



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 7/7/2025

**Date:** 2025-06-13

**File:** OZS-2023-0008

**Subject:** **Recommendation Report - Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law**  
*(To facilitate a residential development of 111 single detached dwellings, 48 standard townhouse units, 90 stacked townhouse units, 436 apartment units. Additional blocks are for a park, vista, stormwater management pond, district retail and natural heritage system.)*  
**Apoca Carpenters Limited – Candevcon Limited**  
 4584 Castlemore Road – North of Castlemore Road between the Gore Road and Clarkway Drive  
 Ward 10

**Contact:** Megan Fernandes, Development Planner, Development Services  
 Angelo Ambrico, Manager, Development Services

**Report number:** Planning, Bld & Growth Mgt-2025-471

**RECOMMENDATIONS:**

1. That the report from Megan Fernandes, Development Planner, Development Services to the Planning and Development Committee Meeting of July 7, 2025, re: **Recommendation Report - Draft Plan of Subdivision and Application to Amend the Secondary and Zoning By-law**, Apoca Carpenters Limited – Candevcon Limited, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10, File OZS-2023-0008 be received;
2. That Draft Plan of Subdivision, file OZS-2023-0008, be endorsed, on the basis that it represents good planning, including that it has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Policy Statement, conforms to the Official Plan and for the reasons set out in this Planning Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted; and that staff are directed to advance the

Zoning By-law amendment to Council for enactment only after the Commissioner of Planning, Building and Growth Management is satisfied that the engineering servicing matters are adequate, or that alternatively a Holding (H) symbol be incorporated into the by-law for that purpose;

5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

#### **OVERVIEW:**

- **This report recommends approval of an amendment to the Secondary Plan, Zoning By-Law Amendment, and for a Draft Plan of Subdivision to accommodate a proposed residential development consisting of 111 single detached dwellings, 48 standard townhouse units, 90 stacked townhouse units, 436 apartment units, one (1) District Retail block, one (1) Park block, and one (1) Stormwater Management block. A natural heritage system / valley corridor will also be protected through this development proposal.**
- **The subject lands are located within the Highway 427 Industrial Secondary Plan Area (SP47). The lands are designated as “Low/Medium Density Residential”, “Medium Density Residential”, “High Density Residential” “Parkette”, “Storm Water Management Facility”, “District Retail”, “Special Policy Area 9”, “Heritage Resource” and “Valleyland”. An amendment to the Secondary Plan is required to permit proposed stacked townhouses on a portion of the lands.**
- **The subject lands are currently zoned “Agricultural” (A), and “Floodplain (F)” in the Zoning By-Law. An amendment to the Zoning By-Law is proposed to permit the proposed residential development.**
- **A Statutory Public Meeting for this application was held on June 5, 2023. Details of Statutory Public Meeting are summarized in Attachment 8 of this report.**
- **The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centers and Neighbourhoods by contributing to an economic that thrives with communities that are strong and connected.**
- **The application represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement 2024, and conforms to the Region Official Plan, the City of Brampton Official Plan (2006), and Brampton Plan (2024).**

## **BACKGROUND**

The application was reviewed for completeness and found to be Complete on April 5, 2023; 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 June 5, 2023, satisfying the notice and statutory public meeting requirements in the Planning Act and Public Meeting policies in Section 5.30 of the City of Brampton Official Plan (2006) and Section 5.4.10 of Brampton Plan (2023).

Since the time of the application was 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.

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

## **CURRENT SITUATION**

### **Proposal (Please refer to Attachment 1)**

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

- 111 lots for single detached dwellings;
- Five (5) Medium Density Residential Blocks (1.31 ha / 3.24 ac) with 48 standard townhouse units, 90 stacked townhouse units;
- One (1) High Density Mixed Use Residential Block (2.40 ha / 5.93 ac)
  - Conceptual High Density Residential Block totaling 436 apartment units, intended to be 6-8 storeys.

- One (1) District Retail Block (0.09 ha / 0.22 ac)
- One (1) Park Block (0.23 ha / 0.57 ac)
- One (1) Stormwater Management Block (1.45 ha / 3.58 ac)
- One Natural Heritage System Block (0.45 ha / 1.11 ac)
- Walkways, Open Space, and Buffer Blocks; and
- Public roads and laneways.

### **Property Description & Surrounding Land Use (Please Refer to Attachment 6)**

The current conditions on-site are as follows:

- total site area of approximately 16.26 ha (40.18 ac);
- frontage on to Castlemore Road;
- contains a single detached dwelling listed on the City's Heritage Register. The dwelling will be relocated to a proposed new lot and retained within the proposed subdivision.
- Natural Heritage Features including the Clarkway Tributary are located on the eastern side of the property.

The surrounding lands are described as follows:

- North: lands part of Block Plan 47-1 proposed for future residential and commercial uses as part of applications OZS-2021-0041, OZS-2021-0019, and OZS-2021-0038;
- East: Clarkway Drive, beyond which are agricultural lands part of Block 47-1 proposed for residential uses as part of applications OZS-2021-0060, OZS-2021-0050, and OZS-2025-0010;
- West: The Gore Road, beyond which is the Gore Meadows Community Centre and agricultural lands;
- South: Castlemore Road, beyond which are existing single-detached residential dwellings a part of the Castlemore Crossing residential community.

## **Garage & Driveway Dimensions**

Appropriate provisions have been included in the draft Zoning By-law to ensure residential dwellings can accommodate a minimum of two parked vehicles, in accordance with the minimum parking requirements for a residential dwelling as per Section 10.9.1 of the Zoning By-law. The site-specific Zoning By-law for this application requires a minimum 6.0 metre front yard setback from the front lot line to the garage door to maintain an appropriate driveway length. The driveways are planned for a minimum driveway dimension of 3 metres by 6 metres. The driveway in combination with the garage will provide the necessary space to park two vehicles while maintaining space to store regional waste/recycle bins.

## **Additional Residential Units (ARU)**

Appropriate measures have been taken to protect for the opportunity of future residents to create ARUs within detached dwellings. Provisions have been included in the draft Zoning By-law to protect for the minimum 1.2 metre unobstructed path of travel to meet Ontario Building Code requirements to accommodate additional residential units. Typical rear yard depths range between 6.0 metres and 7.0 metres (depending on location and building typology) within the SP47-1 Block Plan. It is anticipated that ARUs will take the form of a secondary unit in the basement of a dwelling unit, given some of the space limitations associated with rear yard setbacks. ARUs in the rear yard would be difficult for lots approved with a 7m rear yard depth or less.

## **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:

- Heritage Resource Protection  
As previously stated, a Heritage Resource is located within the subject lands. The applicant has provided a letter of commitment towards the maintenance, protection, and relocation to a proposed lot of the heritage building. Staff note that the Heritage Building Protection Plan is to be completed prior to Draft Plan Approval and the completion of the Heritage Conservation is to be completed prior to the Registration 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.

## **Deferral of Enacting Zoning By-law / Holding Symbol**

Engineering Staff have raised the concern that the location of the proposed storm and sanitary sewer outlets are tied to the adjacent development located at 10159 The Gore Road (City File: OZS-2021-0038), where the subdivision is not yet draft approved.

Staff are recommending that the enactment of the Zoning By-law be deferred, until such time as the adjacent subdivision is draft approved so that 'Prior to Registration' conditions can be finalized by the Environment and Development Engineering Division. The lands to the west are required for the proposed storm and sanitary sewer outlets.

Alternatively, a holding symbol can be added to the Zoning By-law requiring confirmation from Development Engineering that appropriate locations for storm and sanitary sewer outlets are provided through the adjacent lands to the west.

Staff have been working with the applicant on these matters and anticipate that they will be resolved with a future anticipated submission, prior to the enactment of the zoning by-law and subdivision draft approvals.

## **Sustainability Score**

The subject application achieved a sustainability score of 37, attaining the Bronze Threshold. Through the subdivision registration process, staff will continue to work with the applicant to try to accommodate additional sustainability score metrics can be achieved.

## **Secondary Plan Amendment**

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

An amendment to the Secondary Plan is required to permit the proposed stacked townhouse block currently designated as 'Low/Medium Density' to "Medium Residential Density". The draft Secondary Plan Amendment can be found in **Attachment 11**.

## **Zoning By-Law Amendment**

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

The proposed Zoning By-Law Amendment will rezone the property to new site-specific single-detached residential zones, townhouse residential zones, residential apartment

zones, a commercial zone, and Open Space (OS) and Floodplain (F) zones. The schedule depicting the proposed zones can be found in Attachment 12A.

### **Summary of Recommendations**

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

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

### **PLANNING ANALYSIS SUMMARY**

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

### **Matters of Provincial Interest**

#### ***Planning Act***

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

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

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

#### ***Provincial Policy Statement (PPS) (2024)***

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. It came into effect October 20th, 2024.

The Provincial Policy Statement (PPS), 2024 provides direction on matters of provincial interest related to land use planning and development. The application is consistent with Section 2.1.4, 2.1.6, and 2.2.1 of the PPS which speaks to promoting efficient development and land use patterns over the long term by providing residential intensification that will connect with municipal infrastructure, services, and amenities. The proposal will also allow for an appropriate and supportable form of residential intensification that will promote surrounding transit and active transportation within an area of Brampton that is predominantly vacant and/or occupied by single-detached residential dwellings. The proposed development will be in close proximity to existing and planned transit corridors along Clarkway Drive, as well as the existing bus route along Castlemore Road which aligns with Section 2.2.1(d).

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

## **Municipal Planning Documents**

### ***Region of Peel Official Plan***

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

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



### ***City of Brampton Official Plan (2006)***

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

The subject lands are designated “Residential” and “Open Space” on Schedule A – General Land Use Designations of the City of Brampton Official Plan (2006). The ‘Residential’ designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks and other associated uses. The “Open Space” designation permits a limited amount of uses that are restricted to minimizing the impacts of development on the natural heritage system.

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

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

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

### ***Brampton Plan (2023)***

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

The subject lands are designated “Mixed Use”, “Neighbourhoods”, and “Natural Heritage System” on Schedule 2 – Designations of the Brampton Plan (2024). The “Mixed Use” designation permits a range of residential uses including mixed-use buildings, with retail and service uses on ground level, and residential and non-service

office uses generally directed to the rear of buildings and to upper floors. The “Neighborhoods” designation permits predominantly residential uses, subject to the planned or existing character of the subject property’s street classification. These uses include residential uses, community services and facilities, and parks and open space. The “Natural Heritage System” designation permits a limited amount of uses, including passive recreational uses such as trails, picnic areas, small playgrounds, etc., which are restricted to minimizing the impacts of development on the natural heritage system.

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

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

### **Highway 427 Industrial Secondary Plan - Area 47**

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

The proposal will provide appropriate residential intensification while accommodating a mix of housing types and a variety of built form in the City that are in conformity with the existing land use designation. An amendment to the Secondary Plan is required to permit the proposed stacked townhouse development within the plan of subdivision. Staff have reviewed the proposed details from a technical perspective and have determined that they are suitable with respect to character for the area and planned land use function.

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

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

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

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

### **Community Engagement**

Notice of this application was circulated to City Departments, commenting agencies; and property owners within 240 metres of the subject lands, in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City’s website.

A Statutory Public Meeting for this application was held on Monday, June 5, 2023. Two (2) members of the public spoke at the meeting. A summary of the issues raised and a response to those issues are included in the summary chart below.

| Concern Raised  | Staff Response   |
|---|--|
| What is the proposed number of storeys of the apartment building? | As per the proposed Zoning By-law Amendment, any apartment buildings to be developed within the proposed high-density block must conform to the Residential Apartment (R4A) zone, which permits a maximum building height of 12 storeys.       |
| What is the timeline of construction once approved?               | The construction timeline of this development application would vary depending on several factors, including the timing of draft approval for the Draft Plan of Subdivision and future Site Plan Approval for the proposed high-density block. |

## **CORPORATE IMPLICATIONS**

### **Financial Implications:**

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

### **Other Implications:**

There are no other corporate implications associated with this application.

## **STRATEGIC FOCUS AREA**

This application to amend the Official Plan and Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will result in the intensification of underutilized parcels of land to implement the policies of the Highway 427 Industrial Secondary Plan and will add to the diversity of housing options that are offered in Brampton. The proposal is an example of the efficient use of land and resources within the City’s greenfield area.

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

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

## **LIVING THE MOSAIC – 2040 Vision**

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

## **CONCLUSION**

Staff is satisfied that the proposed Draft Plan of Subdivision, Secondary Plan Amendment, and Zoning By-law Amendment, subject to the Draft Conditions of Draft Approval generally in accordance with Attachment 14, represent good planning.

The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development is consistent with the Provincial Policy Statement (2024). Furthermore, the proposal conforms to the principles and policy direction of the Region of Peel Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2023), and the Highway 427 Secondary Plan (Area 47).

The report recommends that Council enact the Secondary Plan Amendment and Zoning By-law Amendment generally in accordance with Attachment 11 and 12, respectively. The Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of

Subdivision application is appropriate for the orderly development of the lands considering the following:

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

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

Authored by:

Reviewed by:

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#### **Attachments:**

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designation
- Attachment 4 – Secondary Plan Designation
- Attachment 4A – Block Plan 47-1 Designation

- Attachment 4B – Active Applications in Block 47-1
- Attachment 5 – Zoning Designation
- Attachment 6 – Aerial and Existing Land Uses
- Attachment 7 – Heritage Resources
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Detailed Planning Analysis
- Attachment 10 – Sustainability Score
- Attachment 11 – Draft Secondary Plan Amendment
- Attachment 12 – Zoning By-Law Amendment
- Attachment 12A – Zoning By-Law Amendment Schedule
- Attachment 13 – Draft Plan of Subdivision
- Attachment 14 – Draft Conditions of Draft Approval
- Attachment 15 – Results of External Circulation
- Attachment 16 – Medium and High Density Concept Plans