



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

Date: 2025-06-06

File: OZS-2024-0057

Subject: **Recommendation Report – Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision**
(To facilitate the development of seven (7) detached residential dwellings, thirteen (13) residential reserve blocks and the extension of Castlegate Boulevard)
Umbria Developments – Glen Schnarr and Associates
3827, 3847 & 3863 Castlemore Road
Ward 8

Contact: Nicole Hanson, Principal Planner/Supervisor, Development Services & Design

Alex Sepe, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2025-455

RECOMMENDATIONS:

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of July 7, 2025, re: **Recommendation Report – Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision**, Umbria Developments - Glen Schnarr and Associates Inc., File: OZS-2024-0057, 3827, 3847 & 3863 Castlemore Road, Ward 8, be received;
2. That the application for an Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision submitted by Glen Schnarr and Associates Inc. on behalf of Umbria Developers be approved on the basis that it is consistent with the Provincial Policy Statement, has regard for the Planning Act and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the Draft Official Plan Amendment (Attachment 14A) to this report be adopted.

4. That the amendment to the Zoning By-law, generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 16A) to this report be adopted.
5. That a condition of draft approval for the plan of subdivision be applied to the satisfaction of the Commissioner of Planning, Building and Growth Management to secure for the external construction works that the landowner has proposed to completed with this development, for the replacement of the existing wood noise attenuation wall on the residential properties to the east of the subject site but west of McVean, which back onto Castlemore Road; with a new concrete noise attenuation wall.
6. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34 of the Planning Act, R.S.O. c.P.13, as amended.

OVERVIEW:

- **That the report recommends approval of an amendment to the Official Plan and Zoning By-law for a Draft Plan of Subdivision to develop seven (7) detached residential dwellings and thirteen (13) part lots, a buffer block and the extension of a public road (Castlegate Boulevard).**
- **The landowner has offered to complete external works to the proposed development, to replace the existing wood noise attenuation wall for the residential properties located to the east, which back onto Castlemore Road. That noise wall is deteriorating and, would be replaced with a new concrete noise wall at the time the required noise wall for the subject development is constructed. This report recommends that a condition of draft approval be used to secure those works.**
- **The Brampton Official Plan (2006) designates the property 'Residential' and 'Communities'; and the Brampton Plan (2023) designates the property 'Neighbourhoods' and 'Community Areas'. Those designations permit the proposed residential development. Amendments to the referenced documents are not required to facilitate the development.**
- **The Secondary Plan designates the property 'Low Density Residential', Special Policy Area 4B (Large Lot Detached Residential). The 'Low Density Residential' designation permits single-detached homes with a minimum lot frontage of 21m (70ft) and lot depth of 42.5m (140ft). An amendment to the Secondary Plan is required to permit a minimum lot width of 15.24 metres and depth of 35 metres;**
- **The subject lands are zoned Residential Rural Estate Two (RE2) in the Zoning By-law, 270-2004 as amended. An amendment to the Zoning By-Law is proposed to allow the residential development. The draft Zoning**

By-Law Amendment (Attachment 16A) will implement the proposal.

- **A Statutory Public Meeting for this application was held on February 10th, 2025. Details of the 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 Centres and Neighbourhoods as it will support strategic growth and accelerate new housing supply in the City of Brampton.**
- **The application represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement 2024, the Regional Official Plan, the City of Brampton Official Plan (2006), and Brampton Plan (2023).**

BACKGROUND:

The application was reviewed for completeness and was deemed complete on November 6, 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 February 22, 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).

Further to the application being deemed complete, staff have been working with the applicant to address and resolve outstanding technical issues. The technical studies, reports and plans submitted for this application have been deemed satisfactory by staff to advance a recommendation on the application, where revised reports will be resubmitted by the applicant, in addition to the applicant satisfying conditions of draft approval.

CURRENT SITUATION:

Proposal (Please refer to Attachment 1)

An application to amend the Official Plan and Zoning By-Law has been submitted alongside a draft plan of subdivision to develop seven (7) detached residential dwellings and thirteen (13) part lots, buffer block and an extension to a public road.

This application proposes the following:

- Five (5) detached dwellings will have a lot-width of 15.24 metres and depth of 35 metres;

- One (1) detached dwelling will have a lot-width of 19.56 metres and depth of 39.07 metres;
- One (1) detached dwelling will have a lot-width of 18.00 metres and depth of 37.28 metres
- Eleven (11) Residential Reserve part lots (identified as blocks 8-18) will have a lot width ranging from 11.00 to 12.91 metres. Two (2) additional reserve blocks (identified as Block 19 and 20) will have a frontages of 17.52 and 18 metres.
- One (1) buffer block will have a depth of 4.5 metres
- Extension and completion of Castlegate Boulevard to Yellowbirch Road.

Property Description & Surrounding Land Use (Please refer to Attachment 6)

The subject lands have the following characteristics:

- has a total site area of approximately 1.38 hectares (3.4 acres).
- has a frontage of 137 metres onto Castlemore Road.
- is located south of Castlemore Road, east of Goreway Drive and west of McVean Drive.
- currently occupied by three (3) single-detached dwellings.

The surrounding land uses are as follows:

- North: Castlemore Road, beyond which are residential rural estate homes;
- East: Residential single-detached uses;
- West: Residential single-detached uses and Redwillow Road;
- South: Residential single-detached uses and Yellowbirch Road;

Further details on this application can be found in the Detailed Planning Analysis contained in Attachment 13, which contains an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed amendment to the Official Plan and Zoning By-Law, generally in accordance with Attachment 14A and 16A, respectively. The proposal and implementing documents represent 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 13 – Detailed Planning Analysis.

Application to Amend the Official Plan: Secondary Plan Amendment

The subject lands are designated “Low Density” subject to Special Policy Area 4B of the Bram East Secondary Plan 41. An amendment to the Secondary Plan is required to permit the seven (7) detached residential lots, thirteen part lots (13), buffer block and road extension. Secondary Plan policy 3.1.20c requires the development of single detached lots to have a minimum frontage of 21 metres and a minimum lot depth of 42.5 metres. The Draft Secondary Plan Amendment proposes a reduction to permit a minimum lot frontage of 15.24m and minimum lot depth of 35m, which can be found in Attachment 14A. A development concept of the draft plan of subdivision can be found in Attachment 15.

Zoning By-Law Amendment

The property is zoned "Residential Rural Estate Two (RE2)" as per Zoning By-law 270-2004, as amended. This zone permits single-detached dwellings, supportive housing with non-residential accessory uses to the permitted uses.

The proposed Zoning By-law Amendment will rezone the subject lands with zoning provisions to regulate the permitted uses, lot width, lot area, lot depth, building height, building setbacks, garage control, driveway width, driveway setbacks, encroachments, accessory buildings, and landscaping and open space.. The schedule depicting the proposed zones can be found in Attachment 12A.

Appropriate development standards have been included in the draft Zoning By-law to ensure residential dwellings can accommodate appropriate garage and driveway dimensions in accordance with the minimum requirements for a residential dwelling as per Section 10.9.1 of the Zoning By-law.

The part lots that are proposed by this application for the portion of the lands located south of the proposed road extension will be merged with the existing part lots that were previously created for the southerly abutting lands. The proposed part lots will receive the same zoning designation as the existing part lots, being R1C-1819

Sustainability Score

As of January 1, 2023, development proposals must achieve the “Good” level of building energy and GHG emissions performance of Metric IB-12. Draft Plans of Subdivision of 10 more residential units require a Sustainability Score. The development proposes seven (7) detached residential dwellings and is not subject to the Sustainability Score requirement however, staff will continue to work with the applicant through the Subdivision approval process and seek opportunities to implement sustainable design elements.

PLANNING ANALYSIS SUMMARY

This proposal and submitted development 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, R.S.O 1900, c. P.13 The proposed development has regard for Section 2, Section 22, and Section 51 of the Official Plan.

The proposal contemplates low density residential uses through infill development and gentle intensification within the existing neighbourhood. The development proposal will replace three single-detached dwelling units with seven (7) detached residential lots and thirteen part lots (13), to be redeveloped for future residential uses, which will introduce missing middle typologies and a new supply of housing in a mature neighbourhood. The proposed development is located within the City's urban boundary and efficiently uses existing regional and municipal infrastructure. This includes proximity to transit infrastructure that residents can use and encourages active transportation. The development proposal 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 (f)(h)(i) (j) (p) and (r) of the Planning Act.

Staff is satisfied 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 8 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 PPS envisions increasing the supply and mix of housing options, addressing the full range of housing affordability needs where every community will build homes that respond to changing market needs

and local demand. The application is consistent with Section 2.1.4, 2.1.6, 2.2, 2.2.1, 2.3.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, and 3.3 of the PPS which speaks to providing an appropriate range and mix of housing options and densities, 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 Draft Plan of Subdivision includes single detached dwellings, to accommodate a mix of housing types and a variety of built form in the City. The proposal will allow for an appropriate and supportable form of residential intensification that will efficiently use land, resources, infrastructure while supporting public service facilities, existing transportation options and other institutional uses, parks and open space. The proposed development will be in proximity to existing and planned transit corridors along Castlemore Road, McVean Drive and Goreway Drive.

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

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 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 said 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 subject lands are located within the 'Urban System' as delineated in "Urban System" in Schedule E-1: Regional Structure. The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The proposed development represents an efficient built form that will optimize the use of an underutilized site and existing infrastructure. The Region is responsible for the supply and distribution of water and the collection and disposal of sanitary sewage, pursuant to policy 6.5.1 which outlines the need to provide water supply and sanitary sewer services to appropriate areas of the Region in an adequate, efficient, planned and cost-effective manner consistent with public needs and financial realities. Pursuant to policy 6.5.2, full municipal sewage and water services to accommodate growth in the Urban System, subject to regional financial and physical capabilities is required. As per Section 5.6.17.10 municipalities are encouraged, where appropriate, to identify other major intensification opportunities such as infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields in their official plans and support increased residential and employment densities within these areas to ensure the viability of transit and a mix of residential, office, institutional and commercial development. The development will support sustainable urban development, efficient land use, and in creating communities. The Region's policies envision mitigating and adapting to climate change, therefore the Region is striving to integrate sustainability,

resiliency, and reduction of greenhouse gas emissions in housing development as per Section 5.9.26, 5.9.41, The residential subdivision will feature an energy-efficient design and will utilize local materials, which will be detailed in the Site Plan Application stage. The development proposal aligns with the Region of Peel Official Plan. 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. The development supports the efficient use of land and infrastructure by facilitating residential intensification in a designated growth area, in alignment with Section 5.4 of the Peel Official Plan, which encourages compact urban forms and the optimization of existing services.

Staff is satisfied 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” 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 proposed development will complete a residential community and connect Yellowbirch Road to Castlegate Boulevard through the completion of a public road and sidewalk. The proposed development will meet appropriate development standards to provide for an attractive streetscape and site frontages through urban design guidelines, in order to deliver on high architectural quality of the built form. As per Section 4.2, housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. The development generally conforms to the following residential objectives and policies:

(i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.

(iv) Safeguarding the environmental integrity of particular development areas by ensuring that the design and development of residential areas protect, enhance and restore the features, functions and linkages of the natural heritage system including

rivers, streams, valleys, wetlands and woodlands. The natural heritage system is integral to the health of the City, its neighbourhoods and its residents, and should be protected, as identified in these policies, subwatershed studies and block plans.

(v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;

3.2.8.1 The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans

4.2.1.3 The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.

Section 4.2.1.6 Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area

The development encourages residential built forms that enhance the characteristics of the neighbourhood, protect and enhance promote public safety, encourage intensification and create attractive streetscapes. Through the completion of the subdivision, the development will promote a healthy and active community by enhancing housing choice, promoting inclusivity, and supporting the creation of a vibrant, sustainable community. The subject property is located within an planned urban area in close proximity to transit, connected recreational trails, institutional uses including schools, financial institutions, grocery stores, recreational uses, and adjacent commercial and retail uses. 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. The proposal will result in the intensification of underutilized parcels of land to implement the policies of the Official Plan. The proposal will contribute to the City's existing housing stock, propelling the City towards achieving it's 2031 housing commitment.

Staff is satisfied the proposed Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision conforms with the policies of the City of Brampton Official.

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”, on Schedule 2 – Designations of the Brampton Plan (2024). Within Neighbourhoods, the range of permitted uses is connected to the planned or existing character of the street. Different streets in Brampton have competing forms and functions that create unique places across the city. As per Section 2.2.75, the range of permitted uses in Neighbourhoods is determined based on the street classification explained on Table 6 in alignment with Schedule 3C that show the functional street classification referenced. The development fronts onto Castlemore Road, which is designated as a major arterial road, as per Schedule 3C – Street Network. Major and Minor Arterial (City and Region) permit residential uses, community services and facilities, parks and open space, emergency facilities, places of worship, child care centres, long term care facility, motor vehicle commercial. As per Section 2.2.7.38 development in Neighbourhoods will have regard for the existing physical character of each geographic neighbourhood, including in particular:

- a. Patterns of streets, blocks and lanes, parks, and public building sites;
- b. Prevailing size and configuration of lots;
- c. Prevailing heights, massing, scale, density, and dwelling type of nearby residential properties;
- d. Prevailing building type(s);
- e. Prevailing location, design and elevations of buildings relative to the grade of driveways and garages;
- f. Prevailing setbacks of buildings from the street or streets;
- g. Natural System and natural hazards;

Further Section 2.2.7.39 states that for the Neighbourhoods designation, infill development that varies from the local pattern in terms of lot size, configuration and/or orientation will be considered subject to satisfying the following:

- a. Heights, massing and scale that are compatible with adjacent residential properties;
 - b. Setbacks from adjacent residential properties and public streets that are proportionate to adjacent residential properties;
 - c. Ensure adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
 - d. Front onto existing or newly created public streets wherever possible; and,
 - e. Provide safe, accessible pedestrian walkways from public streets
 - h. Prevailing patterns of rear and side yard setbacks and landscaped
 - i. Continuation of special landscape or architectural styles, where appropriate that contribute to the unique physical character of the geographic neighbourhood;
- and,

j. Conservation of heritage buildings, structures and landscapes

Within the built-up area, intensification is to be accommodated through a variety of building typologies and densities that are appropriate to and sensitively fit within their local and planned context. The proposed development aligns with the building typologies and lot patterns of the surrounding area of residential dwellings along Castlegate Boulevard and Calderstone Road. The development contributes to Complete Community planning as it adds additional housing stock within the Bram East secondary plan area while providing convenient access to jobs, local services, schools, and recreational and open space uses for residents. The location of the subject lands is adjacent to a BRT corridor that provides convenient access to public transportation. The development will be transit-supportive and provide convenient, safe, comfortable and access to routes and paths that leads to transit stops. The proposed development meets the policy objectives of Section 2.2.7.38 as it represents a well-planned community by satisfying various technical requirements including, traffic impacts, adequate servicing, and compatibility with surrounding land uses. The proposed development will complete a residential community and connect Yellowbirch Road and Castlegate Boulevard by completing a public highway including the pedestrian sidewalk which will complete the original subdivision surrounding the subject property originally constructed, by Argo Developments. Castlegate Boulevard will continue as the name of the proposed road extension. The development supports sustainable urban development, efficient land use, and community building.

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 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.

Bram East Secondary Plan (Secondary Plan Area 41)

The subject property is designated 'Low Density' subject to 'Special Policy Area 4B' in the Bram East Secondary Plan (Secondary Plan Area 41) as shown in Attachment 10. An amendment to the Secondary plan is required to permit the proposed gentle residential intensification. Special Policy Area 4B ii) states that lots shall have a minimum frontage of 21 metres (70 feet) and a minimum lot depth of 42.5 metres (140 feet). An amendment to the Secondary Plan is required to permit a reduced lot frontage of 15.24metres, and reduced lot depth ranging of 35 metres for the lots that back onto Castlemore Road. The reduced of lot frontages are considered to be generally modest due to the development proposal still generally aligning with the existing lot pattern and character of the abutting residential neighbourhood.. The part lots that are located on the south side of the proposed extension of Castlegate Blvd will

maintain the existing lot widths that have already been created for the existing part lots that had been created with the southerly lands had developed. The proposed part lots and the existing part lots will be merged to create full lots. The development will integrate well with the existing urban fabric while generally maintaining the intent of the Secondary Plan. It is noted that the lot sizes proposed will generally not be seen from the north along Castlremore Road, due to the noise attenuation wall that will be required along that road.

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 Bram East Secondary Plan.

City of Brampton Zoning By-law 270-2004

The property is zoned "Residential Rural Estate Two (RE2)" By-law 270-2004, as amended. This application proposes to rezone the subject lands to a range of site specific residential zones, with provisions to regulate the permitted uses, lot width, lot area, lot depth, building height, building setbacks, density (floor space index), garage control, driveway width, driveway setbacks, encroachments, accessory buildings, and landscaping and open space, as shown in Attachment 10. The By-law is appropriate for the orderly development of the lands considering the following:

Staff is satisfied with the proposed zoning provisions for the development of the lands.

Noise Wall

In addition to proposing the construction of a noise attenuation wall along Castemore Road for the proposed new lots, as is required for the subject development, Umbria Developers have offered to replace the existing wooden noise attenuation wall for the 8 lots located to the east of the site, which back onto Castlemore Road with a new concrete noise wall.. The developer wants the noise wall to look uniform the proposed site. The developer is eager to help improve the surrounding community. See Attachment #17 Noise Wall Letter as a confirmation for the construction of the new noise wall for the 8 noted properties.

This report recommends that a condition of draft approval for the subdivision be applied to denote these external works to the subject lands, and arrangements to the satisfaction of the Commissioner of Planning, Building & Growth Management be made to secure the works. with all associated costs are to be borne by the landowner. This proposed work will require coordination and acceptance from the landowners of the subject external properties.

Community Engagement

The application was circulated to City Departments and external agencies for comments

and notification was provided to property owners within 240 metres of the subject lands, exceeding the Planning Act requirement of 120 metres for such applications, as well as notice was issued in the Brampton Guardian.

Notice signs were also placed on the subject lands to advise members of the public that an application of the proposed applications were filed with the City. The correspondence received from residents and commenting agencies are included as Appendix 12A – Results of Application Circulation (Public) and Appendix 12B – Results of Application Circulation (External).

A Statutory Public Meeting for this application was held on February 10, 2025. Two residents spoke at the public meeting. Two correspondence letters were received by members of the public. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Appendix 9 – Results of Public Meeting, of this report:

Concern Raised	Staff Response
<p>The development will allow for daily vehicle traffic cutting through Castlegate Blvd. Vehicles frequently exceeding the speed limit. Residents are concerned that adding an additional access point will only increase through traffic and encourage higher travel speeds. Additional street parking alongside residential properties near the pedestrian walkways into to the plaza.</p> <p>If speed bumps will be incorporated as part of the proposed road extension.</p>	<p>The extension/completion of Castlegate Boulevard is to be constructed to City standards. The extension of Castlegate Boulevard was always planned to be extended when this community was originally designed.. The existing temporary cul-de-sac that currently exists at the westerly terminus of Castlegate Boulevard will need to be removed to accommodate the development of 3885 Castlemore as per the Secondary Plan. The road extension will complete the planned community design and allow for pedestrian connectivity, and development of underdeveloped lands. A continuous sidewalk connection will be required on Castlegate Boulevard from the existing sidewalk east of the plan on Castlegate Boulevard to the existing sidewalk south of the plan on Yellow Birch Road.</p> <p>Parking supply is to be as per the City Zoning requirements</p>

<p>Several criminal incidents have occurred in the plaza adjacent to Castlegate Blvd, where the perpetrators have used Castlegate Blvd as an escape route. Residents are concerned that creating a public road would provide an additional access point, increasing the likelihood of such incidents.</p>	<p>The extension of Castlegate will remove a vacant lot from the neighbourhood, ensuring more “eyes are on the street”, it will also help create a built form that focuses on crime prevention through environmental design. The extension/completion of Castlegate Boulevard is to be constructed to City standards. A continuous sidewalk connection will be required on Castlegate Boulevard from the existing sidewalk east of the plan on Castlegate Boulevard to the existing sidewalk south of the plan on Yellow Birch Road.</p>
<p>Residents are concerned with the proposed plan to add seven low density residential dwellings on reduced lot sizes of 50' lots rather than matching the original 70' premium lots next to them on the north side of Castlegate Blvd.</p> <p>Urban design related concerns regarding the architectural design and building materials.</p>	<p>Although the application proposes a reduction to the size of the proposed lots to be located on the north side of the Castlegate Boulevard extension (from 21m to 15m), the lots will remain as relatively large single-detached lots. The lots will be compatible with the surrounding area and are considered to be “gentle intensification”, as is encouraged by Provincial Policy, and which will help the City achieve the City’s housing goal/commitment for 2031. As it relates to urban design, the proposal will be subject to architectural control through the subdivision review process.</p>

Details of the Statutory Public Meeting are included in Attachment 13 of this report.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

STRATEGIC FOCUS AREA:

The application is consistent with the Strategic Focus Area - Growing Urban Centres and Neighbourhoods, and -Transit and Connectivity. The development proposal aims to contribute and achieve strategic priorities within these focus areas by providing a draft plan of subdivision that provides a variety of housing typologies coupled with access to public transit.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of character, complete neighbourhoods. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

CONCLUSION:

Staff is satisfied that the proposed Secondary Plan Amendment, and Zoning By-law Amendment generally in accordance with Attachments 14A and 16A, respectively, and the Draft Plan of Subdivision (Attachment 15) represents good planning in the public interest. 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 Bram East Secondary Plan (Area 41).

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment generally in accordance with Attachment 14A and 16A, respectively. The Secondary Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision application is appropriate for the orderly development of the subject lands considering the following:

- The proposal has regard for the Planning Act and is consistent with the Provincial Policy Statement;
- The development proposes residential typologies and densities which generally conform to the policy direction of the City of Brampton Official Plan and Bram East Secondary Plan (Area 41);
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed and,

Staff recommends approval of the Secondary Plan Amendment and Zoning By-law Amendment, as well as endorsement of the Draft Plan of Subdivision.

Authored by:

Reviewed by:

Nicole Hanson, MCIP, RPP
Principal Planner/Supervisor,
Development Services
Planning, Building and Growth
Management

Allan Parsons MCIP, RPP
Director, Development Services
Planning, Building, and Growth
Management

Approved by:

Approved by:

Steve Ganesh MCIP, RPP
Commissioner
Planning, Building and Growth
Management

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – BOP Official Plan Designation
- Attachment 4 – Secondary Plan Designation
- Attachment 5 – Zoning Designation
- Attachment 6 – Aerial and Existing Land Uses
- Attachment 7 – Heritage Resources
- Attachment 8 -Propane Facilities
- Attachment 9 – Airport Operations Area
- Attachment 10 – BP Official Plan Designation
- Attachment 11 – Results of Public Meeting
- Attachment 12 – Results of Circulation
- Attachment 13 – Detailed Planning Analysis
- Attachment 14A – Draft Official Plan Amendment
- Attachment 14B – Draft Official Plan Amendment Schedule
- Attachment 15 – Draft Plan of Subdivision
- Attachment 16A – Draft Zoning By-Law Amendment
- Attachment 16B – Draft Schedule Zoning By-Law Amendment

- Attachment 17 – Noise Wall Letter