



Report
Staff Report
 The Corporation of the City of Brampton
 12/9/2024

Date: 2024-11-22

File: OZS-2021-0038

Subject: **RECOMMENDATION REPORT** Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law
(To facilitate a residential development of 178 single detached dwellings, 530 townhouse units, 913 apartment units and 320 mixed use apartment units. Additional blocks are included for one district retail block, two school blocks, five park blocks, three stormwater management blocks, natural heritage system blocks, buffer blocks, compensation blocks, linkage blocks, and vista blocks)
Senwood Development Inc. – Candevcon Limited
10159 The Gore Road – North of Castlemore Road, East of The Gore Road
Ward: 10

Contact: Samantha Dela Pena, Development Planner, Development Services
 Angelo Ambrico, Manager, Development Services

Report number: Planning, Bld & Growth Mgt-2024-846

RECOMMENDATIONS:

1. That the report from Samantha Dela Pena, Development Planner, Development Services to the Planning and Development Committee Meeting of November 25th, 2024, re: **Recommendation Report, Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law, Senwood Development Inc. – Candevcon Limited**, North of Castlemore Road, East of The Gore Road, Ward 10, File OZS-2021-0038 & 21T-21015B, be received;
2. That Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law submitted by Candevcon Limited on behalf of Senwood Development Inc., File OZS-2021-0038 & 21T-21015B, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report; and
3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

OVERVIEW:

- This report recommends approval of an amendment to the Secondary Plan by way of an Official Plan Amendment, Zoning By-Law Amendment, and for a Draft Plan of Subdivision to accommodate a proposed residential development consisting of 178 single detached dwellings, 530 townhouse units, 913 apartment units, 320 mixed use apartment units, one (1) District Retail block, two (2) School blocks, five (5) Park blocks, and three (3) Stormwater Management blocks. The remainder of the subdivision includes natural heritage system blocks, buffer blocks, compensation blocks, open space linkage blocks, open space vista blocks, and road widening blocks.
- The subject lands are located within the Highway 427 Industrial Secondary Plan Area (SP47). The lands are designated as “Low/Medium Density Residential”, “Medium Density Residential”, “High Density Residential”, “District Retail”, “Institutional”, “Parkette”, “Neighbourhood Park”, “Valleyland”, “SWM Facility”, “Special Policy Area 9”, “Special Policy Area 10” on Schedule SP47(a) of the Highway 427 Industrial Secondary Plan. An amendment to the Secondary Plan is required to permit the proposed development within the blocks designated High Density Residential and District Retail.
- The subject lands are zoned “Agricultural” (A), “Residential Rural Estate Two” (RE2), “Residential Hamlet One Special Section” (RHM1-1519) and “Floodplain” (F) in the City of Brampton Zoning By-Law 270-2004, as amended. An amendment to the Zoning By-Law is proposed to allow residential development. The draft Zoning By-Law Amendment (Attachment 12) will implement the proposed residential, institutional, commercial, and open space uses.
- A Statutory Public Meeting for this application was held on January 17th, 2022. Details of the Statutory Public Meeting are summarized in Attachment 8 of this report.
- The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.
- The application represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement 2024, the Regional Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2024).

BACKGROUND:

The application was reviewed for completeness and found to be Complete on January 26, 2022; in accordance with Section 22 (6.1), Section 34 (10.4), and Section 51 (19.1) of the Planning Act. The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on January 17th, 2022, satisfying the notice and statutory public meeting requirements in the Planning Act and the Public Meeting policies in Section 5.30 of the City of Brampton Official Plan (2006) and Section 5.4.10 of the Brampton Plan (2023).

Since the time of the application being deemed to be Complete, staff has been working with the applicant on four technical submissions to be able to resolved outstanding issues with this application. The technical studies for this individual application have also been approved over the course of the application review and is now in position to be brought forward for a decision. As further noted in this report, there are a number of legal agreements that still need to be finalized and signed-off by the City and SP47 landowner group, which will be addressed through prior to registration conditions in the forthcoming draft approval of the subdivision application.

This application is one of twenty active applications submitted for Block Plan Areas 47-1 and 47-2, which will deliver 10,401 residential units with an expected population of approximately 35,987 people. The block plans are also anticipated to accommodate approximately 3,516 jobs based on the commercial designations proposed within the block plan area. The development will help to create a complete community which includes a variety of housing typologies, a range of employment areas, parkland and trails and future improvements to necessary infrastructure including roads, watermains, sanitary sewers and stormwater management ponds. The active applications that are located in Block Plan Areas 47-1 and 47-2 can be found in Attachment 4B.

Current Situation:

Proposal (Please refer to Attachment 1)

An application to amend the Official Plan and Zoning By-Law has been submitted to permit residential, institutional, park, and open space uses. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the proposed lots and blocks. The creation of the future single-detached lots in the residential reserve blocks can be facilitated through the part lot control process. The future high-density block will be facilitated through a site plan and possibly a condominium application(s). Details of the proposal are as follows:

- 178 lots for single detached residential dwellings;
- Six (6) Medium Density Residential Blocks (12.34ha / 30.49ac) with 530 back-to-back and street townhouse dwelling units;

- Two (2) High Density Mixed Use Residential Blocks (0.95ha / 2.34ac);
 - Conceptual High Density Mixed Use Residential Blocks totaling 320 mixed use apartment units, intended to be 6-9 storeys, and include commercial retail uses permitted on the ground floor only
- Two (2) High Density Residential Blocks (2.05ha / 5.06ac);
 - Conceptual High Density Residential Blocks totaling 913 apartment units and intended to be up to 11-storeys
- One (1) District Retail Block (9.09ha / 22.46ac);
 - Conceptual District Retail Block comprised of:
 - Twelve (12) low density retail developments totaling approximately 17,714 sqm GFA, of which includes approximately 6124sqm GFA intended specifically for “Supermarket” uses.
 - Six (6) high density mixed-use residential developments totaling approximately 112,401sqm GFA, intended to be up to 12 storeys and must include commercial retail uses.
- Two (2) Elementary School Blocks (3.30ha / 8.15ac);
- Five (5) Park Blocks (5.24ha / 12.95ac);
- Three (3) Stormwater Management Pond Blocks (7.68ha / 18.98ac);
- Valleyland (9.80ha / 24.22ac);
- Walkways, Open Space, and Buffer Blocks; and
- Public roads and laneways.

Property Description & Surrounding Land Use (Please refer to Attachment 6)

The current conditions on-site are as follows:

- Has a total site area of approximately 70.79 hectares (174.92 acres);
- Has frontage onto The Gore Road, Castlemore Road, and Clarkway Drive;
- There are currently a number of single detached dwellings and accessory structures on the subject property. One dwelling located at 10123 The Gore Road will be retained as part of the development application;

- Is divided by the valleylands.

The surrounding land uses are as follows:

- North: Agricultural lands, and lands part of Block Plan 47-1 proposed for residential uses as part of applications OZS-2021-0041 and OZS-2021-0019;
- East: Clarkway Drive, beyond which are agricultural lands part of Block 47-1 proposed for residential uses as part of applications OZS-2021-0060, OZS-2021-0050, and OZS-2022-0025;
- West: The Gore Road, beyond which is the Gore Meadows Community Centre and agricultural lands;
- South: Castlemore Road, beyond which are existing single-detached residential dwellings a part of the Castlemore Crossing residential community.

Garage & Driveway Dimensions

Appropriate provisions have been included in the draft Zoning By-law to ensure residential dwellings can accommodate a minimum of two parked vehicles, in accordance with the minimum parking requirements for a residential dwelling as per Section 10.9.1 of the Zoning By-law. The site-specific Zoning By-law for this application requires a minimum 3.0 metre front yard setback from the front lot line to maintain an appropriate driveway length. The driveways will also maintain the minimum width of 3 metres, ensuring a minimum driveway dimension of 3 metres by 6 metres.

A provision has also been included to establish minimum interior garage dimensions to ensure garages can adequately function as a parking space while maintaining adequate storage areas for regional waste/recycle bins within the garage. A minimum dimension of 6 metres in length by 3.1 metres in width has been included as a requirement of the draft by-law. Single garages of this dimension have been deemed to be functional by City Staff. The dimension of the driveway and garage exceed the standard parking space requirement of the Zoning By-Law, which require a minimum dimensioned space of 2.7 metres by 5.4 metres.

The driveway in combination with the garage will provide the necessary space to park two vehicles while maintaining space to store regional waste/recycle bins.

Additional Residential Units (ARU)

Appropriate measures have been taken to protect for the opportunity of future residents to create ARUs within detached and semi-detached dwellings. Provisions have been included in the draft Zoning By-law to protect for the minimum 1.2 metre unobstructed path of travel to meet Ontario Building Code requirements to accommodate additional

residential units. Typical rear yard depths range between 6.0 metres and 7.5 metres (depending on location and building typology) within the SP47-1 Block Plan. It is anticipated that ARUs will take the form of a secondary unit in the basement of a dwelling unit, given some of the space limitations associated with rear yard setbacks. ARUs in the rear yard would be difficult for lots approved with a 7m rear yard depth or less.

Sustainability Score

The subject application achieved a sustainability score of 61, attaining the Gold Threshold. The Gold Threshold is the highest threshold level that can be achieved under the Sustainable New Communities Program.

Through the subdivision registration process, staff will continue to work with the applicant to ensure that additional sustainability score metrics can be achieved through the detailed design phase. This may include a variety of sustainability metrics such as those listed above. It is worth noting that this subdivision has been prepared in alignment with the LPAT (now OLT) approved SP47 Block Plan. Given this, there are limited opportunities to score higher on other metrics related to the built environment considering this area is a new greenfield development.

Secondary Plan Amendment

The subject lands are designated as “Low/Medium Density Residential”, “Medium Density Residential”, “High Density Residential”, “District Retail”, “Institutional”, “Parkette”, “Neighbourhood Park”, “Valleyland” “SWM Facility”, “Special Policy Area 9”, “Special Policy Area 10” on Schedule SP47(a) of the Highway 427 Industrial Secondary Plan.

An amendment to the Secondary Plan is required to permit high density apartment buildings at an increased height and density and residential uses in the District Retail block. The draft Secondary Plan Amendment can be found in Attachment 11. A development concept of the high-density block can be found in Attachment 15.

Zoning By-Law Amendment

The subject property is zoned “Agricultural – (A)”, “Residential Rural Estate Two – (RE2)”, and “Floodplain – (F)” as per Zoning By-Law 270-2004, as amended. The zoning designation does not permit the proposed residential units.

The proposed Zoning By-Law Amendment will rezone the property to new site-specific single-detached residential zones, townhouse residential zones, residential apartment zones, a commercial zone, an institutional zones, and Open Space (OS) and Floodplain (F) zones. The schedule depicting the proposed zones can be found in Attachment 12A.

Summary of Recommendations:

This report recommends that Council endorse the approval of the proposed Secondary Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision Application. This report further recommends that Council approve the Secondary Plan and Zoning By-Law amendments generally in accordance with Attachments 11 and 12, respectively.

The proposed residential development represents good planning, is consistent with the Provincial Policy Statement, the Region of Peel Official Plan, and the City of Brampton Official Plan. Please see associated details in Attachment 9 – Detailed Planning Analysis.

PLANNING ANALYSIS SUMMARY

This proposal and implementing documents have regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Secondary Plan, Zoning By-Law, and for a Draft Plan of Subdivision are consistent with the Provincial Policy Statement, the goals and objectives of the City's Official Plan, and conforms to the Region of Peel Official Plan.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the matters of Provincial Interest as set out in Section 2 of the Planning Act. The proposed development has regard for Section 2, Section 22, and Section 51 of the Official Plan.

The proposal contemplates low, medium, and high-density residential uses, mixed use, open space, and institutional uses, thus adding a variety of housing types, commercial uses, and institutional uses to the City of Brampton. The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with Section 2(h) and (j) of the Planning Act. Furthermore, as the subject property is located in a "Designated Greenfield Area", the development also represents the appropriate location of growth and development in accordance with Section 2(p) of the Planning Act.

Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Policy Statement (PPS) (2024)

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy

framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. It came into effect October 20th, 2024.

The Provincial Policy Statement (PPS), 2024 provides direction on matters of provincial interest related to land use planning and development. The application is consistent with Section 2.1.4, 2.1.6, and 2.2.1 of the PPS which speaks to promoting efficient development and land use patterns over the long term by providing residential intensification that will connect with municipal infrastructure, services, and amenities.

The proposal will also allow for an appropriate and supportable form of residential intensification that will promote surrounding transit and active transportation within an area of Brampton that is predominantly vacant and/or occupied by single-detached residential dwellings. The proposed development will be in close proximity to existing and planned transit corridors along The Gore Road and Clarkway Drive, as well as the existing bus route along Castlemore Road which aligns with Section 2.2.1(d).

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

Municipal Planning Documents

Region of Peel Official Plan

Bill 185, the Cutting Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024. Included in this omnibus bill are Planning Act changes first introduced through Bill 23, the More Homes Built Faster Act, 2022, which remove planning policy and approval responsibilities from several upper-tier municipalities, including Peel Region, as of July 1, 2024. On this date, the Region of Peel Official Plan (RPOP) became a plan of the local municipalities, and as such the City of Brampton is required to implement and ensure applications conform to the RPOP.

The Region of Peel Official Plan (RPOP) sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the “Urban System” designation in the RPOP. The proposed Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision conforms to the Regional Policies with respect to healthy communities, achieving a mix of land uses in appropriate areas that will optimize the use of underutilized and vacant land, utilize planned infrastructure, and enhance the public open space system.

Staff is satisfied that the proposed development conforms to the Region of Peel Official Plan.

City of Brampton Official Plan (2006)

The City of Brampton Official Plan (2006) provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met, the design of the development is consistent with the policies, and that all technical matters have been resolved.

The subject lands are designated “Residential” and “Open Space” on Schedule A – General Land Use Designations of the City of Brampton Official Plan (2006). The ‘Residential’ designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks and other associated uses. The “Open Space” designation permits a limited amount of uses that are restricted to minimizing the impacts of development on the natural heritage system. The proposal conforms to the “Residential” and “Open Space” designations of the Official Plan. The Draft Plan of Subdivision includes single-detached dwellings, townhouses, and future apartment units to accommodate a mix of housing types and a variety of built form in the City. Additional land uses include a valleyland block, park block, district retail block, and several internal roads to support attractive streetscapes and provide walkable connections to adjacent lands.

The application has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Official Plan. Staff is satisfied that the proposed Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision is consistent with the policies of the City of Brampton Official Plan.

Brampton Plan (2023)

Brampton’s new Official Plan, Brampton Plan, was adopted by City Council in November 2023 and approved by the Region of Peel in May 2024. The updated August 2024 Office Consolidation incorporates the Region’s decision and modifications. Please note that there are portions of the Brampton Plan that are under appeal. In total there are sixteen appeals of Brampton Plan. Staff is assessing all appeals to determine scope, and which parts of Brampton Plan are in force. The Brampton Plan provides clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

The subject lands are designated “Mixed Use”, “Neighbourhoods”, and “Natural Heritage System” on Schedule 2 – Designations of the Brampton Plan (2024). The “Mixed Use” designation permits a range of residential uses including mixed-use buildings, with retail and service uses on ground level, and residential and non-service office uses generally directed to the rear of buildings and to upper floors. The “Neighborhoods” designation permits predominantly residential uses, subject to the planned or existing character of the subject property’s street classification. These uses include residential uses, community services and facilities, and parks and open space. The “Natural Heritage System” designation permits a limited amount of uses, including

passive recreational uses such as trails, picnic areas, small playgrounds, etc., which are restricted to minimizing the impacts of development on the natural heritage system.

The proposal conforms to the “Mixed Use”, “Neighborhoods and “Open Space” designations of the Official Plan. The Draft Plan of Subdivision includes single-detached dwellings, townhouses, and future apartment units to accommodate a mix of housing types and a variety of built form in the City. Additional land uses include a valleyland block, park block, district retail block, and several internal roads to support attractive streetscapes and provide walkable connections to adjacent lands.

As such, the application has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Official Plan. Staff is satisfied that the proposed Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision is consistent with the policies of the Brampton Plan (2024).

Highway 427 Industrial Secondary Plan - Area 47

The subject property is designated “Low/Medium Density Residential”, “Medium Density Residential”, “High Density Residential”, “District Retail”, “Institutional”, “Parkette”, “Neighbourhood Park”, “Valleyland” “SWM Facility”, “Special Policy Area 9”, and “Special Policy Area 10” in the Highway 427 Industrial Secondary Plan (Area 47).

The proposal will provide appropriate residential intensification while accommodating a mix of housing types and a variety of built form in the City that are in conformity with the existing land use designation. An amendment to the Secondary Plan is required to permit high density apartment buildings at an increased height and density and residential uses in the proposed District Retail block within the plan of subdivision. Staff have reviewed the proposed details from a technical perspective and have determined that they are suitable with respect to character for the area and planned land use function.

The Valleyland designation represents the NHS Corridor that runs north-south through the east and west ends of the property. The technical matters have been resolved with both TRCA and City of Brampton providing clearance to the supporting reports and proposed development which includes appropriate setbacks, buffers and compensation area have been provided to protect the existing natural area. Staff is satisfied that the proposed development aligns with the policies of the Highway 427 Industrial Secondary Plan (Area 47).

Highway 427 Industrial 47-1, 47-2 Block Plan

The property is designated as “Low/Medium Density Residential”, “Medium Density Residential”, “High Density Residential”, “Elementary / Secondary Schools”, “Park”, “SWM Ponds”, “Vista Block”, “District Retail”, and “Valley Land” in the Highway 427 Industrial 47-1, 47-2 Block Plan. The Block Plan does not have policies associated with each area.

In accordance with Section 4.1.1, minor adjustments and relocations of land uses are permitted. The proposed development is generally in accordance with the Block Plan and an amendment to the Block Plan is not required.

Community Engagement

The proposed Secondary Plan Amendment and Zoning By-Law Amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on January 17th, 2022. One (1) member of the public spoke at the meeting and one (1) written submission was received to the application. A summary of the issues raised and a response to those issues are included in the summary chart below.

Concern Raised	Staff Response
In regard to the District Retail Block, is there an opportunity for increased retail, more specifically grocery stores, to service the general area?	<p>The development application contemplates twelve (12) low density retail developments totaling approximately 17,714sqm GFA.</p> <p>Of the total 17,714sqm retail GFA within the District Retail Block, approximately 6124sqm GFA is intended specifically for "Supermarket" uses, as required through the Draft Zoning By-Law Amendment (see Attachment 12).</p> <p>The development application contemplates six (6) mixed-use residential apartment buildings, that can only be developed in conjunction with permitted non-residential uses (i.e., retail), as required through the Draft Zoning By-Law Amendment (see Attachment 12).</p> <p>Furthermore, a specific Minimum Non-Residential Gross Floor Area zoning provision of 17,714sqm. has also been included as part of the Draft Zoning By-Law Amendment (see Attachment 12) in order to ensure sufficient retail for the area has been provided as part of the development application.</p>

	<p>As such, the proposed Secondary Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision contemplates a sufficient amount of retail, including grocery stores and supermarket uses, within the District Retail Block in order to service both the proposed development application and the existing surrounding residential community.</p>
<p>Is there an opportunity to accommodate a hospital as a part of this development application?</p>	<p>This application does not contemplate a hospital as part of the development proposal. However, the District Retail Block does propose a 3-storey medical clinic and office in order to serve the health and medical needs of both the future residents of the development application and the existing surrounding community.</p> <p>A development concept of the District Retail Block can be found in Attachment 15.</p>
<p>In regard to the Mixed-Use Block, in the case of surplus parking, would there be an opportunity to later infill office uses for any potentially underutilized parking lots?</p>	<p>In the case of possible surplus parking, there is an opportunity to redevelop underutilized parking lots to mixed-use residential developments with commercial and/or office uses on the ground floor, as permitted by the proposed R4A zones in the Draft Zoning By-Law Amendment (see Attachment 12).</p> <p>A development concept of the Residential High Density / Mixed-Use Block can be found in Attachment 15.</p>
<p>In the northeast portion of Brampton, there are currently limited transit options. Is there opportunity for the City to increase transit service (i.e., via a new transit terminal) for this area in order to service the increased density as a result of this proposed development?</p>	<p>As per <i>Schedule 3B – Transit Network</i> on the Brampton Plan (2024), potential Future Rapid Transit (BRT/LRT or Priority Bus/ZUM) are planned along both Castlemore Rd and The Gore Rd.</p> <p>As such, increased transit service options are planned for this area and will service both the</p>

	future residents of the development application and the existing surrounding community.
Given the increased density and overall size of the proposed development application, how does the application address sustainability metrics?	<p>This subject application achieved a sustainability score of 61, attaining the gold threshold. Please note that the Gold Threshold is the highest threshold level that can be achieved under the Sustainable New Communities Program.</p> <p>Through the subdivision registration process, staff will continue to work with the applicant to ensure that additional sustainability score metrics can be achieved through the detailed design phase.</p> <p>Please refer to the “Sustainability Score” section of this report, as well the Sustainability Score Snapshot found in Attachment 10 for more detail.</p>
Given the increased density and overall size of the proposed development application, how does the development application address design standards to ensure well-designed buildings and residential units?	<p>An Urban Design Brief was prepared by NAK Design Strategies in order to address design standards of the proposed development via built form principles, building design, architectural style, façade treatment, etc.</p> <p>Urban Design staff have evaluated the study and have found the document to be satisfactory.</p>

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

This application to amend the Official Plan and Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will result in the intensification of underutilized parcels of land to implement the policies of

the Highway 427 Industrial Secondary Plan and will add to the diversity of housing options that are offered in Brampton. The proposal is an example of the efficient use of land and resources within the City's greenfield area.

The application aligns with the Strategic Focus Area as it supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- Effectively using lands and resources; and
- Providing opportunities for efficient growth.

LIVING THE MOSAIC – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

CONCLUSION:

Staff is satisfied that the proposed Draft Plan of Subdivision, Secondary Plan Amendment, and Zoning By-law Amendment, subject to the Draft Conditions of Draft Approval generally in accordance with Attachment 14, represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development is consistent with the Provincial Policy Statement (2024). Furthermore, the proposal conforms to the principles and policy direction of the Region of Peel Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2023), and the Highway 427 Secondary Plan (Area 47).

The report recommends that Council enact the Secondary Plan Amendment and Zoning By-law Amendment generally in accordance with Attachment 11 and 12, respectively. The Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision application is appropriate for the orderly development of the lands considering the following:

- The proposal is consistent with the Provincial Policy Statement (2024);
- The proposed development precludes development on lands within the City's open space network;
- The development proposes residential typologies and densities which conform to the City of Brampton Official Plan and Highway 427 Secondary Plan (Area 47); and
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed.

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Secondary Plan Amendment and Zoning By-law Amendment, as well as endorsement of the Draft Plan of Subdivision as the proposal is in the public interest.

Authored by:

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Attachments:

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designation
- Attachment 4 – Secondary Plan Designation
- Attachment 4A – Block Plan 47-1 Designation
- Attachment 4B – Active Applications in Block 47-1
- Attachment 5 – Zoning Designation
- Attachment 6 – Aerial and Existing Land Uses
- Attachment 7 – Heritage Resources
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Detailed Planning Analysis
- Attachment 10 – Sustainability Score
- Attachment 11 – Draft Secondary Plan Amendment
- Attachment 12 – Zoning By-Law Amendment
- Attachment 12A – Zoning By-Law Amendment Schedule
- Attachment 13 – Draft Plan of Subdivision
- Attachment 14 – Draft Conditions of Draft Approval

- Attachment 15 – High Density and District Retail Block Concept Plan