

Application for a Draft Plan of Subdivision and to amend the Official Plan and Zoning By-law

To facilitate a residential development of 419 apartment units within two (2) 20-22 storey towers, 120 units within two (2) four-storey mixed-use buildings, and 252 townhouse units. Additional blocks are included for a future stormwater management pond, and two public parks.

10350 The Gore Road

City of Brampton File : OZS-2024-0065

Application by:

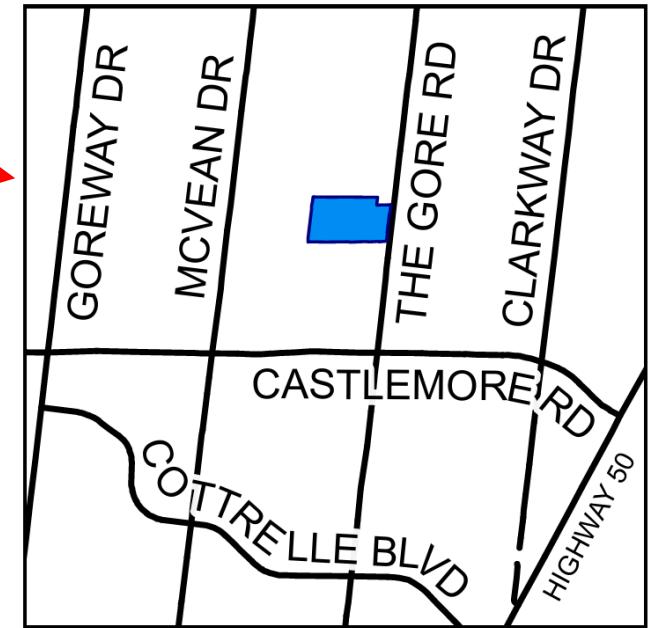
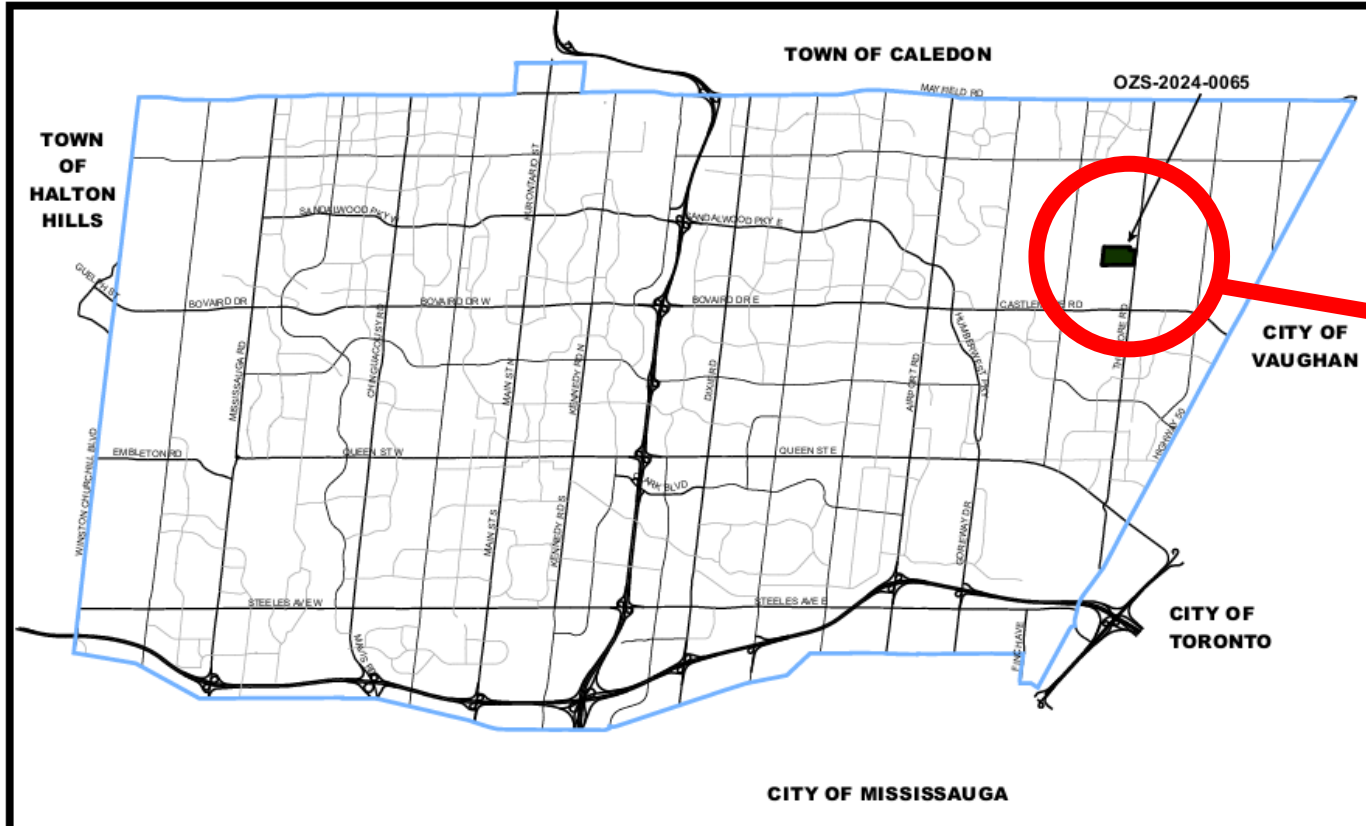
KLM Planning Partners INC. on behalf of **West Humber Developments. c/o Royal Pine Homes.**


WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

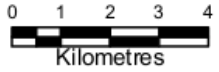
CITY COUNCILLOR: HAKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



 **BRAMPTON**
Flower City
brampton.ca

PLANNING, BUILDING AND GROWTH MANAGEMENT



0 1 2 3 4
Kilometres

CITY FILE: OZS-2024-0065
PUBLIC MEETING: January 13th, 2025

AREA CONTEXT



- North:** Existing Estate Residential single-detached dwellings;
- South:** The Gore Meadows Community Centre and additional lands owned by the City of Brampton;
- East:** The Gore Road, beyond which is proposed planned residential uses as part of Secondary Plan 47;
- West:** Vacant Lands, subject to a future Precinct Plan, OPA, ZBA and Plan of Subdivision



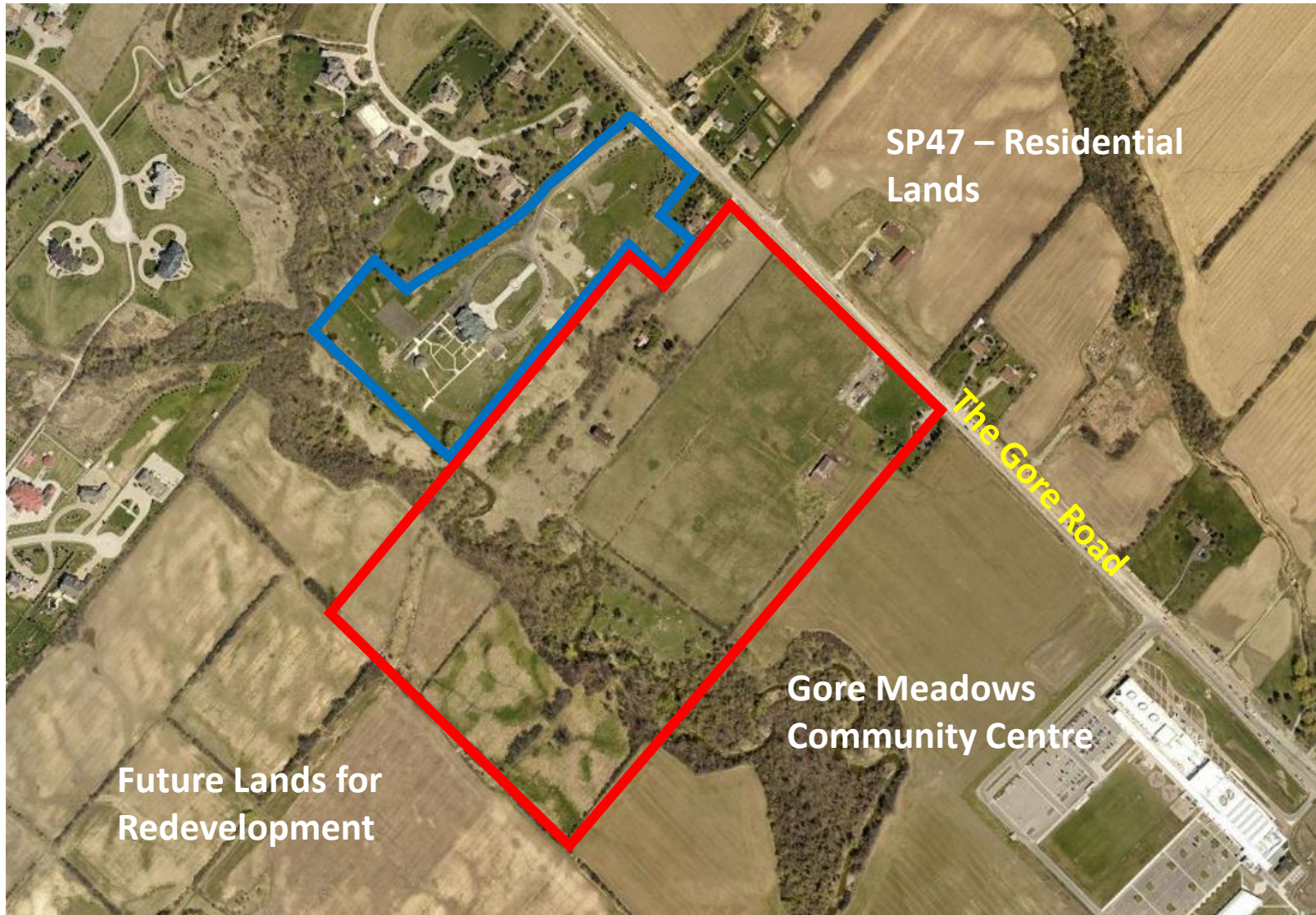
Subject Lands



Additional Lands of Interest



Aerial View



Subject Lands



Additional Lands of Interest

SITE VISIT



Viewpoint on subject property, looking South toward Castlemore Rd

Date: May 2024



Viewpoint on subject property, looking North

Date: May 2024

DEVELOPMENT PROPOSAL

An Application for a Draft Plan of Subdivision and to amend the Official Plan and Zoning By-law

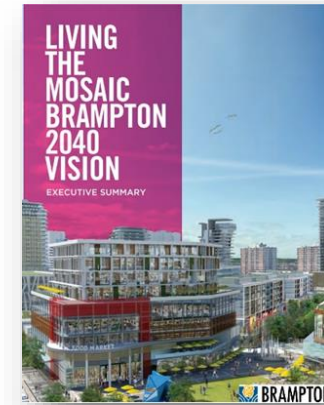
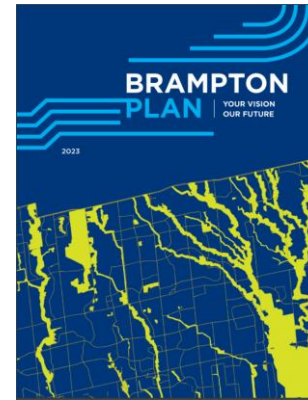
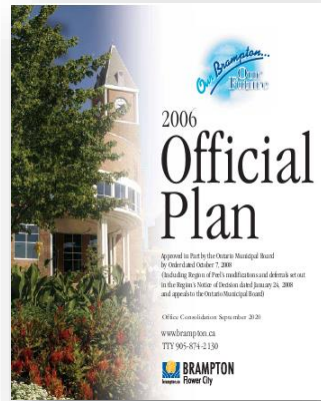
To facilitate the site development of approximately 17.8 hectares (43.98 acres)

Further details include:

- One Condominium Block, which includes:
 - Two Residential Towers totaling 419 Apartment Units, intended to be 20-22 storeys
 - Two (2) Mixed-Used four storey buildings with 120 units;
 - One (1) block of Back-to-back Townhouses with 16 units;
 - Five (5) blocks of three storey Townhouses with 45 units;
- 123 Standard Freehold Townhouse Dwelling Units;
- 68 Back-to-Back Townhouse Dwellings;
- A Public Road Network;
- A Stormwater Management Pond; and
- Two (2) Public Parks.



PLANNING FRAMEWORK SUMMARY



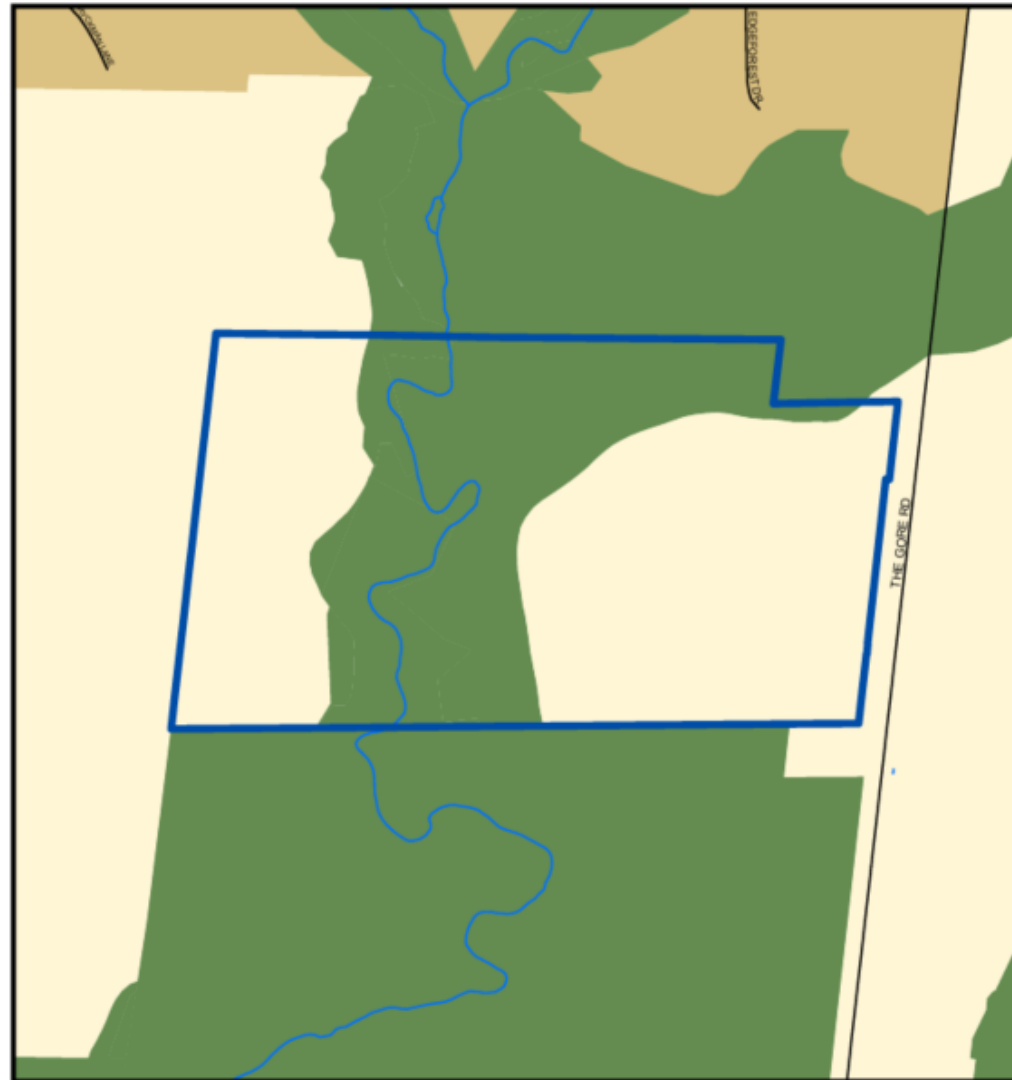
The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)



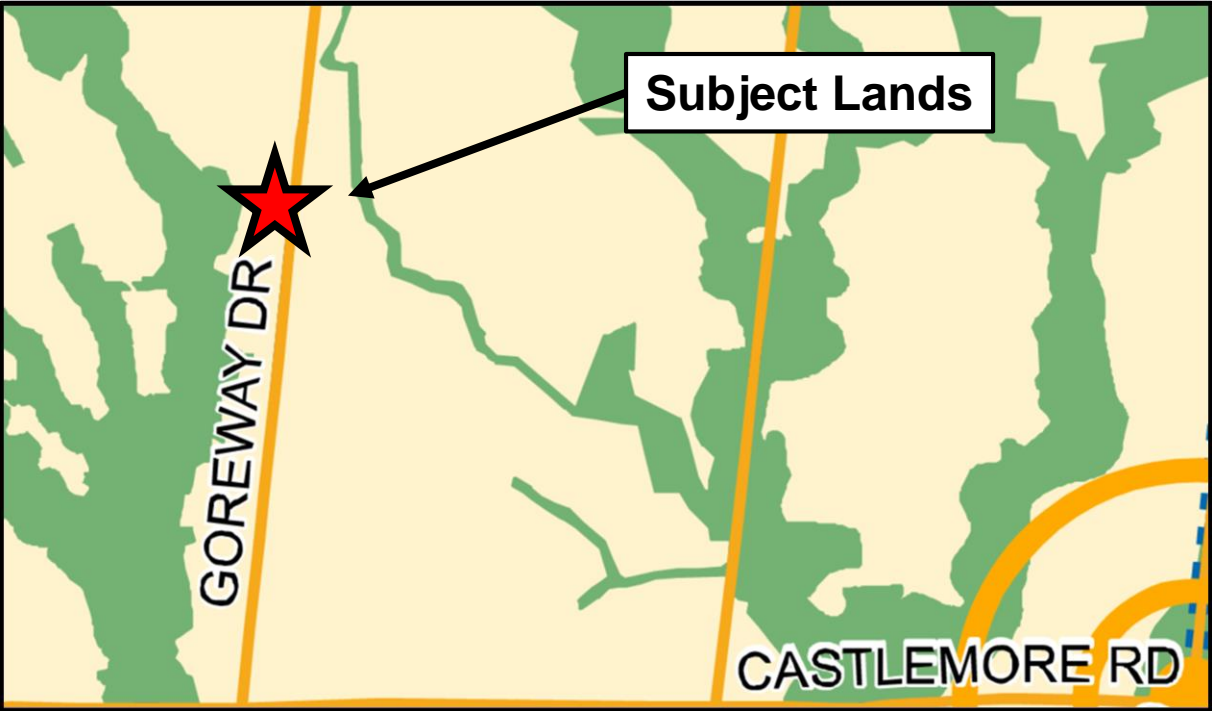
- MAJOR WATERCOURSES
- PARKS
- ESTATE RESIDENTIAL
- OPENSACE, UTILITY/OPENSACE
- RESIDENTIAL
- Subject Lands

- **OP Land Use Designation:** “Residential” & “Open Space” (Schedule A – General Land Use Designations)
- **Permitted Uses:** The property is designated ‘Residential’ and ‘Open Space’ in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise apartments.

An amendment to the Official Plan is **required** to facilitate the development.



CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)



Designations

- Mixed Use
- Neighbourhoods
- Employment
- Mixed-Use Employment
- Natural Heritage System
- Parkway Belt West

Brampton Plan Land Use Designation:
“Neighbourhoods”, and “Natural Heritage System”
(Schedule 2 – Designations)

The property is designated “Neighbourhoods”, and “Natural Heritage System” in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise mixed-use apartments.

An amendment to the Brampton Plan Official Plan is **required** for the proposed development.



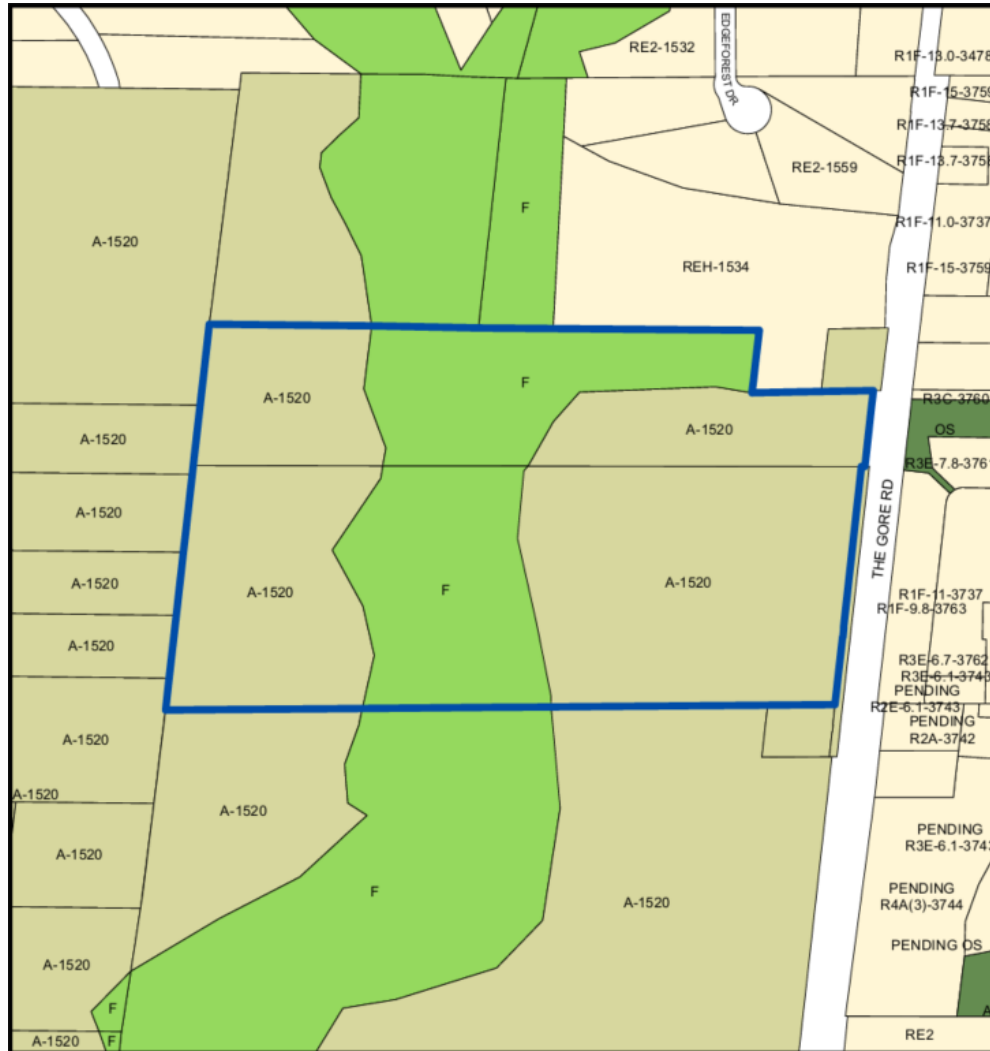
CURRENT PLANNING CONTEXT: SECONDARY PLAN

Gore Meadows Secondary Plan Area:

- Approximately 185 hectares (31 acres) in size, and bound by:
 - North: Toronto Gore estate residential housing (2.0-acre residential lots),
 - East: the Gore Road,
 - South: Castlemore Road, and
 - West: McVean Drive, and includes an area of
- Sept 9, 2024 – Planning and Development Committee endorsed an alternative planning process for the Gore Meadows Secondary Plan Area. That process would include the submission of two privately initiated Official Plan Amendments in accordance with the Precinct Planning policies in the ‘*Brampton Plan*’ Official Plan.
- The subject property (File: OZS-2024-0065) is located within the east portion of the Gore Meadows Secondary Plan Area. It is the first of two privately initiated Official Plan Amendments to be submitted in accordance with the Precinct Planning policies in *Brampton Plan*.



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A) & Floodplain (F)

Permitted uses in the Agricultural (A-1520) zone include but are not limited to:

- Agricultural purposes
- A single detached dwelling
- Supportive Housing Residence
- Cemetery
- Animal hospital / kennel
- Home Occupation
- Accessory uses

Permitted uses in the Floodplain (F) zone include but are not limited to:

- Flood and erosion control
- Any conservation area or purposes
- Public park
- Golf course

A Zoning By-Law Amendment **is required** to facilitate the development.

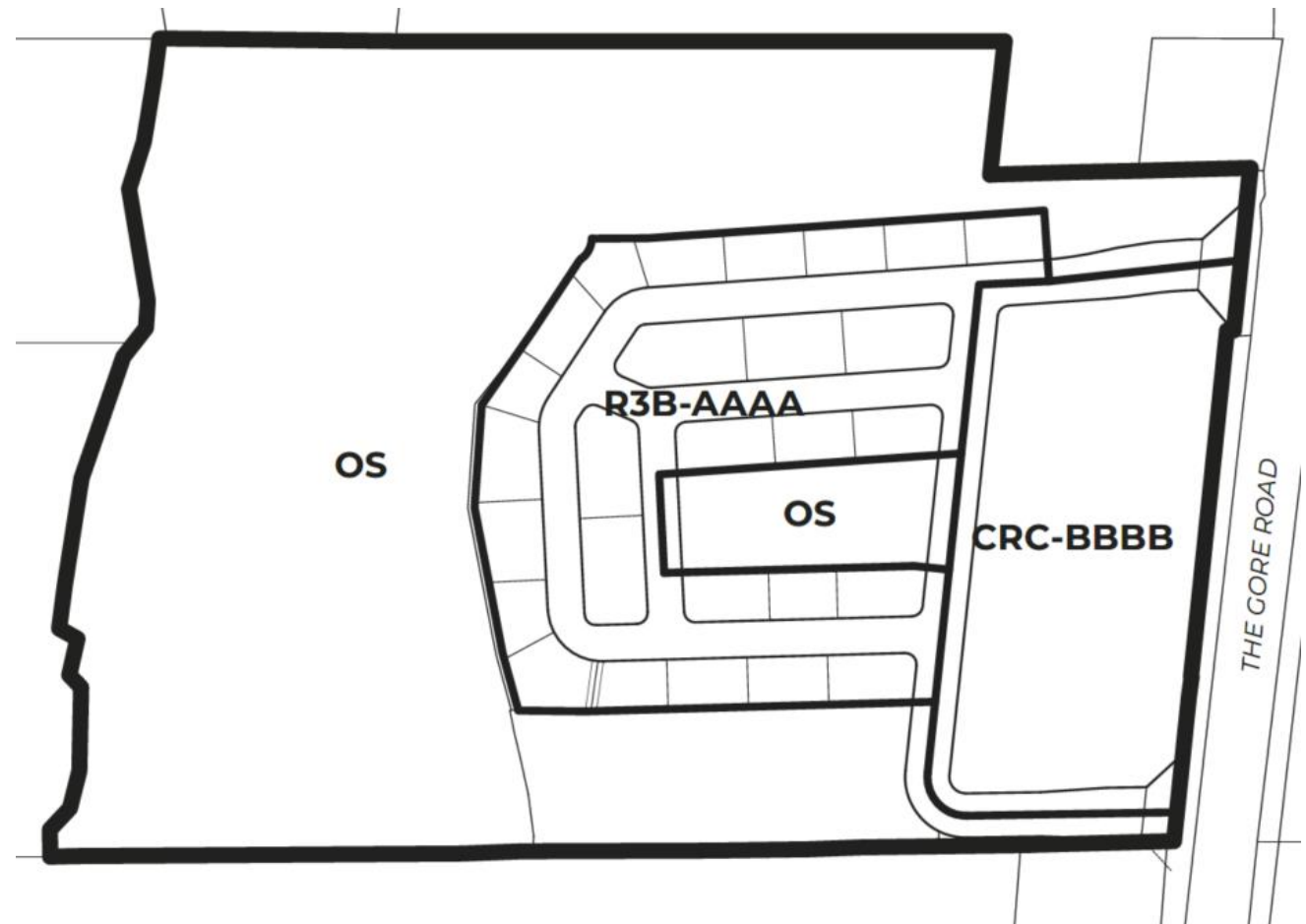
ZONING CATEGORY
RESIDENTIAL
FLOODPLAIN
AGRICULTURAL

Subject Lands




PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL Street Townhouse B – Section AAAA (R3B – AAAA)	<ul style="list-style-type: none"> Residential Townhouses
COMPOSITE RESIDENTIAL COMMERCIAL – Section BBBB (CRC-BBBB)	<ul style="list-style-type: none"> Residential Apartment Units Mixed Use buildings
OPEN SPACE (OS)	<ul style="list-style-type: none"> Public Park Natural Heritage System



Legend

-  Subject Lands
-  Zone Boundary
-  Residential Street Townhouse B - Section AAAA
-  Composite Residential Commercial - Section BBBB
-  Open Space

KEY ISSUES / CONSIDERATIONS

Precinct Planning Process:

- Staff are working with the applicant to establish a community vision and planning principles for each Gore Meadows precinct;

Land Use Compatibility and Transition to Existing Estate Residential Housing:

- Staff are working with the applicant to ensure there is an appropriate transition in built form from the estate residential dwellings to the north;
- Staff have identified 10480 The Gore Road as a property of interest to include as part of the community vision and Official Plan amendment;

Parks and Trail Network:

- Utilizing the site attributes to provide connectivity to the existing Gore Meadows Community Centre;
- Establishing new parks and a multi-use trail network that will connect the 'East' and 'West' Gore Meadows Precincts;

Technical Issues:

- Matters such as traffic and site servicing (water, sewer, stormwater) are deemed to be appropriate for the future development; and
- Ensuring that the appropriate built form is implemented through the concept plan, including building placement, separation distances, setbacks, etc.

NEXT STEPS

Notice of complete application – October 7th, 2024

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: **OZS-2024-0065**

4. On the [OZS-2024-0065 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. A CAPTCHA widget is also present. The bottom screenshot shows the file details page for file OZS-2024-0032, which is a Submitted OPA ZBA Subdivision. It features a 'Documents' tab and a table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

CONTACT INFORMATION

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!