



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

Date: 2025-05-16

File: OZS-2024-0065

Subject: **Recommendation Report – Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law**
(To facilitate a residential development comprised of a high-density block with 20 and 22-storey towers containing 419 residential units and commercial space, two 4-storey apartment buildings with 122 units, and a mix of stacked and back-to-back-townhouse dwellings containing a total of 61 units. 188 standard and back-to-back townhouse units are also proposed with a new public road network. A stormwater management pond, a centrally located public park block, and a natural heritage system block are also included in the plan.)
West Humber River Developments Inc. – KLM Planning Partners
 10350 The Gore Road – North of Castlemore Rd and west of The Gore Rd
 Ward:10

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

Report number: Planning, Bld & Growth Mgt-2025-327

RECOMMENDATIONS:

1. That the report from Samantha Dela Pena, Development Planner, Development Services to the Planning and Development Committee Meeting of May 26th, 2025, re: **Recommendation Report - Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-Law**, West Humber River Developments Inc. – KLM Planning Partners, 10350 The Gore Road – North of Castlemore Rd and west of The Gore Rd, Ward 10, File OZS-2024-0065, be received;
2. That the community vision and planning principles for the Gore Meadows Secondary Area (SP56) be endorsed by Council and be adopted as part of a future Secondary Plan Amendment;
3. That policies and development principles be added to the Gore Meadows Secondary Plan Area (SPA 56) and brought forward to a future Planning and Development

Committee meeting, upon further review of the technical studies associated with the West Precinct Lands;

4. That Draft Plan of Subdivision submitted by KLM Planning Partners on behalf of West Humber River Developments Inc., File OZS-2024-0065, be endorsed, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Official Plan, and for the reasons set out in this Planning Recommendation Report; and
5. That the amendments to the Zoning By-law, generally in accordance with Attachment 14 attached to this report be adopted; and,
6. 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 the endorsement of the draft vision, planning principles, and development policies for the Gore Meadows Secondary Plan, including detailed policies for the future 'East Precinct Plan Area'. A Secondary Plan amendment will be brought forward at a future Planning and Development Committee meeting.**
- **This report also recommends the approval of a Zoning By-Law Amendment to facilitate the residential development for the 'East Precinct Plan Area'.**
- **The 'East Precinct Plan Area' of the Gore Meadows Secondary Plan is comprised of a total of 790 residential housing units, which includes:**
 - **A high-density block with 20 and 22-storey towers containing 419 residential units and ground-floor commercial space, two 4-storey apartment buildings with 122 units, and stacked and back-to-back townhouse dwellings containing a total of 61 condominium townhouse units;**
 - **A mix of 188 standard townhouses and back-to-back townhouses on new public roads;**
 - **A centrally located public park block;**
 - **A storm water management pond block; and**
 - **A natural heritage system block.**

- The subject lands are located within the Gore Meadows Secondary Plan Area (SPA56). This Secondary Plan Area, established through Official Plan Amendment OP2006-197 in June 2021, was intended to guide development of approximately 186 hectares in southeast Brampton.
- In December 2023, KLM Planning Partners Inc., on behalf of West Humber River Developments Inc., proposed a Precinct Planning approach to advance development. A Recommendation Report was brought forward on May 6, 2024, recommending that Council endorse an alternative land use planning process for Gore Meadows. A subsequent Recommendation Report was endorsed by Council on September 9, 2024, approving the alternative planning process.
- A formal development application has since been submitted for the East Precinct Plan area, which also included a broader vision and planning principles for the entire Gore Meadows Secondary Plan area. Upon review of the submitted development application, Staff have confirmed that the existing Secondary Plan can support the necessary policies in order to facilitate the proposed development.
- The subject lands are currently zoned “Agricultural Special Section 1520” (A-1520) and “Floodplain” (F) in the City of Brampton Zoning By-Law 270-2004, as amended. An amendment to the Zoning By-Law is required to permit the proposed residential development. The draft Zoning By-Law Amendment (Attachment 14) will implement the proposed residential, mixed-use commercial, and open space uses.
- A Statutory Public Meeting for this application was held on January 13th, 2025. No members of the public spoke at the meeting and one (1) piece of written correspondence was received. A total of four (4) pieces of written correspondence were received through the processing of this application. Details of the public comments are included in Attachment 10 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 matters of provincial interest under the Planning Act, is consistent with the Provincial Policy Statement 2024, and conforms to the Regional Official Plan, the City of Brampton Official Plan (2006), and Brampton Plan (2024).

BACKGROUND:

The Gore Meadows Secondary Plan Area 56 was initially established following the adoption of Official Plan Amendment OP2006-197 by Brampton City Council in June 2021. This amendment sought to implement the Toronto Gore Density Policy Review Study recommendations for the largely undeveloped estate residential lands in the southern quadrant of the Toronto Gore. The Secondary Plan area encompasses approximately 186 hectares and is bounded by Toronto Gore estate residential housing to the north, The Gore Road to the east, Castlemore Road to the south, and McVean Drive to the west.

Despite Council's 2021 directive to initiate the Secondary and Community Block Planning processes, funded and coordinated by the Gore Meadows Landowner Group, limited progress occurred. Only Terms of Reference for the necessary studies were submitted, and no substantive work on the planning framework has since been completed.

In December 2023, KLM Planning Partners Inc. on behalf of West Humber River Developments Inc., proposed an alternative to the City-led Secondary and Block Planning process. This alternative involved submitting independent planning applications through "*Precinct Planning*", a smaller-scale, site-specific planning framework recognized in the new Brampton Plan (2023). This approach aimed to expedite housing development in response to stagnation under the existing process.

On May 6th, 2024, staff presented a Recommendation Report proposing Council endorsement of the alternative Secondary Planning process. Following Council's request for additional consultation, particularly concerning parkland and institutional land uses, a revised report was submitted for the September 9th, 2024, Planning and Development Committee Meeting. That updated report included a key modification to Recommendation 6 to ensure collaboration between the applicant, City Development Services, and Parks Planning to address community space needs comprehensively.

Since the Recommendation Report dated September 9th, 2024, staff received a formal Official Plan, Zoning By-Law, and Draft Plan of Subdivision application for the East Precinct lands. This submission also included an overall vision, planning principles, and conceptual plan for the Gore Meadows area as a whole. Following staff review, it was determined that the existing Gore Meadows Secondary Plan can be utilized to establish the overall planning vision, guiding principles, and development policies for the area, which are included as Attachment 13 in this report.

The application was reviewed for completeness and deemed to be complete on November 7th, 2024, 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 13th, 2025, 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).

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, mixed-use commercial, 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 future high-density block will be facilitated through a site plan and possibly future condominium application(s). Details of the proposal are as follows:

- Twenty-two (22) Medium Density Residential Blocks (1.928ha / 4.764ac) consisting of 122 street townhouse dwelling units;
- Five (5) Medium Density Residential Blocks (0.689ha / 1.702ac) consisting of 66 back-to-back townhouse dwelling units;
- One (1) High-Density Mixed-Use Block (2.326ha / 5.748ac) consisting of:
 - A total of 419 residential dwelling units and 750 square metres of at-grade commercial space within two (2) towers ranging from 20 to 22 storeys in height with a shared podium;
 - A total of 122 residential dwelling units within two (2) 4-storey apartment buildings;
 - One (1) Medium Density Residential Block consisting of 16 back-to-back townhouse dwelling units; and
 - Five (5) Medium Density Residential Blocks consisting 45 street townhouse dwelling units
- Four (4) new local public roads with two (2) points of access to The Gore Road;
- One (1) centrally located public Park Block of 0.54 hectares (1.33 acres);
- One (1) Natural Heritage System Block of 8.95 hectares (22.11 acres); and
- One (1) Stormwater Management Pond Block of 1.15 hectares (2.85 acres).

Property Description & Surrounding Land Use (Please refer to Attachment 1)

The current conditions on-site are as follows:

- Has a total site area of approximately 17.79 hectares (43.95 acres);

- Has approximately 297 metres (974 feet) of frontage along the west side of the Gore Road;
- The site is predominantly agricultural with a single detached dwelling and an accessory structure in the northern portion of the site;
- The site also contains the Trans-Canada Pipeline and associated infrastructure which traverses the northern part of the property;

The surrounding land uses are as follows:

- 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 Highway 427 Industrial Secondary Plan SP47;
- West: Vacant lands, subject to a future West Precinct Plan, Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision.

Planning Considerations

Since the time of the application being deemed to be complete, staff worked with the applicant on two technical submissions to be able to resolve outstanding issues. At this time, staff are recommending that any outstanding technical comments are to be addressed prior to draft approval of the Draft Plan of Subdivision.

Region of Peel Clearance

The development application was circulated to the Region of Peel on December 12th, 2024 and April 7th, 2024. At the time of writing this report, Regional correspondence on the most recent circulation notes minor comments regarding the proposed Secondary Plan and Zoning By-Law that have since been addressed. At this time, staff are recommending that draft approval of the proposed Draft Plan of Subdivision be deferred until formal written clearance from the Region is provided.

Outstanding Technical Review and Clearance

Staff have been working with the applicant on two technical submissions to be able to resolve outstanding issues with this application in regard to the Secondary Plan and Zoning By-Law Amendment. At the time of writing this report, formal clearance is required from the following departments:

- **Environmental Engineering:** Technical updates are required to the Functional Servicing Report prepared by Schaeffers Consulting Engineers dated April 2025.

As such, a revised submission will be required to address remaining comments prior to approval of the Draft Plan of Subdivision.

- **Parks Planning, Open Space and Urban Design:** Technical updates are required to the Tree Evaluation Report and Tree Preservation Plan prepared by Palmer Consulting dated October 2024 and the Urban Design Brief prepared by NAK Design Strategies and Graziani Corazza Architects dated April 2025. As such, a revised submission will be required to address remaining comments prior to approval of the Draft Plan of Subdivision.
- **Traffic Services:** Technical updates are required to the Traffic Impact Study prepared by Candevcon Group Inc. dated October 2024. As such, a revised submission will be required to address remaining comments prior to approval of the Draft Plan of Subdivision.

At this time, staff are recommending any outstanding technical comments are to be addressed prior to draft approval of the Draft Plan of Subdivision.

Planning Vision and Principles for Gore Meadows Secondary Plan

A community vision and guiding planning principles have been drafted for the entire Gore Meadows Secondary Plan area and are attached as Attachment 13. The Gore Meadows Secondary Plan will set the long-term planning vision for the area, as well as identify development policies to support the principles and objectives needed to transform the Gore Meadows Secondary Plan area from the present underutilized agricultural use to a residential, mixed-use, vibrant, and complete community.

Furthermore, the Gore Meadows Secondary Plan will establish two (2) key precinct areas that collectively provide further direction and guidance for the creation of complete, vibrant, and dynamic communities within the Gore Meadows area. The two (2) Precinct Plan Areas are:

- The East Precinct Plan Area (approximately 21ha (51ac) in area); and
- The West Precinct Plan Area (approximately 72ha (177ac) in area).

The remainder of the lands are designated “Community Park” within Brampton Plan *Schedule 7 – Parks and Open Space*. Those lands are approximately 93 ha (230 ac), located south of the East and West Precinct areas, and are composed primarily of City-owned lands. As such, those 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.

Key principles within the Gore Meadows Secondary Plan area include:

- **Institutional Land Uses and Places of Worship:** Lands designated for Places of Worship are conceptual in their location and may be subject to change

following technical review of the West Precinct Plan area. Based on the preliminary Precinct Plan for the West Precinct, which identifies lands for a Place of Worship block (or for other complementary institutional uses such as a long term care facility), the owner agrees to sell an 8 acre block at fair market value as generally depicted on the plan. The implementing zoning by-law for these lands will be finalized at the time the West Precinct comes forward for council approval. Furthermore, institutional lands shall be well-connected to multi-use network trails, parks, the Gore Meadows community centre, and be located and designed to support visibility, access, co-location, and flexible use to serve evolving community needs.

- **Parks, Trails, and Connectivity:** The design of parks in Gore Meadows shall implement principles of Crime Prevention Through Environmental Design (CPTED), integrate green infrastructure such as shading trees, LIDs, permeable surfaces, flood protection, cooling stations and water fountains, and provide a range of opportunities for outdoor active and passive recreation. The programming of all parks shall have regard for the direction provided in the Parks and Recreation Master Plan and contemplate the inclusion of programming such as leash free areas, outdoor fitness equipment, and a Kabbadi venue. The East Precinct area must also have a road and/or trail connection to the West Precinct area and the City-owned lands to the south. The owner agrees to provide contributions towards parkland amenities and features for all city parks depicted on the plans.
- **Mobility and Transportation:** The Gore Meadows Secondary Plan area shall provide diverse, sustainable travel options and emphasize a high-quality, connected public realm. The plan encourages complete streets, safe pedestrian and cycling routes, and improved connectivity to parks, open spaces, and institutional uses via a multi-use trail network across the entire Gore Meadows Secondary Plan area.
- **Complete Communities:** The Gore Meadows Secondary Plan area envisions a complete, inclusive community offering diverse housing, mobility options, parks, and services, while preserving the West Humber River and Natural Heritage System. It promotes high-quality design, integration with nature, and transitions to existing neighbourhoods, including the estate residential dwellings to the north.

At this time, staff are proposing the endorsement of key planning principles for the entire Gore Meadows Secondary Plan area through the approval of the east precinct plan. However, the guiding planning principles and development policies are subject to further revision and modification upon the receipt of a subsequent application for the West Precinct Plan area. Modifications will be dependent upon further review of submitted technical studies and future public consultation.

The Draft Conceptual Plan prepared by KLM Partners Limited, dated April 2025 (Attachment 6) was received by staff and includes key elements such as land use

designations, public parkland, trail networks, and institutional lands for a Place of Worship. Further engagement with Development Services and Parks Planning is required following the receipt of additional technical studies in order to confirm public parkland and trail network opportunities near and adjacent to the existing Gore Meadows Community Centre. Staff recommend that the Draft Conceptual Plan be received by Council at this time and appended as a Concept Plan, which will be subject to further revision.

Sustainability Score

The subject application achieved a sustainability score of 44, attaining the Silver Threshold.

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.

Secondary Plan Amendment

The subject lands are located within the Gore Meadows Secondary Plan Area (SP56).

It is important to note that the guiding planning principles and development policies that are proposed and included in this report, to apply to the entire Secondary Plan area are provided for Council endorsement, but are subject to further revision and modification upon the receipt of a subsequent application for the West Precinct Plan area. Modifications will be dependent upon further review of submitted technical studies and future public consultation. Additional Council approvals will be required to accommodate the formal adoption of the Secondary Plan policies recommended for endorsement herein.

Please refer to Attachment 13 for the proposed Secondary Plan Amendment.

Zoning By-Law Amendment

The subject property is zoned “Agricultural Special Section 1520 – (A-1520)” and “Floodplain – (F)” as per Zoning By-Law 270-2004, as amended. The zoning designation does not permit the proposed residential and mixed-use residential units.

The proposed Zoning By-Law Amendment will rezone the property to a new site-specific townhouse residential zone, residential commercial zone, and an open space zone. The schedule depicting the proposed zones can be found in Attachment 14.

It is worth noting that the rear lot depth setback proposed in the Zoning By-law includes the ability for 50% of a rear main wall to encroach into a rear yard setback by 0.5 metres. The intent of this permission is to allow for upgraded architectural treatments, (e.g. bay windows) adjacent to features, such as storm water management ponds or a

natural heritage system. Through the future draft approval and registration of the subdivision, city staff will work with the applicant to identify the blocks and lots where these enhanced elevation treatments are to be provided, and update warning clauses on the respective Homebuyer Information Maps informing potential purchasers that in some instances, a reduced rear yard that deviates from the City's typical 6 metre rear yard may be provided.

Summary of Recommendations

This report recommends that Council endorse the proposed Secondary Plan Amendment, which includes community vision and planning principles (subject to further revision) for the entire Gore Meadows Secondary Area, the proposed 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 13 and 14, respectively.

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 medium, and high-density residential uses, mixed use, and open space 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. The proposed development will be in close proximity to existing and planned transit corridors along The Gore 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 conform 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 townhouses, and future mixed-use apartment units to accommodate a mix of housing types and a variety of built forms in the City. Additional land uses include park blocks, 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 “Neighbourhoods” and “Natural Heritage System” on Schedule 2 – Designations of the Brampton Plan (2024). 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 “Neighborhoods and “Open Space” designations of the Official Plan. The Draft Plan of Subdivision includes townhouses and future mixed-use apartment units to accommodate a mix of housing types and a variety of built forms in the City. Additional land uses include park blocks, 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).

Gore Meadows Secondary Plan Area 56

The subject lands are located within the Gore Meadows Secondary Plan Area (SP56). The Secondary Plan Area is currently in effect, however, does not have any existing land use policies in place.

Staff received a formal Official Plan, Zoning By-Law, and Draft Plan of Subdivision application for the East Precinct lands. This submission also included an overall vision, planning principles, and conceptual plan for the entire Gore Meadows area. Following staff review, it was determined that the existing Gore Meadows Secondary Plan can be utilized to establish the overall planning vision, guiding principles, and development policies for the area, as well as allow for phased development with the East Precinct Plan area being capable of moving forward.

It is important to note that the guiding planning principles and development policies for the entire area are subject to further revision and modification upon the receipt of a subsequent application for the West Precinct Plan area. Modifications will be dependent upon further review of submitted technical studies and future public consultation.

The development 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 the proposed land uses. 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.

Please refer to Attachment 13 for the proposed Secondary Plan Amendment.

Zoning By-Law

The subject property is currently zoned 'Agricultural Special Section 1520 (A-1520)', as per By-law 270-2004 as amended. The proposed development requires new zones to be created. The proposed Zoning By-law Amendment will rezone the property with:

- Residential Street Townhouse zones,
- Composite Residential Commercial zone, and
- Open Space (OS).

Provisions for these proposed zoning designations are listed in Attachment 14 – Draft Zoning By-law Amendment. The requirements set out in these zones will permit development that is appropriate for each of the land use designations on which they are located.

Community Engagement

Notice of the statutory public meeting for the proposed Secondary Plan Amendment and Zoning By-Law Amendment was circulated to 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 13th, 2025. No members of the public spoke at the meeting and one (1) written submission was received to the application. A total of four (4) pieces of written correspondence were received through the processing of this application. A summary of the issues raised and a response to those issues are included in the summary chart below.

Concern Raised	Staff Response
The proposed tower heights are too tall for the area.	<p>The proposed Draft Zoning By-Law Amendment (see Attachment 14) will include a Minimum Tower Separation of 25 metres, alongside other building setbacks, landscape area, and landscape buffer requirements in order to ensure proper land use compatibility with any surrounding uses.</p> <p>Furthermore, the High-Density Block containing the proposed two (2) towers ranging from 20–22 storeys in height fronts The Gore Road to the east and the overall development is directly adjacent to the Natural Heritage System to the west. Given this context, the development is well-buffered and will be sensitive to the</p>

	residential estate community to the north through the implementation of appropriate site-specific provisions outlined within the Zoning By-Law Amendment (see Attachment 14).
The proposed development is not located in proximity to transit.	<p>As per Schedule 3B – Transit Network on the Brampton Plan (2024), potential Future Rapid Transit (BRT/LRT or Priority Bus/ZUM) are planned along The Gore Rd.</p> <p>As such, increased transit service options are planned for this area and will service the future residents of the development application.</p>
There is inconsistency in applying high density limits as per the Highway 427 Secondary Plan (SP47).	<p>The subject lands are not located within the Highway 427 Secondary Plan (SP47). The subject lands are located within the Gore Meadows Secondary Plan area (SP56), which is guided by a different set of planning principles and development policies.</p> <p>It is important to note that planning vision, principles, and development policies for the Gore Meadows Secondary Plan area (SP56) are subject to further revision upon the receipt of a subsequent application for the West Precinct Plan area. Any modifications will depend on the review of technical studies and outcomes of future public consultation.</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 through the implementation of Gore Meadows Secondary Plan community vision and guiding planning principle policies. 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 16, 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), and Brampton Plan (2023).

The report recommends that Council enact the Secondary Plan Amendment and Zoning By-law Amendment generally in accordance with Attachment 13 and 14, 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 the vision and planning principles outlined in the Gore Meadows Secondary Plan (SP56) policies under Attachment 13;
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed. At this time, staff are recommending any outstanding technical comments are to be addressed prior to draft approval of the Draft Plan of Subdivision.

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:

Reviewed by:

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Allan Parsons MCIP, RPP Director,
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Approved by:

Approved by:

Steve Ganesh MCIP, RPP
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Marlon Kallideen Chief Administrative
Officer

Attachments:

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designation

- Attachment 4 – Draft Schedule 56(a): Gore Meadows Secondary Plan Precinct Plan Areas
- Attachment 5 – Draft Schedule SP56(b): Gore Meadows East Precinct Area Plan
- Attachment 6 – Draft Gore Meadows Secondary Plan Area Appendix A: DRAFT Gore Meadows Conceptual Land Use Plan
- Attachment 7 – Aerial and Existing Land Uses
- Attachment 8 – Heritage Resources
- Attachment 9 – Zoning Designation
- Attachment 10 – Results of Public Meeting
- Attachment 11 – Detailed Planning Analysis
- Attachment 12 – Sustainability Score
- Attachment 13 – Draft Secondary Plan Amendment
- Attachment 14 – Draft Zoning By-Law Amendment – East Precinct Plan Area
- Attachment 14A – Draft Zoning By-Law Amendment Schedule – East Precinct Plan Area
- Attachment 15 – Draft Plan of Subdivision – East Precinct Plan Area
- Attachment 16 – Draft Conditions of Draft Approval – East Precinct Plan Area
- Attachment 17 – Result of Application Circulation