



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2025

To Attachment 13 - Draft Secondary Plan Amendment - Gore Meadows  
Secondary Plan Area.docx

To the Official Plan of the City of Brampton Planning Area

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The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006 - \_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this XX day of XX, 2025.

Approved as to  
form.

20 \_\_/month/day

[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

20 \_\_/month/day

[insert name]

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(OZS-2024-0065)

AMENDMENT NUMBER OP 2006-\_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 PURPOSE:**

The purpose of this Amendment is to amend the Official Plan in order to permit the development of a compact and complete residential draft plan of subdivision(s) consisting of a combination of medium and high density residential, in addition to a range of non-residential, land uses within a portion of a broader block referred to as the Gore Meadows Precinct Plan. The Gore Meadows Precinct Plan is bound by McVean Drive to the West, The Gore Road to the East, Castlemore Drive to the South, and abuts the TransCanada Pipeline and estate residential dwellings to the north.

An expansive portion of the Gore Meadows Precinct Plan is owned by the City of Brampton and is partially occupied by the Gore Meadows Community Centre which will be referred to as the "South Precinct", and developable lands are bisected north-south by the Humber River Valley creating two distinctly and individually accessed and serviced areas henceforth referred to as the "Gore Meadows West Precinct" which will be subject to future development application applications, and the "Gore Meadows East Precinct", which is the subject of current applications.

**2.0 LOCATION:**

The lands subject to this amendment are comprised of a parcel totaling approximately 17.8 hectares (43.9 acres) in area, located west of The Gore Road, north of Castlemore Road, east of McVean Drive and the Humber River, and south of the Trans Canada Pipeline within the City of Brampton. The lands have a frontage onto The Gore Road. The lands are legally described as Part of Lots 12 & 13, Concession 9, Northern Division (Geographic Township of Toronto Gore).

**3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:**

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby as follows:

- 1) By adding to the list of amendments pertaining to the Secondary Plan Area 56: The Gore Meadows Secondary Plan, as set out in Part One: Brampton Plan, thereof, Amendment Number OP 2023-\_\_\_\_\_

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, Brampton Plan, which remains in force, as it relates to the Gore Meadows Secondary Plan (SP56) (being Part Two Secondary Plans), as amended is hereby amended:

- 1) By introducing Schedule 56(a): Gore Meadows Precinct Plan Areas, as shown on Schedule A, to this amendment;
- 2) By introducing Schedule SP56(b): Gore Meadows East Precinct Area Plan, as shown as Schedule B, to this amendment;
- 3) By adding Appendix A: Conceptual Land Use Plan to this amendment;
- 4) By adding the following to the Gore Meadows Secondary Plan (SP56):

**"EXPLANATORY NOTE**

**Gore Meadows Secondary Plan Area 56**

**CHAPTER 56**

**General (pertaining to all Secondary Plan office consolidation)**

- i. Secondary Plans form Part 2 of *Brampton Plan* and are to be read in conjunction with all policies of *Brampton Plan*, including interpretation and implementation provisions.

**Specific (Pertaining to Secondary Plan 56, Gore Meadows Secondary Plan)**

The Gore Meadows Secondary Plan is based on Official Plan Amendment OP2023-XXX to the document known as the 2023 Official Plan (*Brampton Plan*), as adopted by City Council on XXX.

The following Official Plan Amendments as approved by Council have also been incorporated:

NIL

This document is provided for convenience only. For official reference, resources should be had to the original documents noted above.

**Effect of this Chapter and its Relationship to the Official Plan**

Lands subject to Secondary Plan Number 56 outlined on DRAFT Schedule SP56(a) shall be development in accordance with the policies of this chapter (Chapter 56 of Part II) – including Schedule 56(a): Gore Meadows Precinct Plan Areas, Schedule SP56(b): Gore Meadows East Precinct Area Plan, and Schedule SP56(c): Gore Meadows West Precinct Area Plan attached thereto, and also in accordance with all other relevant policies and schedules of the Brampton Plan.

Accordingly, the Gore Meadows Secondary Plan should not be interpreted as a free-standing Official Plan document. The policies herein are designed to supplement those of *Brampton Plan*, not to replace or repeat them. An accurate understanding of all the policies pertaining to Secondary Plan Area 56 can only be achieved by reading the overall *Brampton Plan* together with this Plan.

**1.0 Introduction**

This Secondary Plan sets out a planning framework and serves as a blueprint for future growth and development within the Gore Meadows Secondary Plan Area in accordance with the 2023 *Brampton Plan*. This plan includes a vision, general objectives, and policies on the Secondary Plan Area’s intended urban structure, built form, public realm, and mobility to support the redevelopment of complete and sustainable communities.

The Secondary Plan is organized into twelve (12) sections, two (2) Chapters and includes three (13) Schedules and one (1) Appendix:

- Section 1.0: Introduction
- Section 2.0: Vision and Guiding Principles
- Section 3.0: Land Use

Schedule 56(a): Gore Meadows Precinct Plan Areas  
Appendix A: DRAFT Gore Meadows Conceptual Land Use Plan

*\*Note: Appendix A is provided as a preliminary conceptual land use plan and is subject to further review and approval by the City upon the submission of a Planning Act development application for the West Precinct Plan.*

- Section 4.0: Parks
- Section 5.0: Institutional Lands
- Section 6.0: Mobility and Transportation
- Section 7.0: Complete Communities
- Section 8.0: Natural Heritage System and Environmental Management
- Section 9.0: Servicing and Stormwater
- Section 10.0: Sustainability
- Section 11.0: Precinct Area Plans
- Section 12.0: Implementation and Monitoring

- Chapter 56-1: Gore Meadows East Precinct Area Plan – Area 56-1  
Schedule SP56(b): Gore Meadows East Precinct Area Plan
- Chapter 56-2: Gore Meadows West Precinct Area Plan – Area 56-2  
Schedule SP56(c): Gore Meadows West Precinct Area Plan

### 1.1 Location

The Gore Meadows Secondary Plan area applies to lands within one “Town Centre” overlay in the *Brampton Plan*.

The lands subject to the policies of this amendment:

- Comprise a total area of approximately 185 hectares (31 acres); and
- Are generally described as the lands bounded by Toronto Gore estate residential housing (2.0 acre residential lots) to the north, the Gore Road to the east, Castlemore Road to the south, and McVean Drive to the west.

### 1.2 Purpose

The purpose of this Secondary Plan, together with Schedules 10(a), 10(b), and 10(c) is to establish, in accordance with Section 5.5 (Secondary-Level Plans) of *Brampton Plan*.

This Secondary Plan will:

- i) Set out the long-term planning vision for the area.
- ii) Identify development policies to support the principles and objectives needed to transform the Gore Meadows Secondary Plan area from the present agricultural uses to residential, mixed-use, vibrant, sustainable complete communities that are sensitive to the presence of existing residential and residential estate neighbourhood areas.
- iii) Include the following components for the two Precinct Area Plans that collectively provide further direction and guidance for the creation of complete, vibrant, and dynamic districts within the Gore Meadows area:
  - Two Schedules that illustrate the key structural elements of the Precinct Area Plan; and
  - Precinct Area Plan Guidelines.

## 2.0 Vision and Guiding Principles

The Gore Meadows Secondary Plan area is planned to accommodate a significant portion of the City’s required growth to the year 2051 and beyond. Located within a ‘Town Centre’, the *Brampton Plan*’s City structure directs a variety of land uses including a diversity of housing types and tenures, and jobs, promoting opportunities for social and economic exchange to both Urban and Town Centres by 2051. The Gore Meadows Secondary Plan area will feature diverse residential housing types, compact built form, a protected natural heritage system, a mix of retail, parks, open space, network trails, and public uses and community facilities.

The vision for the Gore Meadows Secondary Plan Area is to create a complete, compact, and connected community that integrates a variety of residential forms, public spaces, and natural features in a way that supports a vibrant, livable, and resilient urban area. Encompassing the East, West, and South Precinct Plan areas, the Gore Meadows Secondary Plan will foster a balanced mix of uses anchored by a higher-density, mixed-use node along The Gore Road, while also providing connectivity to the Gore Meadows Community Centre.

The Secondary Plan is divided into two Precinct Area Plans, each one providing the desired development direction, aiming to achieve housing, complete communities, public realm, and economic and environmental objectives.

The East and West Precinct Plan areas will be linked by a network of trails, multi-purpose open spaces, and gateway features that signal key entry points into the community. Places of worship, community amenities, parks and the natural heritage system will contribute to a sense of identity, diversity, and inclusiveness. Development across both precincts will be informed by

comprehensive studies and community engagement through separate development applications, ensuring alignment with planning principles related to land use compatibility, servicing, mobility, and environmental sustainability.

The remainder of the lands are designated “Community Park” within Brampton Plan *Schedule 7 – Parks and Open Space*. These lands will be anchored by key civic and institutional uses, including the Gore Meadows Community Centre and the Erin Oaks Centre for Treatment and Development, and benefit from a robust natural heritage system. The lands are located south of the East and West Precinct areas and are composed primarily of City-owned lands. As such, key planning objectives and land uses for this area include public amenities, public and community parks, open space connections, and supportive infrastructure that will contribute to an overall strong sense of community and inclusiveness.

The integrated vision for the overall Gore Meadow Precinct Plan will result in a sustainable and inclusive community that efficiently utilizes infrastructure, supports active transportation, protects and benefits from a healthy natural environment, and celebrates its relationship to both the landscape and surrounding neighbourhoods.

## 2.1 Objectives

Considering the goals outlined in the Official Plan and those set out in Section 2.0 of this amendment, the following objectives constitute the basis for the formulation of the Gore Meadows Secondary Plan area:

- i) to identify, protect, enhance, restore and connect the Secondary Plan Area’s natural heritage areas and features to ensure self-sustaining and resilient natural heritage system;
- ii) to ensure that municipal and public and private services required for development of any portion of the Gore Meadows Secondary Plan, including components of the transportation system and municipal servicing, are provided in an orderly, cost effective and timely manner, in accordance with the City’s Growth Management Program;
- iii) to work jointly with Peel Region to coordinate the provision and timing of capital works;
- iv) to promote financially self-supporting development using the strategic implementation of the following measures: growth management, development charges, and cost sharing agreements where appropriate;
- v) to create a well-balanced and structured community, accommodating an appropriate variety of housing types, retail uses and community facilities;
- vi) to create an urban environment that provides for safe, functional and attractive residential neighbourhoods with defined centers and focal points that accommodate a variety of housing types and tenures;
- vii) to create mixed-use nodes that support their neighbourhoods;
- viii) to establish urban design guidelines which encourage the development of attractive, safe, and where appropriate, pedestrian-scale built forms within the community;
- ix) to establish a consistently superior level of urban design for the public and private realms through the adherence to the principles, policies and requirements of this Chapter;
- x) to provide an integrated open space network with a clear functional relationship to the overall City, community and the neighbourhoods served;
- xi) to provide opportunities for recreational and functional natural linkages to the West Humber River Tributaries;
- xii) to enhance the overall traffic capacity of the transportation system by improving the efficiency of the existing road network in conjunction with the construction of new links and improvements within the Secondary Plan;
- xiii) to promote connective pathways, trails and on-street bikeway facilities to assist pedestrian and bicycle accessibility;
- xiv) to promote the use of public transit in conjunction with land use policies that will provide the support and ridership for an enhanced transit service;

- xv) to encourage the development of a traffic circulation system that enhances personal mobility, travel choices and transit service throughout the Secondary Plan Area and the lands adjacent thereto;
- xvi) to create an appropriate transition of built form that recognizes adjacent land uses, including residential estate land uses;
- xvii) support the achievement of low/zero carbon energy through measures such as district energy systems, renewable and alternative energy, sustainable building techniques, and other innovative approaches; and
- xviii) to prepare and adapt to the impacts of climate change.

### **3.0 Land Use**

The predominant use of land within this Secondary Plan area shall be residential and Natural Heritage System (NHS), that is well-integrated and connected via open space and multi-use trail networks, as well as include compact diverse urban form where residents can easily access a range of public parks, institutional, and commercial retail land uses.

- a) The use of land within the Gore Meadows Secondary Plan shall be in accordance with the *Brampton Plan* Land Use Plans, including Schedule 1A – City Structure, Schedule 2 – Designations, and Schedule 7 – Parks and Open Space.
- b) The full extent of maximum development permissions stated within each land use designation may not be achievable on every site, due to site-specific factors including, but not limited to, minimum lot area requirements, design principles, compatibility and transition to adjacent development, negative environmental impacts, transportation, stormwater management, cultural heritage resources, land use compatibility and/or infrastructure capacity.
- c) Changes to the location or alignment of the street network, mid-block connections, parks and open space shown on Precinct Area Plan Schedules 10(b) and 10(c), will not require an amendment to this Plan provided that its general intent and purpose is maintained.

### **4.0 Parks**

Appendix A: DRAFT Gore Meadows Conceptual Land Use Plan of this plan indicates the conceptual location of an Urban Park, for which the final size and location will be defined as part of the development approval process for applications within the plan area. The design of this park shall:

- a) Implement the principles of Crime Prevention Through Environmental Design (CPTED) through the design and location of parks and open spaces;
- b) Integrate green infrastructure within parks to reduce the vulnerability to climate change impacts and enhance the resiliency of our parks through features such as shading trees, LIDS, permeable surfaces, flood protection, cooling stations, and water fountains;
- c) Provide a range of opportunities for outdoor active and passive recreation; Integrate sustainable materials into park infrastructure, where feasible;
- d) Seek opportunities to celebrate and/or acknowledge Indigenous placemaking, knowledges, and histories through public art and other commemorative opportunities. Consultation, partnerships and collaboration with Indigenous Communities will be encouraged in the planning, design and development of new or expanded parks and open spaces;
- e) Incorporate natural or cultural heritage features, where available and appropriate, to be protected and enhanced; and,
- f) Generally, be accessible and usable to all residents year-round.

The proposed programming for the Urban Park shall have regard for the direction provided in the Parks and Recreation Master Plan and contemplate the inclusion of the below programming where feasible:

- a. Leash-Free Areas
- b. Outdoor Fitness Equipment

c. Kabbadi Venue

The east precinct must have a road/trail connection to the east and southern precinct.

*\*Note: Appendix A is provided as a preliminary conceptual land use plan and is subject to further review and approval by the City upon the submission of a Planning Act development application for the West Precinct Plan.*

**5.0 Institutional Lands**

Areas designated Places of Worship on Schedule 56(c): Gore Meadows West Precinct Area Plan indicate sites to be reserved for such purposes subject to Sections 2.2.7.56 to 2.2.7.60 of the Brampton Plan (2023) and the following policies:

- i) A minimum site area of 8 acres
- ii) A Place of Worship block shall be dual zoned with a holding symbol (H) for other complementary institutional uses such as a long term care facility.
- iii) The Place of Worship designation shall also permit the following uses as accessory uses to the primary use of the site as a Place of Worship, subject to addressing land use compatibility issues to the satisfaction of the City: limited housing to accommodate the spiritual leader, parking and landscaping, day care, day school, gymnasium, banquet areas, pools, active outdoor recreational areas and appropriate accessory uses.
- iv) The Place of Worship block shall provide opportunities for connections to the multi-use trail system, public parks, and city-owned lands within and adjacent to the Gore Meadows Community Centre.
- v) Public service facilities and institutional land uses will be secured through the appropriate development approvals process and agreements, which will outline the anticipated timing and phasing of these new facilities to ensure their timely provision to support growth.
- vi) Public service facilities and institutional land uses should be planned and designed to meet the requirements of the City and/or public agencies, and should:
  - a) be provided in visible locations with strong pedestrian, cycling and transit connections;
  - b) to the extent feasible, be co-located with each other in mixed-use buildings, and provide for integrated pick-up and drop-off areas, as applicable;
  - c) be located adjacent to parks and open spaces to enable synergies between facilities, where appropriate and applicable; and
  - d) provide for multi-functionality through flexible, accessible, multi-purpose spaces that can be programmed in different ways and can adapt over time to meet the varied needs of the community.

**6.0 Mobility and Transportation**

The Secondary Plan Area is premised on strategies that provide a range of travel choices and encourage more sustainable travel behaviours. The network of complete streets will play an essential role in supporting mobility for a broad range of users and contributing to a connected public realm that is easily accessible. Network trail and mid-block connections are intended to provide a safe mobility option with higher quality public realm that focuses on enhancing the pedestrian experience and connection to public parks, open space, and institutional land uses.

**6.1 Street Network**

- a) Development proposals shall contribute to the creation of a connected publicly accessible street network as shown on *Brampton Plan* Schedule 3C – Street Network and as conceptually illustrated on the Appendix A: DRAFT Gore Meadows Conceptual Land Use Plan.

*\*Note: Appendix A is provided as a preliminary conceptual land use plan and is subject to further review and approval by the City upon the submission of a Planning Act development application for the West Precinct Plan.*

- b) Development proposals are encouraged to be located on public streets, unless it can be satisfactorily demonstrated to the city that a private street is equally appropriate in terms of functionality, safety, servicing, neighborhood connectivity, and supports active transportation.
- c) All new public local streets will be developed in accordance with Brampton's Complete Street Guidelines to accommodate sidewalks on both sides; bicycle facilities; and Low Impact Development (LID) stormwater management facilities, such as bio-swales, where appropriate.
- d) The local streets of the East Precinct Plan Area shall have a minimum right-of-way width of 16.50 metres.
- e) Future streets in proximity to bus rapid transit facilities may require special rights-of-way widths, functional considerations, and facility requirements to accommodate transit facilities and connections, including pick-up and drop-off areas. Final street design shall be determined through the submission of a Traffic Impact Analysis that is to be approved to the satisfaction of the City, in coordination with Metrolinx.
- f) Any public right-of-way identified through the development application process shall be protected and secured through the submission of a Draft Plan of Subdivision Application.

## **6.2 Active Transportation Network**

The Gore Meadows Secondary Plan Area shall create a safe and continuous pedestrian and cycling network can help reduce traffic congestion, reduce greenhouse gas emissions, and contribute to the livability and vibrancy of the area. A conceptual multi-use trail and active transportation network is illustrated on the Precinct Area Plan Schedules 10(b) and 10(c), and will support safe and efficient travel across the Corridor, provide space for recreation and enjoyment, and support connections to transit and major trip generators, such as, parks and open spaces, retail, and public service uses throughout the Secondary Plan area.

- a) Development shall support a pedestrian-scaled network of connected local streets, sidewalks, bicycle lanes, and multi-use trail network paths that link neighbourhoods, public parks, transit stops, and institutional land uses and community services such as the Gore Meadows Community Centre.
- b) Streets shall provide landscape buffers, trees and appropriate pedestrian amenities for safety and convenience.
- c) Continuous sidewalks shall be provided to prioritize pedestrians and cyclists by creating an uninterrupted path for active travelers. Where continuous sidewalks or raised crosswalks are utilized, tactile indicators or other devices should be implemented to help ensure that visually impaired users are able to discern different travel spaces.

### **6.2.1 Cycling Facilities and Amenities**

Cycling and other forms of active transportation systems allow people to reach destinations. Ensuring the Gore Meadows Secondary Plan area is bicycle-friendly will encourage a more active lifestyle for residents and contribute to the economic and environmental health improvement of the area.

- a) Cycling facilities and amenities are encouraged to be provided at all public destinations, including, but not limited to, parks, schools, community centres, cultural facilities, other public institutions and retail uses.
- b) Bicycle parking shall be provided by all residential, commercial / mixed-use, institutional (excluding publicly funded schools), recreational and civic buildings.

## **6.3 Parking**

The future transportation network is centered on a transportation model, one which is designed to provide people of all ages and abilities with more choices in their modes of travel such as walking, cycling and transit. Improved parking efficiency can reduce the amount of space needed for parking, providing opportunities to develop more community-oriented spaces.

- a) To encourage walking, cycling and transit movement as preferred modes of travel, the City may consider implementing parking standards that:
  - i. Establish maximum vehicular parking requirements;
  - ii. Limit surface parking; and
  - iii. Permit shared parking.
- b) All development shall minimize the presence and visual impact of surface parking, vehicular access areas, servicing and loading areas on the public realm and streetscape.

## **7.0 Complete Communities**

The goal of the Gore Meadows Precinct Plan Area is to establish a complete community that provides for the needs of current and future residents through a mix of housing, mobility, parks, and community infrastructure, while respecting the area's natural systems and character. As such, the lands located on Schedule 56(a): Boundaries of Gore Meadows Secondary Plan Area shall be subject to the following policies to guide the creation of a complete community:

- a) Support the creation of inclusive, complete communities by ensuring access to a full range of residential unit types, public amenities, parks, institutional lands, and local commercial services within walkable neighbourhood.
- b) Protect and enhance the ecological integrity of the West Humber River corridor and Natural Heritage System by integrating and linking natural heritage features and areas in the Gore Meadows Precinct Plan area and sensitively establish connected open space, trail systems, and buffers from development.
- c) Achieve a high standard of community design based on the following principles:
  - i) a well-balanced community in terms of an appropriate mix and distribution of residential densities, housing forms and complementary uses;
  - ii) creation of a healthy, livable, pedestrian friendly, and sustainable community;
  - iii) implementation of urban design and built form principles from the LEED ND (Neighbourhood Design) program, where feasible;
  - iv) the promotion of excellence and strong character in civic design in both the public and private realm;
  - v) an interconnected network of open space, including recreational areas and natural heritage areas and features;
  - vi) a range of recreational, institutional, and community facilities that facilitate shared use where practical;
  - vii) a sensitive transition to existing estate residential communities through appropriate built form, setbacks, and landscape buffering;
  - viii) gateway features and public realm enhancements that create a strong sense of place and community identity;
  - ix) an attractive and ordered built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments; and,
  - x) efficient transportation links for pedestrians, bicycles, transit and motor vehicles.

## 8.0 Natural Heritage System

- a) Areas designated within the Natural Heritage System are shown schematically or symbolically on Schedule SP56(a). The precise boundaries of the Natural Heritage System will be finalized through the completion of Environmental Implementation Reports (EIRs) and Environmental Impact Studies (EISs) in support of the Precinct Plans and development applications and may be refined without further amendment to this Plan.
- b) The natural heritage system, parks and open spaces will be given a high profile within the community as visible and accessible public amenities and interconnected to the greatest extent practicable where it has been demonstrated not to adversely impact the health and function of the NHS. The final location of trails in SP56(a) will be confirmed through the draft plan stage of approval in consultation with the City and Toronto & Region Conservation Authority. A Concept Plan outlining a high-level concept of the multi-use trail network within the Gore Meadows Secondary Plan area is attached to this plan as Appendix A: DRAFT Gore Meadows Conceptual Land Use Plan. However, additional environmental studies prepared in support of draft plans will evaluate where trails would be appropriate in consideration of adjacent environmental hazards and/or ecological sensitivities.
- c) The illumination of parking facilities will be directed away from the Natural Heritage System and illumination of trails minimized to reduce disturbance to wildlife and ecosystems to the greatest extent practical.

*Note: Appendix A is provided as a preliminary conceptual land use plan and is subject to further review and approval by the City upon the submission of a Planning Act development application for the West Precinct Plan.*

## 9.0 Servicing and Stormwater

- a) A Master Servicing Report (MSP) for the Gore Meadows West Precinct Plan must be completed in accordance with a Terms of Reference approved by and to the satisfaction of the City, Region, and Toronto & Region Conservation Authority.
  - i. Through the MSP, the applicant must investigate the feasibility of Low Impact Development (LID) Stormwater Management (SWM) measures via field investigations and provide the extent of the Runoff Volume Control (RVC) target (i.e. 27mm) that can be achieved via infiltration and/or filtration-based LID measures. The applicant must also outline how the outstanding RVC target will be met in the MSP. RVC may be used to achieve multiple CLI ECA SWM criteria.
- b) Through the site specific development application process (e.g. draft plans of subdivision and site plans), a Functional Servicing Report (FSR) must be completed in accordance with Terms of Reference approved by and to the satisfaction of the City, Region, and Toronto and Region Conservation Authority. The FSR must demonstrate compliance with the recommendations of the Master Servicing Report.
- c) If a development proposal includes lands to be dedicated for a public street, the applicant must provide sufficient ROW width to accommodate the stormwater feature(s), such that the development does not create and/or increase risk to flooding or cause any deterioration of effluent water quality.
- d) Development shall have adequate regard for sustainable water conservation technologies and low impact development (LID) measures for stormwater volume control.

## 10.0 Sustainability

- a) Through further refinement of parks, right of ways, and open spaces, the integration of existing healthy and mature tableland vegetation (i.e. high-quality hedgerow and tree stands) is encouraged.
- b) Development will advance and, as appropriate, implement the recommendations of the City of Brampton Community Energy and Emissions Reduction Plan (CEERP) and support the achievement of low/zero carbon energy using district energy systems, renewable and alternative energy, sustainable building measures, and other innovative approaches.
- c) Building are encouraged to incorporate vehicle charging infrastructure.

**11.0 Precinct Area Plans**

A Precinct Area Plan includes elements of both a Precinct Plan and an Area Plan, as defined by *Brampton Plan*, to comprehensively guide the long-term intensification and redevelopment of smaller-scale urban areas where the City has an interest in guiding major change. The Gore Meadows Secondary Plan is organized into two (2) Precinct Area Plans:

1. Gore Meadows East Precinct Area Plan; and
2. Gore Meadows West Precinct Area Plan

Components of a Precinct Area Plan include policies that provide planning direction based on Character Areas; a schedule that illustrates the key structural elements of the Precinct Area Plan and Precinct Area Plan Guidelines, which collectively provide direction and guidance on the creation of complete, vibrant mixed-use districts within the Gore Meadows Secondary Plan.

- a) The Precinct Area Plans generally illustrate the following:
  - i. A street and block structure that encourages walkability and provides multimodal access to parks, public service facilities, institutional land uses, and other nearby major trip generators;
  - ii. A mix of use that support the development of complete communities;
  - iii. The Active Transportation Network to provide safe, comfortable travel, and continuous linkages via multi-use trail networks to adjacent neighbourhoods, parks, institutional land uses, and public service facilities such the Gore Meadows Community Centre;
  - iv. locations for potential neighbourhood parks, community hubs, urban parks and open space; and
  - v. the location of the natural heritage system.
- b) Development proposals are required to demonstrate how they conform with the applicable Precinct Area Plan Schedule 56(b) or 56(c) and the policies contained in Chapters 56-1 or 56-2 of this Plan, as applicable. Specifically, development proponents shall demonstrate the following for lands within a Precinct Area Plan:
  - i. An appropriate mix of land uses that contribute toward the creation of complete communities;
  - ii. Compatibility and integration with surrounding planning land uses;
  - iii. Contribution toward providing an animated streetscape through the utilization of appropriate height, mixing of uses, massing, setbacks, siting and landscaping, parking, and public spaces;
  - iv. Active transportation linkages via multi-use trail networks to public spaces, parks, public service facilities, and other major trip generators;
  - v. The conservation of natural heritage and/or cultural heritage resources.
- c) Development applications shall demonstrate that the proposal will not compromise the ability of adjacent property(ies) to redevelop in accordance with the objectives and policies of the applicable Precinct Area Plan.
- d) A Draft Gore Meadows Conceptual Land Use Plan is a non-statutory document included as Appendix A to this plan. The Concept Plan sets out comprehensive vision and guiding principles for the development of complete communities within each Precinct Area Plan, including considerations for major street and block networks, height density, built form, public realm, active transportation via multi-purpose trail networks, and open space linkages.

*Note: Appendix A is provided as a preliminary conceptual land use plan and is subject to further review and approval by the City upon the submission of a Planning Act development application for the West Precinct Plan.*

**12.0 Implementation and Monitoring**

- a) Through the development application review process, development proponents shall collaborate with the City and applicable external agencies to address public service facility needs such as, but not limited to parks, recreation centres, affordable housing, fire and emergency services, higher-order transit infrastructure, active transportation networks and schools related to growth in the Precinct Area Plan.
- b) The timing of development will be subject to the availability of required infrastructure including transportation, transit, regional sewage and water, parkland and public service facilities, in accordance with the policies of this Plan.
- c) The City may, in conjunction with the planning application process, monitor the level of development against:
  - i. The achievement of the City's Provincial housing targets;
  - ii. Delivery of higher-order transit;
  - iii. The ratio of jobs to residents;
  - iv. The provisions of servicing infrastructure and,
  - v. The identification and need for public service and institutional facilities.

DRAFT

**Chapter 56-1: Gore Meadows East Precinct Area Plan**

1.0 Location:

The Gore Meadows East Precinct Area Plan includes lands located between the Humber River and the Gore Road and comprises a total area of approximately 2.30 hectares (5.69 acres).

2.0 Vision

The vision for The Gore Meadows East Precinct Plan (the Plan) is establish a compact and distinctive community with a combination of residential unit types in a variety of built forms, with higher densities and a mix of uses at the southwesterly portion of the site having a relationship to The Gore Road and the Gore Meadows Community Centre, and transitioning to lower density forms to the north and west toward the natural heritage system and estate residential uses. This will result in a well-integrated urban community with exceptional design that will efficiently use land and existing infrastructure.

### 3.0 Objectives

- a) The objective of The Gore Meadows East Precinct Area Plan is to establish a combination of land uses that will lead to development of a comprehensive and cohesive community.
- b) The community is to be substantially self contained being surrounded by Natural Heritage System to the north and west, and adjacent to the Gore Meadow Community Centre to the south. Access to the plan area will be provided from The Gore Road, however it is intended that access points will be limited to ensure this arterial road continues to function at acceptable levels. A new, compact, internal network of public roads is intended to provide primary circulation through the site, and private roads are also envisaged to supplement circulation within higher density areas of the plan.
- c) The plan is also intended to ensure appropriate protection of natural heritage features, to retain mature trees where feasible and appropriate, and to introduce new street trees, buffer plantings, and other plantings within public parks and private amenity areas.
- d) Minor variations of land use boundaries and the local road pattern shall not require an amendment to this Chapter, provided the intent and objectives of the plan are maintained.

### 4.0 Development Policies

Development policies and designations in this section are premised on the Vision and Objectives set out in Sections 1.0 and 2.0 to Chapter 56-1: Gore Meadows East Precinct Area Plan.

The Gore Meadows East Precinct Area Plan provides guidance to transform an underutilized agricultural lacking connectivity, accessible open space, and active transportation infrastructure, into a complete community. The area is being planned and designed to become a compact urban form, complete with mid-rise and high-rise mixed-use buildings framing a pedestrian-oriented public realm that prioritizes walking, active transportation, and transit use. Multi-use network trails will connect residents and employees to public parks, public service facilities such the Gore Meadows Community Centre, major trip generators, and surrounding neighbourhoods.

#### 4.1 Natural Heritage System

- a) Schedule SP56(b) of this plan designates a conceptual natural heritage system, which identifies potential development constraints, and opportunities for natural heritage feature enhancements. Lands within the Natural Heritage System shall be developed in accordance with the Natural Heritage System policies and other relevant policies of the Official Plan. The final delineation of the natural heritage system and associated features, required setbacks, and other mitigation measures will be undertaken through the approval of an Environmental Impact Study (EIS) to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA) prior to the approval of any development application.

#### 4.2 Stormwater Management

- a) Schedule SP56(b) of this plan conceptually indicates the location of a stormwater management facility. The size, location, and method for management of stormwater will be refined as part of the development approval process for applications within the plan area.

#### 4.3 Parks

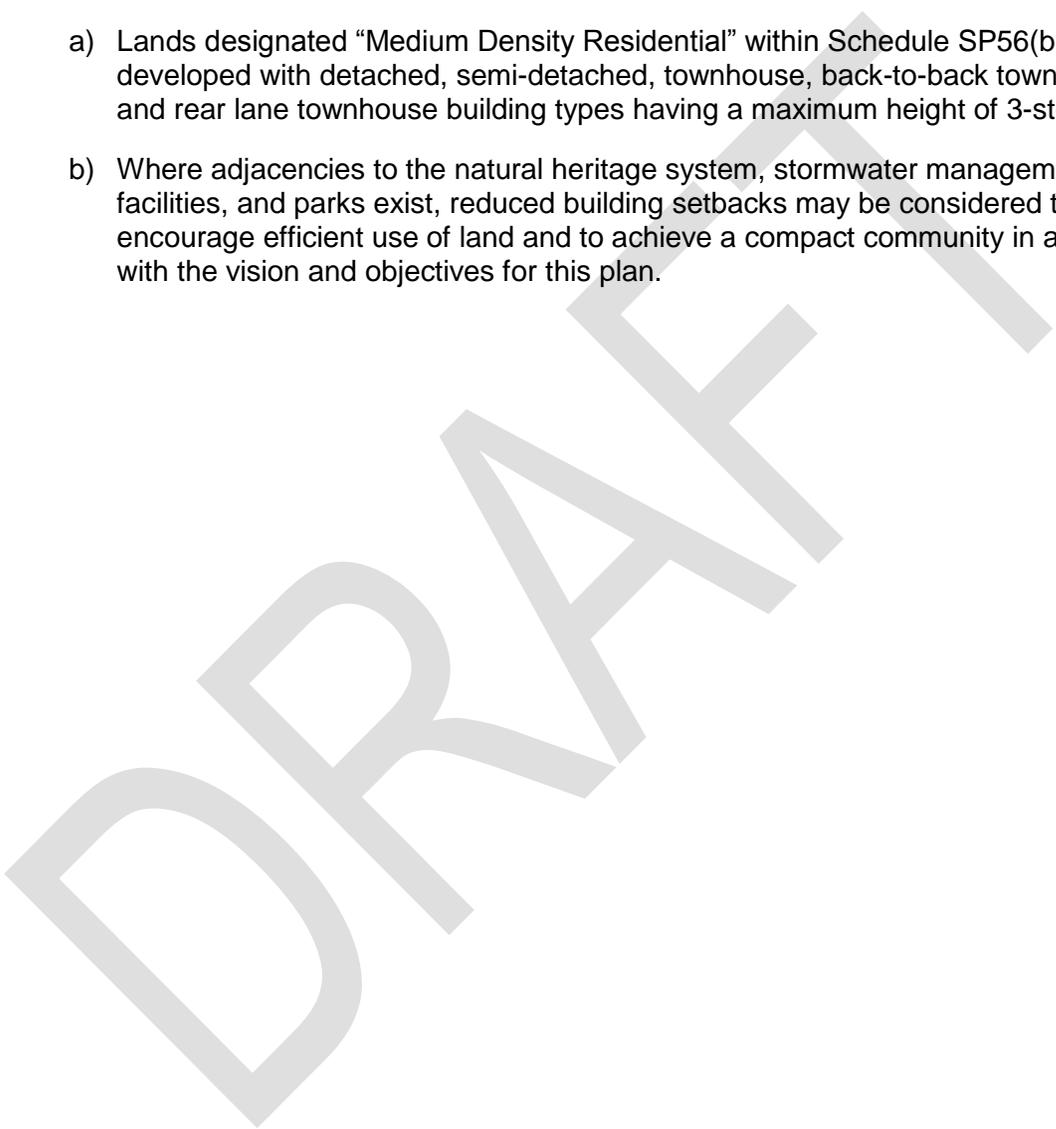
- a) Schedule SP56(b) of this plan indicates the conceptual location of an Urban Park, for which the final size and location will be defined as part of the development approval process for applications within the plan area.

#### 4.4 Mixed-Use (Medium-High Density)

- a) Lands designated “Mixed Use (Medium-High Density)” within Schedule SP56(b) may be developed with townhouse, back-to-back townhouse, stacked townhouse, low-rise, mid-rise, and/or high-rise building types having a minimum of 3-storeys and a maximum of 25-storeys;
- b) At- grade street-related commercial, office, and service uses in an integrated or live-work format may be permitted;
- c) Office uses are also permitted within mixed use buildings above the first floor;
- d) Buildings shall be sited close to the public streets to create a consistent street edge, with parking and loading located at the rear, side or underground of buildings;
- e) Buildings will be located, massed and designed to limit overlook, provide access to natural light for interior spaces, and maximize opportunities for landscaped open space between buildings through the use of appropriate building separation distances.

**4.5 Medium Density Residential**

- a) Lands designated “Medium Density Residential” within Schedule SP56(b) may be developed with detached, semi-detached, townhouse, back-to-back townhouse, and rear lane townhouse building types having a maximum height of 3-storeys.
- b) Where adjacencies to the natural heritage system, stormwater management facilities, and parks exist, reduced building setbacks may be considered to encourage efficient use of land and to achieve a compact community in accordance with the vision and objectives for this plan.



**Chapter 56-2: Gore Meadows West Precinct Area Plan**

*Development policies and land use permissions for this area will be established through a future development application for the Gore Meadows West Precinct Area. This process will be subject to a comprehensive technical review, including but not limited to studies related to compatibility*

*of land use, servicing, transportation, environmental impact, and other applicable planning considerations.”*

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