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February 27, 2024

City of Brampton
Planning and Development Department
2 Wellington Street West
Brampton, ON L6Y 4R2

**Attention: Allan A. Parsons, MCIP., RPP.
Director of Development Services & Design**

**Re: Gore Meadows SPA 56 - Planning Applications
West Humber River Developments Inc. (c/o Royal Pine Homes)**

Mr. Parsons,

KLM Planning Partners Inc. is the land use planner on behalf of West Humber River Developments Inc., owner of the majority of privately held lands within the Gore Meadows Secondary Plan Area 56 (“SPA 56”) in the City of Brampton (the “subject lands”). The purpose of this letter submission is to establish an agreed upon process by which applications within SPA 56 can advance to deliver housing expeditiously, in a framework that will result in land use designations and policies that will guide appropriate and desirable planning outcomes for the community.

History & Context

The City of Brampton initiated an Official Plan Amendment for the south-eastern quadrant of the Toronto Gore Secondary Plan and created a new Secondary Plan Area, SPA 56, which is approximately 185 hectares (458 acres) in size overall being bound by The Gore Road to the east, Castlemore Road to the south, McVean Drive to the west, and estate residential subdivisions to the north. The Official Plan Amendment was adopted by Council on June 16, 2021 and had the effect of redesignating areas of this quadrant from “estate residential” to “residential” which permits a full range of residential and supporting commercial uses to be further defined and designated in the new secondary plan. Currently SPA 56 is comprised of large rural lots, is physically divided by the Humber River which runs north/south through the centre of the site, and contains the new Humber Meadows Community Centre, Library, and Community Park.

Proposed Approach

There are three distinct sub areas within SPA 56, the lands at the south extent of SPA 56 adjacent to Castlemore Ave (“South Lands”) generally owned by the City, the lands east of the Humber River fronting the west side of The Gore Road (“East Lands”) are entirely owned by West Humber River Developments Inc., and the lands west of the Humber River fronting the east side of McVean Drive (“West Lands”) which

are majority owned by West Humber River Developments Inc. The following describes how these lands are will be treated as part of the proposed approach:

1. **The South Lands** are approximately 93 ha (230 ac) in area and are majority owned by the City of Brampton, and currently includes the Gore Meadows Community Centre, Library, and Community Park in addition to a public park. There are other existing uses in the south area including ErinOakKids Brampton, which are expected to remain for the foreseeable future. Based on this, the planning process contemplated would not propose land use changes for these lands.
2. **The East Lands** are approximately 21 hectares (51 acres) in area, having frontage on the west side of The Gore Road. The East Lands are predominantly vacant with sparse vegetation, containing a single detached dwelling and an accessory structure in the northern area of the site. As these lands are physically and functionally separated from the West Lands by the Humber River, with all access and servicing coming through The Gore Road, privately initiated Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan applications are intended to guide development of the lands.

A pre-consultation meeting with staff took place on December 20th 2023, where a mixed-use development proposal was discussed including a range of low, medium and high density housing types comprising a total of 1,500 residential units and 1,400 sqm of commercial space. Based on the singular ownership and lack of reliance on the balance of SPA 56 lands, it was concluded that privately initiated applications could be processed with a fulsome range of supporting studies capturing all aspects typical of a secondary planning exercise. Since this time coordination has commenced, and applications are being prepared for submission to the City.

3. **The West Lands** are approximately 72 ha (177 ac) in area and are majority owned by West Humber River Developments Inc., however there are three other participating owners north/central to the area, one parcel owned by the City of Brampton, and one non-participating owner at the south extent of the area. The west lands contain several single detached dwellings that would be demolished to facilitate redevelopment, and there would be a need for shared servicing, transportation, and community infrastructure such as stormwater management ponds, roads, and parks to support future uses.

Considering the above, the participating ownership is agreeable to filing a collective, privately initiated Official Plan Amendment application to establish a suitable land use designation and policy framework, which will guide desirable and efficient development of the lands. Similar to the treatment of the east lands, it is expected that the City will require a precinct plan as well as a fulsome range of supporting studies capturing all aspects typical of a secondary planning exercise to support the application.

It is envisioned that a Community Plan agreed to by all participation owners will also be submitted identifying key servicing, transportation, and community infrastructure that will be more or less fixed in size and location. The Community Plan would be referenced in the area specific policies of the Official Plan Amendment, and included as an appendix for reference to guide review of future Zoning By-law Amendment and Draft Plan of Subdivision applications by the individual owners to ensure key infrastructure is delivered in a coordinated fashion. Critical

infrastructure covered by the Community Plan will also be captured in the Cost Sharing Agreement to be prepared by the Land Owner's Group, where matters of front-ending and early delivery among others will be detailed again considering all opportunities for expeditious delivery of housing in the Gore Meadows Community.

The approach described above would allow for private development applications to be processed in a manner that would study land use, urban design, servicing and community infrastructure, transportation matters, and natural heritage among other aspects beyond a secondary planning level of detail while significantly reducing the timeframe to approvals and construction. The result would be a land use framework akin to a secondary plan.

The opportunity for this collaborative approach is unique to SPA 56, and we are looking forward to confirming a strategy that will be suitable for both the City and landowner's alike. We trust that the provided information is sufficient to continue refinement of the application path for the SPA 56 lands. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Marshall Smith, BES, PMP, MCIP, RPP
Associate

cc. West Humber River Developments Inc.

APPENDIX A – SPA 56 SUB-AREAS

