



Report
Staff Report
 The Corporation of the City of Brampton
 5/26/2025

Date: 2025-05-12

Subject: **Recommendation Report - Modifications to Growth Management Staging and Sequencing Strategy (GMSSS) for Secondary Plan 47 - Sub Area 3A Phase 1**

Contact: Arjun Singh, Development Planner, Development Services and Design
 Angelo Ambrico, Manager, Development Services, Development Services and Design

Report number: Planning, Bld & Growth Mgt-2025-426

RECOMMENDATIONS:

1. That the report from Arjun Singh, Development Planner, Development Services and Design to the Planning and Development Committee Meeting of May 26, 2025, re: **Recommendation Report - Modifications to Growth Management Staging and Sequencing Strategy for Secondary Plan 47 - Sub Area 3A**, be received
2. That Council support staff recommendation to approve the modification request to create Sub Area 3A – Phase 1 within the Growth Management Staging and Sequencing Strategy for Secondary Plan 47.
3. That staff be directed to continue to work with Corbett Land Strategies to implement the changes to the Growth Management Staging and Sequencing Strategy for Secondary Plan 47 and make any required modifications to the Conditions of Draft Approval for both File: OZS-2023-0001 (Sheridan Capital Management) and File: OZS-2021-0047 (Emerald Castle Developments).

OVERVIEW:

- **Secondary Plan 47 is planned to be 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 (Attachment 1).**

- **Secondary Plan 47 has been divided into ten (10) Development Staging Areas which establishes a logical order by which development could proceed based on the provision of complete communities to incorporate required spine services and community amenities.**
- **Development Staging Sub Area 3A is comprised of 1,234 new residential units, a storm water management pond, park blocks and an elementary school block. The sub-area is generally located at the northeast corner of The Gore Road and the planned future East-West Arterial Road.**
- **On December 2, 2024, Corbett Land Strategies on behalf of Sheridan Capital Management and Emerald Castle Developments requested modifications to the scope and limits for the Spine Services Agreement and Growth Management Staging and Sequencing Strategy (GMSS) for Block Plan 47-2 Sub Area 3A. The revision is requested to facilitate the timely delivery of additional housing supply (Attachment 3), despite a segment of the planned East-West Arterial Road not being able to be delivered in conjunction with the additional dwellings. The required segment of road is located on lands that are not subject to a development application.**
- **The request includes a modified sub-area (Sub Area 3A Phase 1) that is to be split into two phases. The first phase would deliver 625 new housing units, an elementary school block, two parks, a storm water management pond, a natural heritage system block, and associated public roads.**
- **On April 18, 2025, a Traffic Impact Study (TIS) was submitted to support the request, as the modifications to Sub Area 3A would result in additional dwellings being constructed before the planned future East-West Arterial Road is delivered. Results of the TIS concluded that the modified sub-area can be supported without any fundamental impacts to levels of service to the existing road network. Infrastructure improvements, including a new temporary emergency access north of the intersection of The Gore Road and Edgeforest Drive were recommended in the study.**
- **City staff are supportive of the modified Sub-Area 3A Phase 1 and the findings of the Traffic Impact Study. Staff are recommending that additional road improvements be made, including dual left turn lanes, intersection signalization, and increasing storage lane lengths.**
- **The requested modifications to spine servicing directly supports Brampton's strategic focus areas by fostering sustainable, connected, and vibrant urban growth, as well as Brampton's Housing Pledge to construct 113,000 units by 2031.**

BACKGROUND:

Secondary Plan 47

Secondary Plan 47 (Highway 427 Secondary Plan) is comprised of approximately 1,200 ha (3,000 acres) in northeast Brampton, and is generally bounded by Mayfield Road to the north, Castlemore Road to the south, Highway 50 to the east and The Gore Road to the west, as outlined on Schedule SP47(a).

The Planning Vision for the Highway 427 Industrial Secondary Plan is to create a sustainable, complete, compact and healthy community that provides for a full range of residential and employment opportunities designed to be transit supportive. Development is to occur in a manner that protects the Area's natural and cultural heritage features and integrates them to enhance the overall design and character of the community.

Staff have received and reviewed over twenty active development applications that were submitted for land in Block Plan Areas 47-1 and 47-2. Collectively, these block plans are expected to accommodate 10,401 new 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. This area will be 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.

Block Plan 47-1/47-2 (Attachment 1)

Blocks 47-1 and 47-2 have been divided into ten (10) Development Staging Areas which establishes a logical order by which development could proceed based on the provisions of complete communities to incorporate required spine services and community amenities. These sub-areas also generally represent the individual Draft Plans of Subdivision to be prepared by landowners. It is noted that the numbering of the Sub-Areas does not necessarily indicate a particular sequencing for development.

The Growth Management Staging and Sequencing Strategy (GMSSS) for Secondary Plan 47 identifies key infrastructure requirements to support the creation of the community in a comprehensive and structured manner. The development staging for these areas is dependent on the provision of sanitary sewer and watermain connections, arterial and/or collector roads, as well as stormwater management ponds. In addition to these services, each Sub-Areas must have access to at least one neighborhood park and one elementary school.

Development Sub Area 3A (Attachment 2)

Secondary Plan 47-2 Sub Area 3A is one of the multiple Sub Areas identified within the GMSSS. The Sub Area is generally located east of The Gore Road, north of the planned future East-West Arterial Road, west of Clarkway Drive and south of Countryside Drive, as generally shown in Attachment 1. The Sub Area totals 238.76 acres in size and is planned to achieve the following:

- Total Units: 1,234 units
 - Executive Residential: 50 units
 - Low Density: 731 units
 - Low/Medium Density: 453 units
- Total Population Estimate: 4,593 residents
- Total Area Dedicated to Institutional Uses (schools and existing fire station): 17.59 acres
- Total Area Dedicated to Open Space Uses (natural heritage system, parks, walkways, stormwater ponds): 53.67 acres
- Total Area Dedicated to Roads: (59.26) acres

GMSSS – Planned East West Arterial Road

Currently, the GMSSS requires that ads part of the first development that is advancing in Sub Area 3A that the planned East/West Arterial Road (as identified on Attachment 2) from The Gore Road to the North-South Arterial Road A2 (including intersection improvements) be constructed. The planned East-West Arterial Road provides a major east-west connection within the Secondary Plan 47 area specifically connecting the employment lands further east as well as the 40-acre community park to the greater community. There are three existing east-west connections which are Castlemore Road, Countryside Drive and Mayfield Road.

CURRENT SITUATION:

Requested Modifications by Sheridan Capital Management & Emerald Castle Developments (Attachment 3 & 4)

On December 2, 2024, Corbett Land Strategies on behalf of Sheridan Capital Management (Sheridan Capital) & Emerald Castle Developments (Emerald Castle) requested modifications to the scope and limits for the Spine Services Agreement and GMSSS for Block Plan 47-2 Sub Area 3A.

The landowners are seeking the modification for the purposes of advancing the completion of their respective residential developments which have each received Draft Plan Approval (City Files: OZS-2023-0001 and OZS-2021-0047). Given the timing of landowner approvals and status of the surrounding lands, Sub-Area 3A is proposed to be separated into phases to permit the completion of necessary spine services on the draft approved Sheridan Capital and Emerald Castle lands. The modifications proposed by

Sheridan Capital & Emerald Castle would yield approximately 625 units alongside 2,330 residents in a much shorter time frame to assist in the delivery of new housing faster. Additionally, an elementary school block and two park blocks (one of which will be partial) will be included within the Sub-Area 3A Phase 1 proposal (Attachment 4).

The request includes a proposal to modify the delivery of the East-West Arterial Road which is currently required as part of Sub Area 3A advancing. In this regard, it is proposed that the East-West Arterial Road would be constructed to approximately 600 metres east from The Gore Road. This reduced road length is proposed as it is the extent of the lands that are associated with a development application submission and are planned for this segment of the planned East-West Arterial Road. The Lands located further to the east, where the planned road is to extend are not currently subject to a development application.

Modified Delivery of East West Arterial Road

To be able to complete a fulsome assessment of how the proposed revisions to the GMSSS would impact traffic movements and levels of service in this planned community, staff had requested a Traffic Impact Study (TIS) from Corbett Land Strategies in support the request.

City Traffic staff reviewed the TIS prepared by CGH Transportation dated April 2025 and found it to be satisfactory. The study completed a sensitivity analysis and an interim phasing analysis for the proposed Sub Area 3A Phase 1. The sensitivity analysis indicated that most of the study area intersections and movements are expected to not experience any fundamental changes in their overall level of service. The results of the phasing analysis also indicated that the Sub Area 3A Phase 1 development will only have a minor impact on the study area road network, after considering the recommended road network upgrades.

The recommended road network upgrade included in the study is:

- A new temporary access from The Gore Road (Site Access #2), approximately 280 metres north of The Gore Road at the Edgeforest Drive / Collector Road 'F' intersection. The temporary access is proposed to be closed upon the future completion of the planned East-West Arterial Road.

Following the review of the study, City Traffic staff have concluded that the study results and mitigation measures are capable of supporting the modified spine servicing request ahead of the East-West Arterial Road from The Gore Road to North-South Arterial Road A2.

City Traffic staff have recommended the following additional improvements being completed as part of the development applications:

- Dual Left turn lanes at The Gore Road/Castlemore Road;
- Signalization of The Gore Road/Edgeforest Drive intersection;

- Increase the storage lane lengths on The Gore Road at East-West Arterial; and
- Right and left-turn lanes on East-West Arterial at The Gore Road.

The applicants would also be required to provide functional designs for all intersections for review and approvals to proceed with these developments.

The required road improvements and any proposed temporary connections to The Gore Road will be subject to Region of Peel approvals.

Although Traffic staff are supportive of the proposed revisions to the GMSSS, they have advised that the development of additional subdivisions in any of the Sub Areas where the GMSSS identifies the need for the extension of the East-West Arterial Road will not be supported until arrangements for the extension have been made to the satisfaction of the City.

NEXT STEPS:

Staff are seeking Council's endorsement on the proposed modifications to the GMSSS to create a new Sub Area 3A Phase 1. In staff's opinion, the modifications represent good planning, as it has been demonstrated that there will be minimal traffic impacts to the surrounding neighbourhood and future developments. The advancement of a Phase 1 Sub Area will allow for the delivery of housing units and contribute to Brampton's housing pledge of creating 113,000 new housing units by 2031.

Staff will continue to work with the applicant to make the necessary modifications to the GMSS and Conditions of Draft Approval as required should Council wish to support Staffs Recommendations.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

STRATEGIC FOCUS AREA:

The requested revisions to spine servicing directly supports Brampton's strategic focus areas by fostering sustainable, connected, and vibrant urban growth.

Growing Urban Centres & Neighbourhoods: The modified spine servicing approach promotes economic growth, local investment, and strong community ties while enhancing the quality of urban life. It will help balance new development, accommodate growth and unlock more housing in the city as it broadens housing options and assist

with the City in achieve its housing pledge of creating 113,000 new housing units by 2031.

Living the Mosaic – 2040 Vision

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

CONCLUSION:

Staff are satisfied that the proposal to create a Sub Area 3A – Phase 1 represent good planning, as the proposed modifications are shown to limit traffic impacts on the existing and planned neighborhoods. The advancement of a modified sub area will allow for the faster delivery of housing units and contribute to Brampton’s housing pledge of creating 113,000 new housing units by 2031.

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Attachments:

- Attachment 1 – Block Plan for Secondary Plan 47-1/47-2
- Attachment 2 – 47-1 & 47-2 Sub Area 3 Municipal Infrastructure Requirements
- Attachment 3 – Request Letter from Corbett Land Strategies

- Attachment 4 – Proposed Sub Area 3A - Phase 1