



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

Date: 2025-06-09

File: OZS-2023-0017

Subject: **Recommendation Report – Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision**
(To facilitate the development of thirty-one (31) freehold residential dwelling – comprised of twenty-seven (27) townhouse and four (4) single detached dwellings.)
13743446 Canada Inc. – Blackthorn Development Corp.
 9874 The Gore Road
 Ward 8

Contact: François Hémon-Morneau, Principal Planner, Development Services and Design

 Alex Sepe, Manager of Development Services and Design

Report number: Planning, Bld & Growth Mgt-2025-375

RECOMMENDATIONS:

1. That the report from François Hémon-Morneau, Principal Planner, Development Services and Design to the Planning and Development Committee Meeting of July 7th, 2025 re: **Recommendation Report, Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision**, 13743446 Canada Inc. – Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017, be received;
2. That the Application for an Official Plan and Zoning By-law Amendment submitted by 13743446 Canada Inc. – Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017, be approved, and the Plan of Subdivision be endorsed, on the basis that they are consistent with the Planning Act and for the reasons set out in the Recommendation Report; and
3. That the amendment to the Official Plan generally in accordance with the attached Draft Official Plan Amendments (Attachments 11 and 12) to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 13) to this report be adopted; and,

5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(7) of the Planning Act, R.S.O. c.P. 13, as amended.

OVERVIEW:

- **This report recommends approval of a revised application involving an amendment to the Official Plan and Zoning By-law and for a Draft Plan of Subdivision for a residential development. Revisions were made by the applicant following the comments received from area residents at the public meeting (July 31, 2023). The revision has:**
 - **reduced the number of total units from 36 dwellings (townhouses) to 31 dwellings (27 townhouses and 4 single-detached),**
 - **increased the rear yard setbacks for units backing onto the westerly existing residential property, and**
 - removed the vehicle access from Fitzpatrick Drive.**
- **The property is designated as “Estate Residential” and “Open Space” on Schedule A of the City of Brampton Official Plan (2006). The property is also designated as “Community Areas” and “Town Centre” on Schedule 1A, “Neighborhoods” on Schedule 2 and ‘Established Rural Estate Residential Area’ on Schedule 12 of Brampton Plan (2023). Amendments to both Official Plans are required.**
- **The property is designated as “Estate Residential” on Schedule A of the Bram East Secondary Plan (SPA41). An amendment to the Bram East Secondary Plan is required to permit the proposed development. The Official Plan Amendments, as per Attachments 11 and 12, will implement the proposed residential uses.**
- **The property is zoned “Residential Rural Estate 2 (RE2)” by By-law 270-2004, as amended. The Zoning By-law Amendment, as attached in Attachment 13, will implement the proposed residential uses.**
- **A Statutory Public Meeting for this application was held July 31, 2023. Details of the Statutory Public Meeting are summarized in this report and detailed in Attachment 8. Four (4) members of the public spoke at the meeting and written submissions including a petition of thirty-three (33) signatures were received for the application.**
- **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 the Planning Act, is consistent with the Provincial Planning Statement (2024) and is in conformity with the Region of Peel Official Plan and the City of Brampton Official Plan (2006) and Brampton Plan (2023).**

BACKGROUND

This application has been reviewed for completeness and found to be complete in accordance with Section 51 (19.1) and Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on June 14, 2023.

A Statutory Public Meeting was held on July 31, 2023, to provide information about the application to the public to satisfy the statutory public meeting requirements in the Planning Act and the Public Meeting policies in Section 5.30 of the Official Plan.

Since the time of the application submission and deeming the application to be complete, City staff have worked with the applicant on various technical matters and resubmissions. The applicant has also taken time to work with the Region of Peel to address details relating to the location of The Gore Road vehicle access, as well as site servicing and grading.

Revisions from the Prior Version of the Plan

Following the statutory public meeting, and in response to feedback received from the public, the applicant submitted a revised proposal. Changes between the previous version of the plan (see Attachment 1B) and the current version recommended for approval by staff (see Attachment 1) are noted below.

- Converting a portion of the previously proposed townhouses to single-detached dwellings to better match the character of the area in proximity to Fitzpatrick Drive.
- The rear yard depth of the units that back onto the existing residential property to the west is increased to 7.5 metres. This setback is consistent with applicable City-wide zoning requirements, and it provides a greater separation distance.
- The number of units are decreased from 36 townhouse units to 31 units (27 townhouses and 4 single-detached dwellings).
- Vehicular access was removed from Fitzpatrick Drive.

CURRENT SITUATION

Proposal (Attachments 1 and 1A)

The application is proposing to amend the Official Plan and Zoning By-law to permit townhomes and single-detached homes. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create one (1) single block. The Subdivision, is a “technical” requirement only due to the desire of the applicant to have a specific type of condominium ownership/tenure, being a common element condominium tenure.

Further details of the proposal are provided below.

- Vehicle access to the site is proposed exclusively from The Gore Road and restricted to right in right out turning movements;
- The Draft Plan of Subdivision will create one single residential block (Attachment 1A);
- The proposed residential development consists of a total of five (5) blocks of freehold townhomes and 4 single detached units, totaling thirty-one (31) residential dwellings, with individual driveways;
- The concept plan proposes sixty-two (62) residential parking spaces including driveway and garage spaces along with three (3) visitor spaces, including one (1) accessible visitor parking space and six (6) bicycle parking spaces;
- A future Draft Plan of Condominium application will also need to be submitted and approved in order to facilitate the applicant’s intended common element condominium. Otherwise, this would be a rental form of development;
- An amenity area is proposed in the south-east portion of the subject property, with an area of approximately 190 square metres which includes privacy and noise fencing, walls, seating and landscape planting;
- Site servicing is proposed by connection to existing municipal services with a stormwater detention tank proposed beneath the private road.

Property Description and Surrounding Land Use (Attachment 2)

The property has the following characteristics:

- Located at the south-west corner of The Gore Road and Castlemore Road.
- Legally described as Lot 24, Registered Plan 999, City of Brampton, Regional Municipality of Peel.
- Currently contains an existing single detached dwelling with a driveway access from The Gore Road. The existing dwelling is proposed to be demolished.
- Has a total site area of approximately of 0.83 Hectares (2.06 Acres);

- Has a frontage of approximately 130.35 metres (427.65 feet) along The Gore Road;

The surrounding land uses are as follows:

North	<p>A mix of existing agricultural, residential and institutional uses. Residential uses consist primarily of detached and semi-detached dwellings. Institutional uses in the area include Sir Isaac Brock Public School and Castle Oaks Public School. Located northwest of the subject property are the Nanaksar Thath Isher Darbar Sikh Gurdwara (temple), the Castlemore Corners Plaza, the Gore Meadows Community Centre and Library, as well as estate residential dwellings and agricultural lands;</p> <p>East The Gore Road, beyond which are existing residential uses including single and semi-detached dwellings, Castlemore Park, existing institutional uses including Cardinal Ambrozic Catholic Secondary School and Beryl Ford Public School;</p>
South	<p>Fitzpatrick Drive, beyond which are residential uses including existing estate lots, single and semi-detached dwellings. Further south exists open spaces and the West Humber River;</p>
West	<p>Existing residential uses including estate lots, single detached dwellings, along with agricultural and open space uses. Southwest of the subject property exists community uses including two commercial plazas along with a financial institution, residential uses including townhouses as well as estate lots, single and semi-detached dwellings and Walnut Grove Public School.</p>

Sustainability Score

The subject application achieved a sustainability score of 32, attaining the bronze threshold. Eight (8) additional points would be required to achieve the silver threshold. There may be opportunity to attain more points by implementing additional site improvements at the detailed design phase. Through the Site Plan and Subdivision registration process, staff will continue to work with the applicant in attempt to achieve the silver threshold.

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed amendments to the Official Plan and Zoning By-Law, generally in accordance with Attachments 11, 12 and 13, 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.

Application to Amend the Official Plan

The subject property is currently designated “Estate Residential” and “Open Space” on Schedule A – *General Land Use Designations* of the City of Brampton Official Plan (2006). It is also designated “Established Rural Estate Residential Area” on Schedule 12 – *Site and Area Specific Policies* of the City of Brampton’s 2023 Official Plan which is in effect. While the Brampton Plan (2023) designates the lands as “Community Areas” and “Town Centre” on Schedule 1A and “Neighbourhoods” on Schedule 2, these designations are under appeal and therefore not applicable at this time.

The proposed development is not permitted under the current land use designations of either the 2006 or 2023 Official Plans and therefore requires an amendment to redesignate the subject lands to “Residential” in Schedule A of the 2006 Official Plan and to remove the Schedule 12 “Established Rural Estate Residential Area” designation under the 2023 Official Plan.

The subject property is located within the Bram East Secondary Plan (SPA41), which designates the property as “Estate Residential” on Schedule A. The proposal seeks to redesignate the property on Schedule A of SPA41 as “Medium Density” which will permit five (5) blocks of freehold townhouses and four (4) single detached dwellings.

The subject lands are located within an area of the City that includes a range of land uses, including low- and medium-density residential dwellings, institutional and commercial uses. The proposed Official Plan Amendment seeks to redesignate the lands to permit a residential development consisting of five blocks of freehold townhouses and four single detached dwellings.

To address the interface with adjacent estate residential lots to the west, the amendment introduces policies requiring single detached dwellings along the south-westerly edge of the site, abutting the existing estate residential home. This is intended to support a transition in built form between the existing estate residential dwellings and the proposed townhouses. A maximum residential density of 41 units per net hectare is also proposed through the amendment, which reflects a low- to medium-density residential typology consistent with building typologies found within the residential subdivision located east of The Gore Road, adjacent to the subject parcel. Access to the development is proposed exclusively from a restricted access on The Gore Road. No vehicular access is proposed through Fitzpatrick Drive, mitigating the traffic impact within the existing estate residential subdivision west of the subject property.

The draft Official Plan Amendments can be found in Attachment 11 and 12 of this Recommendation Report.

Application to Amend the Zoning By-law

The subject property is zoned “Residential Rural Estate Two (RE2)” as per Zoning By-law 270-2004, as amended. The zoning designation does not permit the proposed residential use.

An amendment to the Zoning By-law 270-2004 is required to facilitate the proposed residential development. The application seeks to rezone the lands from the current “Residential Rural Estate Two (RE2)” zone to a site-specific “Residential Townhouse C – 3841 (R3C-3841)” zone. Staff determined that the Residential Townhouse C zone was appropriate, as it aligns with the proposed development’s condominium tenure and built form. It also establishes that a private road shall mean a road established as a common element.

The “Residential Townhouse C” zone is proposed with site-specific provisions permitting the development of single detached and townhouse dwellings the subject lands. It introduces site-specific regulations, including a requirement for a minimum of four single detached dwellings within 24 metres of the adjacent RE2-zoned lands to support a gentle and appropriate transition in built form. The amendment also establishes modified development standards for lot area, lot width, building setbacks, building height, visitor parking, common amenity area, and certain site design provisions such as garage control, fencing, and daylight triangle setbacks. These tailored standards are intended to accommodate a residential development with condominium tenure while addressing interface conditions with surrounding land uses.

The draft Zoning By-law Amendment can be found in Attachment 13 of this Recommendation Report.

PLANNING ANALYSIS SUMMARY

This proposal and implementing documents have regard for matters of provincial interest that are set out in the Planning Act. The Draft Plan of Subdivision and application to amend the Official Plan and Zoning By-law is consistent with the Provincial Planning 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

The proposed development has regard for Section 2 of the Planning Act R.S.O 1990. The proposed Official Plan and Zoning By-Law Amendment represents orderly development in a desired location that is suitable for urban growth and development. The proposed development has regard for Section 2(f)(h)(j)(o)(p)(q) and (r), as well as Section 51(24)-(a)(b)(c)(d)(f) and (i) of the Planning Act.

The proposed development is located in an area designated for growth and is near existing municipal services, including water, wastewater, public transit, and schools.

The freehold townhouses and single detached dwellings incorporate landscaping, pedestrian amenities, walkway connections, and architectural features intended to complement the surrounding neighbourhood and support the creation of a safe and accessible environment. Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Additional analysis is found in Attachment 9 - Detailed Planning Analysis.

Provincial Planning Statement (PPS)

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) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with Section 1.1.1, 1.1.2, 1.1.3, 1.5.1, 1.6.7.2 and 1.8.1 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.

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

Additional analysis is found in Attachment 9 - Detailed Planning Analysis.

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 Regional Official Plan 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 Regional Official Plan. The proposed Official Plan Amendments, 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.

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

Additional analysis is found in Attachment 9 - Detailed Planning Analysis.

City of Brampton Official Plan (2006)

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. 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 property is designated as "Communities" and "Unique Communities" on Schedule 1 – City Concept; and "Estate Residential" and "Open Space" in Schedule A – General Land Use Designations of the City of Brampton Official Plan. The subject property is further designated "Established Rural Estate Residential Area" on Schedule 12 – Site and Area Specific Policies in the Brampton Official Plan.

While single detached dwellings are permitted within the "Estate Residential" designation, the Official Plan policies emphasize larger lot sizes and specific built form standards, which the proposed development does not fully align with. However, the proposed development is considered appropriate as it provides a gentle transition in density and built form along The Gore Road. To the north of the subject property is Castlemore Public School, with additional institutional and commercial uses along The Gore Road up to Castlemore Road. The proposed development provides a low-rise and medium density block of homes that act as a gentle transition from the existing commercial and institutional uses to the estate residential homes to the west of the subject property. Additionally, the lands are located along the periphery of the Estate Residential area, rather than within its interior, which supports a more flexible interpretation of land use compatibility. The proposal also conforms to Official Plan policy direction by restricting vehicular access from Fitzpatrick Drive. An Official Plan Amendment is required to permit the proposed freehold townhouse dwellings.

Staff is satisfied that the proposed Official Plan Amendment and Zoning By-law amendment conform to 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 property is located within the “Community Areas” designation and within a “Town Centre” along a “Support Corridor” on Schedule 1A – City Structure of the Brampton Plan. The property is also designated “Neighbourhoods” on Schedule 2 of Brampton Plan. While Schedules 1A and 2 of the Brampton Official Plan have been appealed on a city-wide basis, they continue to reflect the City’s overall vision and intended structure for neighbourhood designations and remain informative in guiding land use planning decisions.

The ‘Support Corridor’ designation within the ‘Neighbourhoods’ land uses permit residential buildings up to 4-storeys, including townhouses. The subject property is designated ‘Established Rural Estate Residential Area’ in Schedule 12 of the Brampton Plan. This portion of the schedule is not under appeal and is therefore in full force and effect. An amendment is proposed to remove the lands from the Established Rural Estate Residential Area on Schedule 12 to permit low and medium density residential uses.

The proposed development introduces a transition in built form, with three-storey townhouse dwellings fronting The Gore Road and four single detached dwellings located along the southern portion of the site to provide a gradual interface with the adjacent estate residential neighbourhood to the south and southeast. The applicant has demonstrated that the townhouse component aligns with the “Neighbourhood” designation in the Brampton Plan. Additionally, the property is subject to the “Support Corridor” overlay on Schedule 1A, which permits an “Up to Low-Rise Plus” building typology, allowing for built form up to and including four (4) full storeys. The Draft Plan of Subdivision includes single-detached and townhouse dwellings to accommodate a mix of housing types and a variety of built form in the City.

The subject property is designated “Established Rural Estate Residential Area” on Schedule 12 of the Brampton Plan. These areas are defined by low-density residential development on large, unserviced lots, with a rural character reinforced by features such as open ditches, mature trees, and the absence of curbs and sidewalks. The City aims to conserve this character as part of its broader city structure and identity.

In accordance with the Brampton Plan, the “Established Rural Estate Residential Area” designation generally permits only single detached dwellings, supportive housing, and public open space, with minimum lot sizes ranging from 0.4 to 1.2 hectares depending on location. However, for properties with frontage on arterial roads, including The Gore Road, the Plan provides a policy framework to consider amendments that permit complementary residential uses and densities beyond those otherwise permitted. Such consideration is contingent upon the preparation of an Area Plan, demonstrating comprehensive development with adjacent lands, and ensuring that new development is sensitive to the established scale and character. In addition, access must be provided solely from the arterial road, not from local roads within the estate residential area.

The subject property fronts The Gore Road and does not rely on access from interior local roads such as Fitzpatrick Drive, thereby aligning with the vehicular access-related criteria of the Official Plan. While the proposed freehold townhouse dwellings deviate from the typical lot fabric and built form standards of the Estate Residential designation, the policy provides a pathway for such consideration through an Official Plan Amendment, provided the proposal demonstrates compatibility and appropriate transition, which this application achieves through a graduated built form consisting of medium density low-rise residential homes coupled with a strategic site design that adequately buffers the proposal from the adjacent estate home.

Staff note that an Area Plan was not required as the subject property is a corner lot with direct frontage and access to The Gore Road, allowing it to be developed independently of adjacent lands. The site does not rely on shared infrastructure or coordinated access, and its development will not preclude or constrain future development on surrounding properties. As such, the intent of the Area Plan requirement has been addressed through the site's self-contained design.

As such, the application has demonstrated that the proposal adheres to the policies of the designated land uses identified in the Official Plan. Staff are satisfied that the proposed Official Plan Amendment and Zoning By-law amendment conform to the City of Brampton Official Plan (2024).

Bram East Secondary Plan Area (SPA41)

The subject property is designated as "Estate Residential", and The Gore Road is classified as a "Major Arterial Road" on Schedule A of the Bram East Secondary Plan (SPA41). In areas designated Estate Residential on Schedule SP41(a), residential uses in accordance with the Rural Estate policies in Part I of the Official Plan are permitted, excepting that servicing by piped municipal sanitary and water services is not precluded.

An amendment to the Secondary Plan is required to re-designate the subject lands from "Estate Residential" to "Medium Density". The policies of both the Secondary Plan and the Official Plan support a range of housing types through appropriate mix and density provisions. The "Medium Density" designation permits residential forms such as single detached, semi-detached, and townhouse dwellings, at densities of up to 50 units per net hectare.

The amendment includes policies that permit single detached dwellings along the south-western property line for an appropriate transition in built form to the existing estate residential home. The proposed amendment sets a maximum density of 41 units per hectare and restricts driveway access to The Gore Road only. This density category and housing type satisfies the 'Medium Density' category as per the applicable Official Plan and Secondary Plan. A copy of the Draft Official Plan Amendment can be found in Attachments 11 and 12 of this report.

The proposed policies in the draft Secondary Plan Amendment aim to ensure the development is sensitive to the character of the established rural residential neighbourhood by limiting the built form of units near adjacent estate lots and restricting vehicular access to The Gore Road to minimize traffic impact on Fitzpatrick Drive.

Staff is satisfied that the proposed Secondary Plan amendment conforms to the Official Plan and represents good planning.

City of Brampton Zoning By-Law

The subject site is currently zoned “Residential Rural Estate Two (RE2)” under Zoning By-law 270-2004, as amended. To accommodate the proposed development of freehold townhouses and single detached dwellings, a Zoning By-law Amendment is required. The proposed amendment would rezone the lands to “Residential Townhouse C (R3C-3841).”

The proposed “Residential Townhouse C (R3C-3841)” zone includes site-specific provisions to permit single detached and townhouse dwellings on the subject lands. It establishes customized development standards—such as lot size, setbacks, height, and parking—to support a medium density, low-rise condominium-style residential development. The development standards proposed within the draft Zoning By-law Amendment facilitates a compatible built form by introducing site-specific standards that ensure an appropriate transition to the adjacent Residential Rural Estate Two (RE2) zone. Specifically, it requires a minimum of four single detached dwellings within 24 metres of the RE2 boundary, which reflects the larger lot sizes and lower density character of the neighbouring estate residential area. Additional zoning provisions, such as a minimum 7.5-metre rear yard setback where lots abut RE2 lands and a maximum building height of 11 metres, further contribute to minimizing potential impacts and ensuring a respectful interface. These tailored regulations help moderate the scale and intensity of development near sensitive edges, supporting a gradual and context-sensitive transition in built form.

Further details on the proposed zoning standards are provided in Attachment 13 of this Recommendation Report.

Staff are satisfied that the Draft Zoning By-law Amendment represents good planning and is appropriate for the orderly development of the lands.

Results of Application Circulation

Community Engagement

The proposed Official Plan Amendment, Zoning By-Law Amendment, and application for Draft Plan of Subdivision was circulated to City Departments, and commenting agencies, and notice of the application was provided to property owners within 240

metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice was also provided through the Brampton Guardian, and 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 July 31, 2023, and written correspondence was received from one (1) resident which was a petition with a total of thirty-three (33) signatures. Four (4) members of the public delegated at the meeting. A summary of the issues raised and a response to those issues are included in the summary chart below:

Matters raised by the public	Staff response
Traffic Impact and Parking	<p>A Transportation Impact Study (TIS) dated April 5, 2023 with a subsequent amending memo dated September 25, 2024 was prepared by CGE Transportation Consulting to assess the transportation-related aspects of the proposed development. The report includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. The City Traffic Services Department have reviewed the TIS and have found the document to be satisfactory, for the purpose of amending the Official Plan and Zoning By-law and will continue to work with the applicant to further refine the document through the draft plan approval process.</p> <p>The Region of Peel, has jurisdiction of The Gore Road, and has not noted any concerns with the access proposed with this application.</p> <p>The development proposal will provide 62 parking spaces for residents (2 spaces per unit) plus 3 spaces for visitors as per the applicable parking requirements in the City's Zoning By-law.</p>
Concerns regarding the Fitzpatrick Drive site access	<p>The development proposal has been revised to remove the vehicular access from Fitzpatrick Drive. This change was made directly in response to resident concerns relating to potential thru-traffic from the development on Fitzpatrick Drive. The proposal now includes one, restricted right-in/right-out access point from The Gore Road.</p>

<p>Compatibility with existing estate residential community and built form</p>	<p>The subject property is adjacent to a mix of uses, including schools, commercial uses, and higher-density housing. Moreover, the subject property is located on the periphery of the estate residential area with direct access to the Gore Road. The proposal includes a mix of townhouse and single detached dwellings.</p> <p>The concept plan has been modified to decrease the number of proposed units from 36 to 31, and a series of four single detached dwellings have been introduced along the southern portion of the west side of the site to create a more compatible built form transition with the existing dwellings along Fitzpatrick Drive.</p> <p>Additionally, the rear yard setbacks have been revised and increased to maintain a minimum 7.5 metres for any dwelling where the rear lot line abuts an RE2 zone. These standards will increase privacy and ensure that there is appropriate separation between the development and adjacent lot.</p>
<p>Over-development of site and waste management</p>	<p>The number of proposed dwellings has been reduced from 36 units to 31 units. While staff acknowledge that some level of intensification is appropriate for this location, the reduction demonstrates the applicant's willingness to incorporate public feedback to ensure the site is redeveloped in a manner that is appropriate given the host community characteristics. Additionally, a detailed review of the proposed development has confirmed that the site will be functional and comply with waste management criteria.</p>
<p>Sanitary sewer connection</p>	<p>The proposed development will connect to existing municipal sanitary services located within The Gore Road right-of-way. Preliminary servicing assessments have confirmed the feasibility of this connection. Detailed design and capacity confirmation will occur through the subsequent engineering review process to ensure appropriate servicing infrastructure is in place.</p>
<p>Decline in property values</p>	<p>Planning staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning. Further, there</p>

	is no information that staff have seen to demonstrate that any comparable development would lead to reduced property values.
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CORPORATE IMPLICATIONS:

Financial Implications:

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

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA

This application to amend the Zoning By-law aligns with the strategic focus area “Growing Urban Centres & Neighborhoods.” The proposal will add a new use to the area that provides an appropriate intensification of a currently underutilized lot, and is designed to integrate into both the existing, and potential future urban fabric. The proposal will result in the intensification of underutilized parcels of land to implement the policies of the Official Plan. The proposal will add to the diversity of housing options that are offered in Brampton and is an example of the efficient use of land and resources within the City’s greenfield area.

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 Official Plan Amendment and Zoning By-law Amendment represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the principles and policy direction of the City of Brampton Official Plan, and the Bram East Secondary Plan (Area 41).

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment attached hereto as Attachments 11, 12 and 13. The Official Plan Amendment, Zoning By-Law Amendment, and Plan of Subdivision applications are appropriate for the orderly development of the lands considering the following:

- The application conforms to the Planning Act and is consistent with the Provincial Planning Statement;
- The application conforms with the principles and overall policy direction of the City of Brampton's Official Plan and Bram East Secondary Plan (Area 41);
- The provisions of the Zoning By-law amendment will facilitate compatibility with the abutting Residential neighbourhood;
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed; and,
- The application is appropriate for the orderly development of the lands and represents good planning.

As a result of the above, Staff recommends approval of the Official Plan Amendment, Zoning By-Law Amendment, and Plan of Subdivision as the proposed development represents good planning and is in the public interest.

Authored by:

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Attachments:

- Attachment 1 – Concept Plan
- Attachment 1A – Draft Plan of Subdivision
- Attachment 1B – Previous Concept Plan

- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- 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 Official Plan Amendment (2006)
- Attachment 12 – Draft Official Plan Amendment (2023)
- Attachment 13 – Draft Zoning By-Law Amendment
- Attachment 14 – Draft Conditions of Draft Approval
- Attachment 15 – Results of Circulation Received