak at the meeting. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, May 10, 2022, to pre-register.

AND/OR

- Send comments to Tejinder Sidhu, Development Planner, [Tejinder.Sidhu@brampton.ca](mailto:Tejinder.Sidhu@brampton.ca)

AND/OR

- Mail comments to: Planning, Building and Economic Development Services Dept. 2 Wellington Street West, 3rd Floor, Brampton, ON L6Y 4R2

AND/OR

- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, May 10, 2022.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

**More Information:**

For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice or visit City Hall, Third Floor, between 9:00 a.m. & 4:00 p.m during the regular business week. Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning, Building, & Economic Development page, and by searching the City File OZS-2022-0002 listed above.

**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning, Building and Economic Development Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law or approve in principle a plan of subdivision until at least 30 days after the date of a statutory public

**Public Notice**



**May 16, 2022**



**7:00 p.m.**



**Virtual Option (viewing only)**

<http://video.isilive.ca/brampton/live.html>

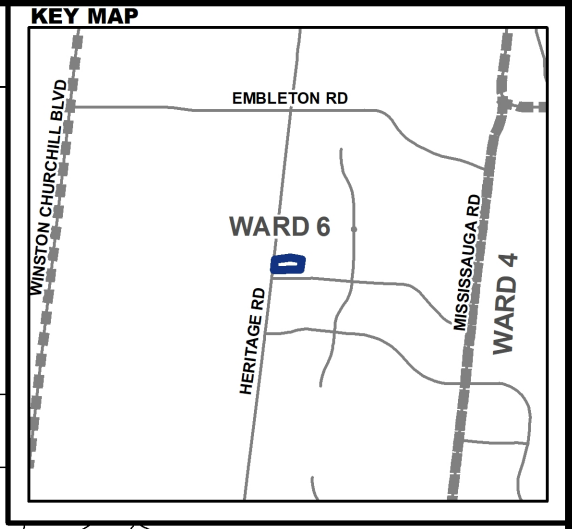
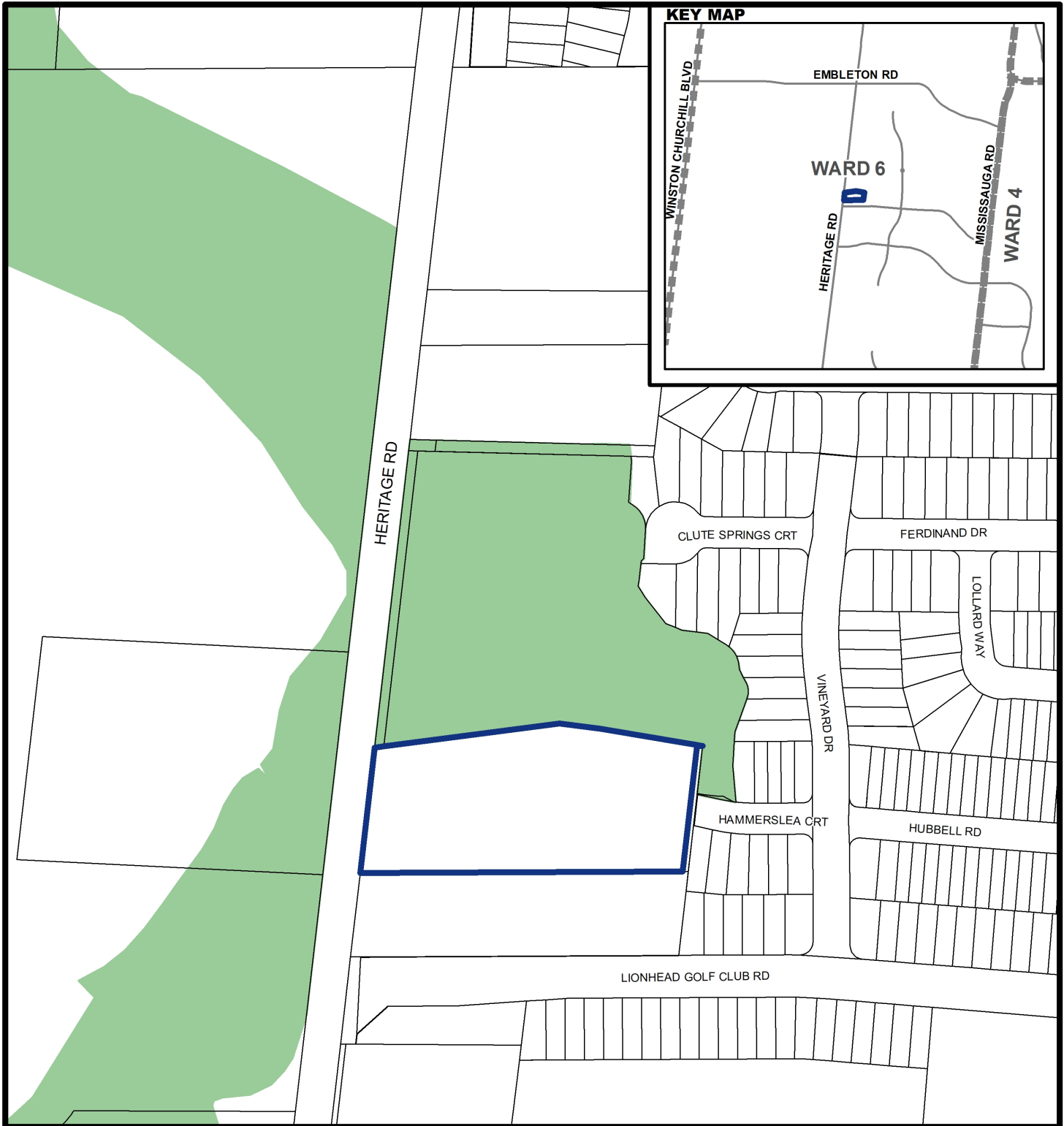
Information is available in an alternative/accessible format upon request

**If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.**


**Important Information about making a submission**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed official plan amendment or proposed zoning by-law amendment before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



 SUBJECT LAND  GREENSPACE

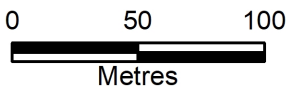
 PROPERTY LINE



**BRAMPTON**  
Flower City  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



**APPENDIX 2**  
**LOCATION MAP**  
**GAGNON WALKDER DOMES LTD.**  
**ZIA MOHAMMAD AND SHAMYLA HAMEED**



Author: ckovac  
Date: 2022/02/18

CITY FILE: OZS-2022-0002

