

Aird & Berlis, LLP  
Brookfield Place, 181 Bay Street, Suite 1800 Toronto, ON, M5J 2T9

November 5, 2025

Attention: Peter Van Loan

Re: **GTA Transmission Corridor - JW Facilities, 2594 Bovaird Drive W., City of Brampton**

Per your request, we are pleased to provide you with our comments on the proposed GTA Transmission Corridor as it relates to the property located at Bovaird Drive and Heritage Road in northwest Brampton used by Jehovah's Witnesses. The registered owner of the property is currently The Trustees of the Assembly Hall of Jehovah's Witnesses, Southern Ontario, however, the ownership is in the process of being transferred to JW Facilities (JWFA).

The JWFA property is outlined on the attached air photo (Figure 1). The 17-hectare (42-acre) property was purchased in 1973 for the purposes of developing a large Assembly Hall to serve over 200 congregations and approximately 25,000 Jehovah's Witnesses in the Greater Toronto Area. The Assembly Hall opened in the 1970s and has been in continuous use since that time with numerous upgrades and expansions to the facilities. The following provides additional details on the nature of the existing use, which is permitted under the current Institutional 1 (I1) zoning:

- Main place of worship has a gross floor area of approximately 4,775 square metres, seats 1700 worshippers, and has 3 residential apartments
- Three additional buildings (warehouse, garage, equipment room) totalling 518 square metres
- 548 parking spaces
- Gated accesses to Bovaird Drive W. and Heritage Road
- Private water supply and wastewater treatment

More recently, JWFA began a major renovation of this place of worship to replace and modernize building systems (HVAC, electrical, plumbing, automation systems), reconfigure washroom and lobby areas, and upgrade interior finishes, roof covering and insulation. The materials budget alone is \$7.3 million, and completion is scheduled for April 2026.

Future plans for the remainder of the property did include the construction of a Kingdom Hall (a place of worship to accommodate a local congregation) on the northern portion of the site. JWFA had received site plan approval from the City of Brampton for the Kingdom Hall, but deferred construction and devoted resources instead to the renovation of the Assembly Hall. The intention is to reactivate the Kingdom Hall building in the future to serve the more frequent needs of the local Jehovah's Witness community in this part of the western GTA. With the approval of the Heritage Heights Secondary Plan, JWFA has also been reflecting on the opportunities presented by that land use plan for undeveloped portions of the site.

The route for the GTA Transmission Corridor has until recently been planned to be within the Focused Analysis Area for the Highway 413 Corridor right-of-way. This meant that the GTA Transmission Corridor would be located on the east side of Heritage Road removed from the JWFA property (see attached Figure 2). The Environmental Registry of Ontario (ERO) Posting Number 025-113 issued on October 10, 2025, refines the footprint for the transmission corridor and proposes to locate it on the west side of Heritage Road, approximately 500 metres away from the preliminary Highway 413 alignment. The Posting does not provide rationale or supporting information for the proposed relocation. As can be seen on Figure 3, the corridor proposes to cross the JWFA property directly over the existing uses. These uses could not be maintained if the transmission corridor remains in this location, thereby necessitating the search for a new location and very substantial cost to acquire a new property and to construct new facilities.

The proposed alignment for the GTA Transmission Corridor is inappropriate for the following reasons:

- **Does not recognize long established and high value existing uses.** The alignment appears to have been set without consideration to its impact on the existing JWFA facilities and would effectively wipe out the current legally permitted use and impact the proposed future Kingdom Hall adjacent to Heritage Road.
- **Inconsistent with long term position of the Ontario Government and the Independent Electricity System Operation (IESO) that the hydro transmission corridor and the proposed Highway 413 should be co-located.** Public announcements dating from approximately 10 years ago up until the recent ERO Posting have consistently indicated that both facilities should be co- located adjacent to each other to minimize impacts and make efficient use of land. The ERO Posting provides no information on why the facilities are no longer co-located.
- **Not Consistent with the Intent of the Provincial Planning Statement.** Policy 3.3.3 states that “Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.” In this situation, the JWFA use is already in place, and it is clearly not compatible with the identified transmission corridor. It would need to be removed to not negatively affect the corridor.
- **Contrary to the purpose and intent of the Heritage Heights Secondary Plan.** The Heritage Heights Secondary Plan was approved by the Ontario Land Tribunal in August of 2024 and concluded decades of planning for these remaining greenfields in northwest Brampton. The purpose of the Secondary Plan is to permit the development of a range of urban uses at densities that will provide substantial housing of varying building types and densities. The Secondary Plan identifies a corridor on the east side of Heritage Road for facilities including the proposed Highway 413, a proposed dedicated transitway, and the hydroelectric transmission corridor. These uses are intended to be co-located to minimize impacts on existing and future uses and to make efficient use of land. Splitting the GTA Transmission Corridor away from the other facilities undermines what has been decades in the making and would require a re-examination of the fundamentals of the Secondary Plan. This would further delay the delivery of much- needed housing and the jobs related to the build out of new urban neighbourhoods.

In conclusion, the proposed location for the GTA Transmission Corridor should be reevaluated to account for the decades of planning that has culminated in the approved Heritage Heights Secondary Plan and to respect significant existing uses, such as the JWFA facilities that have been in operation for over 50 years. It would be appropriate to shift the corridor back to the east side of Heritage Road, where it can be co-located with the major highway and transitway facilities.

Sincerely yours,  
**KORSIAK URBAN PLANNING**

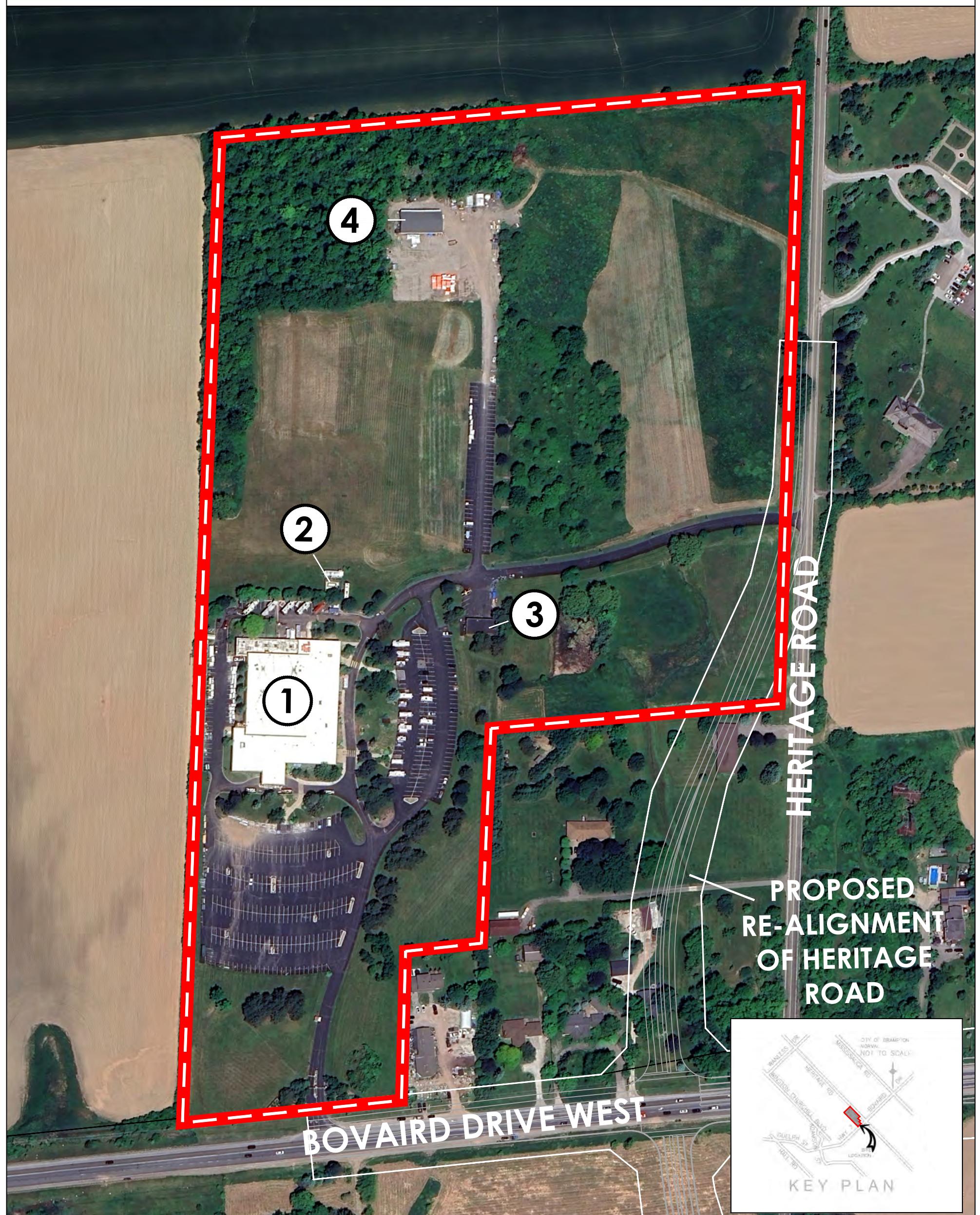


Terry Korsiak. RPP

Encl.

Copy: Clayton Smith, JW Facilities

# FIGURE #1



**JW FACILITIES**  
2594 Bovaird Drive West  
Brampton, Ontario

	Building Type	GFA (m <sup>2</sup> )
①	Assembly Hall (Place of Worship)	4,774.66
②	Equipment Room	55.37
③	Garage	174.65
④	Storage	288
	Total:	5,292.68

Note: There is a total of 548 standard parking spaces including 12 barrier-free parking spaces

Source: Google Earth (Sept 2025)

Scale: NTS

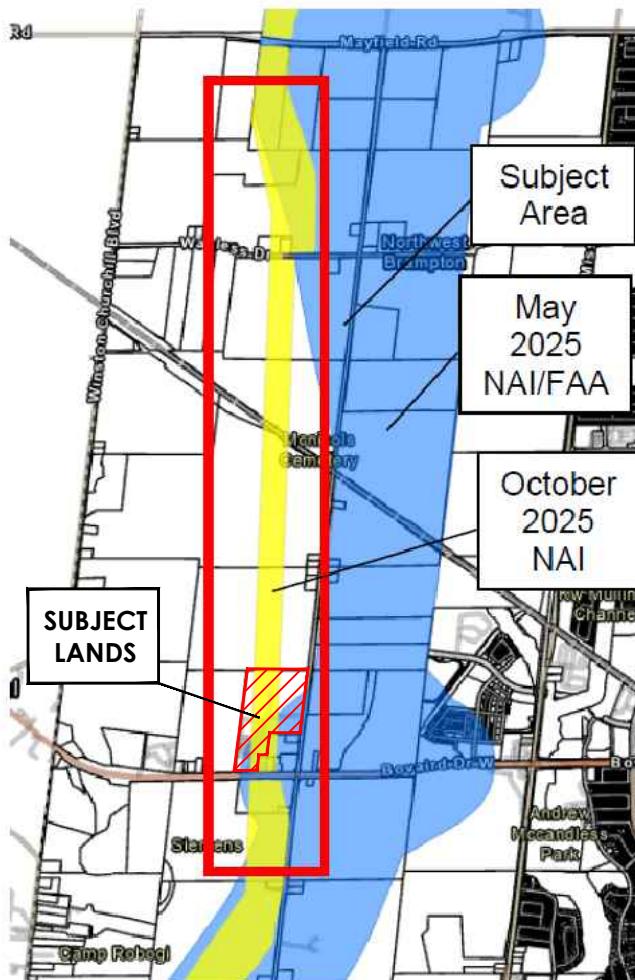
October 22, 2025

**KORSIAK** | Urban Planning

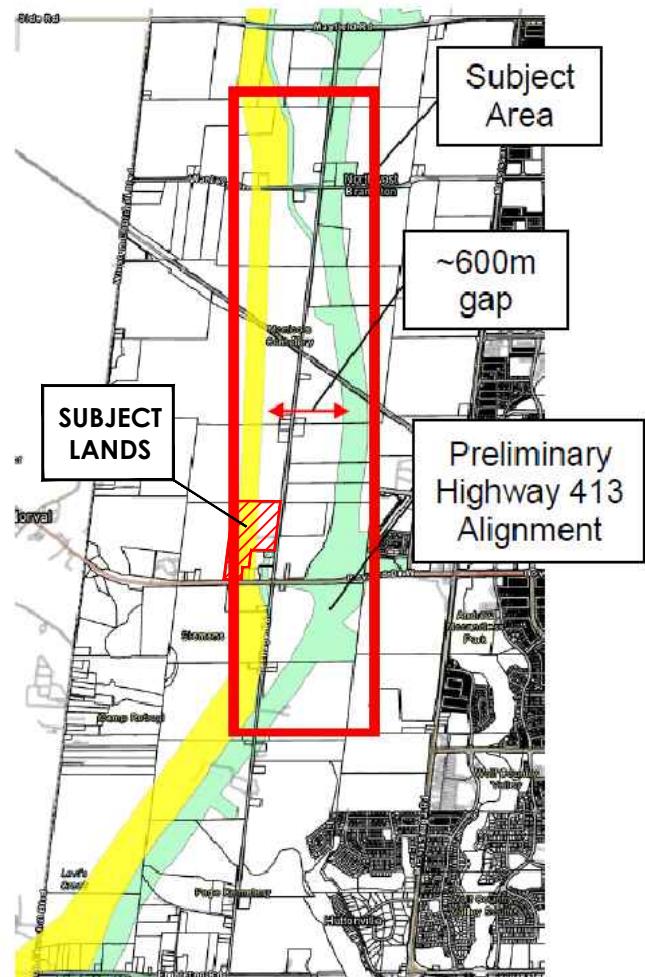
206-277 Lakeshore Road East  
Oakville, Ontario L6J 1H9  
T: 905-257-0227  
info@korsiak.com

# FIGURE #2

October 2025 Proposed Narrowed Area of Interest (Yellow) and May 2025 Narrowed Area of Interest/ Focused Analysis Area (Blue)



October 2025 Proposed Narrowed Area of Interest (Yellow) and Preliminary Highway 413 Alignment (Green)



## JW FACILITIES

### GTA Transmission Corridor and Heritage Heights Secondary Plan

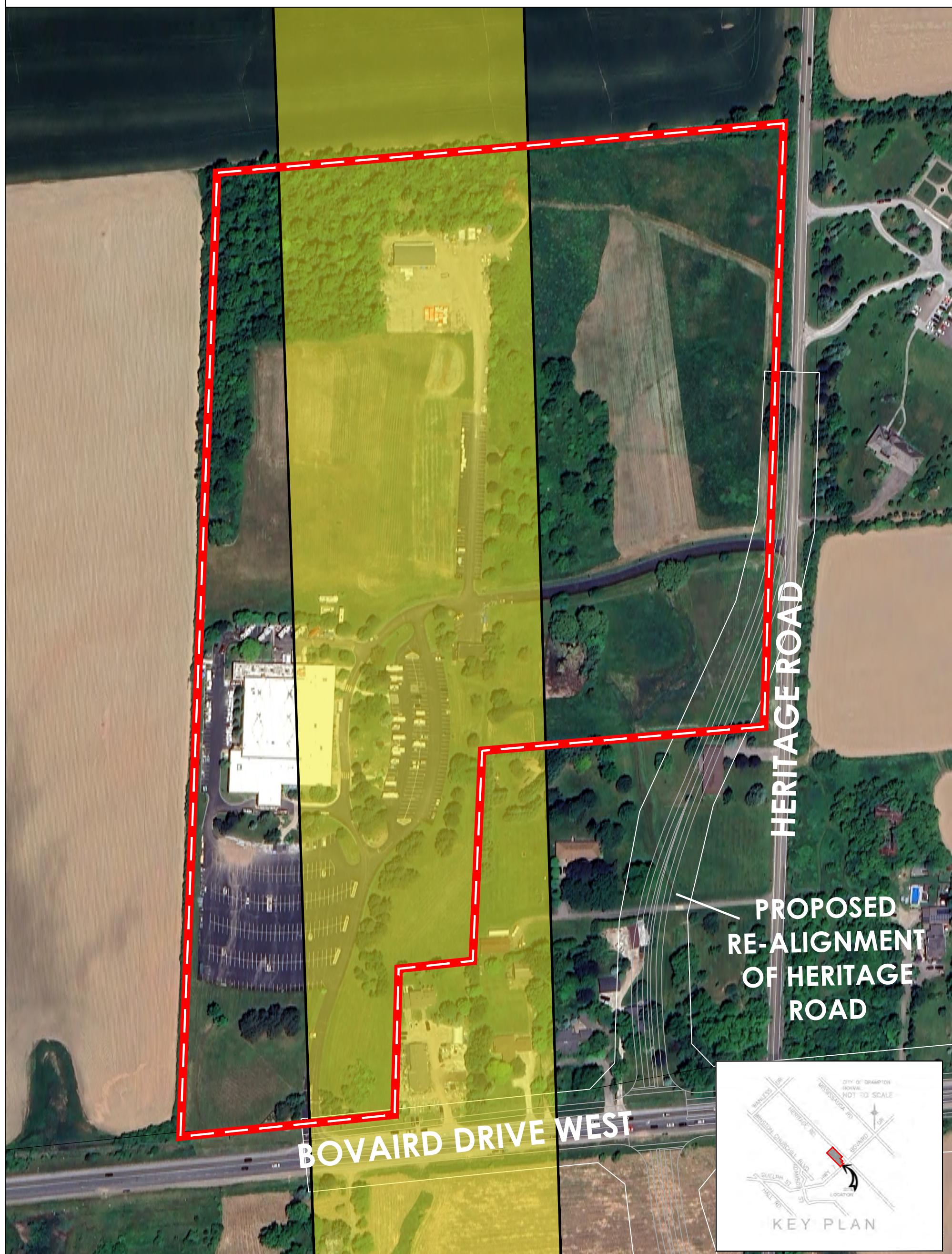
2594 Bovaird Drive West  
Brampton, Ontario

Source: City of Brampton Staff Report, GTA Transmission Corridor and Heritage Heights Secondary Plan (October 22, 2025)

Scale: NTS

October 22, 2025

FIGURE #3



**JW FACILITIES**



October 2025 Proposed NAI (Narrowed area of Interest) "GTA Transmission Corridor"

2594 Bovaird Drive West  
Brampton, Ontario

Source: Google Earth (Sept 2025)

Scale: NTS

October 22, 2025