

TORONTO GORE DENSITY POLICY REVIEW

PHASE 1, 2 & 3 REPORT

SUPPLY AND DEMAND & RECOMMENDATIONS REPORT

March 2021

Prepared by:



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PART A: INTRODUCTION & POLICY REVIEW

1 STUDY PURPOSE

Within certain areas of the Greater Toronto Area, Estate Residential subdivisions on private servicing characterize the landscape. Homes in these Estate Residential areas are located on large properties and are typically large dwellings. As a result, these communities are extremely low density in character. This is particularly true in the Toronto Gore Community of Brampton.

The City of Brampton has initiated the Toronto Gore Density Review to assess the merit of potentially introducing more urban densities to this part of the City. While the community was once located far from urbanized areas and surrounded by countryside, over the years urban development has spread northward and eastward and is now beginning to envelope the Toronto Gore Community.

Due to the large property sizes, there have been an increasing number of requests for severances within the Toronto Gore Community. There are also portions of the Toronto Gore Community that are undeveloped, largely in the southeast quadrant of the community.

The overall Toronto Gore Density Review study examines many factors, including the assessment of the infrastructure capacity to fully service the undeveloped lands, the impacts of higher density development on the transportation network, and the City-wide and local parkland requirements for the area, among other matters.

2 AREA CONTEXT AND HISTORY

2.1 Area Context and History

The Toronto Gore Study Area is located in northeast Brampton (**Figure 1**). The Study Area is generally bounded by Countryside Drive to the north, Castlemore Road to the south, The Gore Road to the east and Goreway Drive to the west, along with two areas north of Countryside Drive. The first is located east of Goreway Drive extending north to Mayfield Road. The second area, known as the Marysfield neighbourhood, is located east of The Gore Road, extending north to Mayfield Road. The study area is characterized primarily by single detached dwellings on large estate lots. In the southeast corner of the study area, there is a section of undeveloped lands surrounding the Gore Meadows Community Centre. The ErinoakKids facility is located in the southwest corner of the study area, at the corner of Castlemore Road and Goreway Drive.

The following is a list of uses surrounding the Toronto Gore Community:

- To the north of the Toronto Gore Community, on the north side of Countryside Drive, is the Vales of the Humber Community. This is a developing community of primarily single detached residential dwellings, many of which are considered Upscale Executive dwellings (as identified in the current City of Brampton Official Plan). On the north side of Mayfield Road, the lands are primarily used for agricultural purposes.
- Also located partially within the study area is the historical hamlet of Wildfield, which is centred on the intersection of The Gore Road and Mayfield Road.
- To the east of the Toronto Gore Community are lands that are currently being used for agricultural purposes and planned for both residential and employment uses.
- To the south of the Toronto Gore Community are newer residential subdivisions with more urban densities, as well as neighbourhood servicing commercial uses.
- Similarly, to the west of the Toronto Gore Community, are newer residential subdivisions.

Figure 1: Study Area Location



(Source: Google Maps)

2.2 History and Cultural Heritage

It is believed that both the Credit and Humber River valleys have been occupied since 8000 B.C.E. by indigenous peoples.¹ More recently, in 1819, European settlers purchased much of the land in and around this geography from the Mississauga Band of the Ojibwe First Nation. Broadly, the acquisition of this land created the County of Peel, which would eventually become the majority of what is now known as the Region of Peel. In the same year, the Toronto Gore Township was surveyed into 200-acre, double-front lots and triangular lots, creating a total of 32 lots.

In 1831 the Toronto Gore Township was founded and was bordered by the Townships of Albion, Chinguacousy, Toronto, and the County of York (**Figure 2**). By 1852, the township had attracted 1,820 residents and became a prime wheat and, to a lesser extent, barley producing area. The Toronto Gore Township has a long history of land exchanges, with wealthier families acquiring land and others slowly selling their holdings. As a result, by 1891 nearly 40% of the Toronto Gore Township's occupants resided on someone else's land.² Some of the first buildings still stand and are now designated cultural heritage buildings, including at least five houses and a schoolhouse (**Figure 3**). The oldest remaining house on record, which was constructed around 1938, is a rare Georgian style Tudor home located at 4 Lucinda Court.³

Traces of the area's heritage can also be seen in the area of the historic Hamlet of Wildfield, centred on the intersection of The Gore Road and Mayfield Road, where within the Study Area there is St. Patrick Roman Catholic Church and an old cemetery.

In 1974 the Toronto Gore Township was amalgamated with three other communities to create the City of Brampton. To commemorate the Toronto Gore Township as a founding community, a sheaf was placed on Brampton's Crest, which also represents the area's farming and manufacturing heritage.⁴

It is not anticipated that development within Toronto Gore will impact the cultural heritage resources in the community. As shown on **Figure 3** of this report, the cultural heritage resources are all within the established estate residential community. The majority of development occurring within Toronto Gore will occur within the undeveloped portion (southeast quadrant) of the community, and as such, will not be affected.

¹ <https://www.brampton.ca/EN/City-Hall/CouncilOffice/Documents/2014-2018%20Council%20Term%20Orientation/2014%20Orientation%20Binder%20-%20Complete.pdf>

² Mays, H.J. 1979. Families and Land in Toronto Gore Township

³ http://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation_Register.pdf

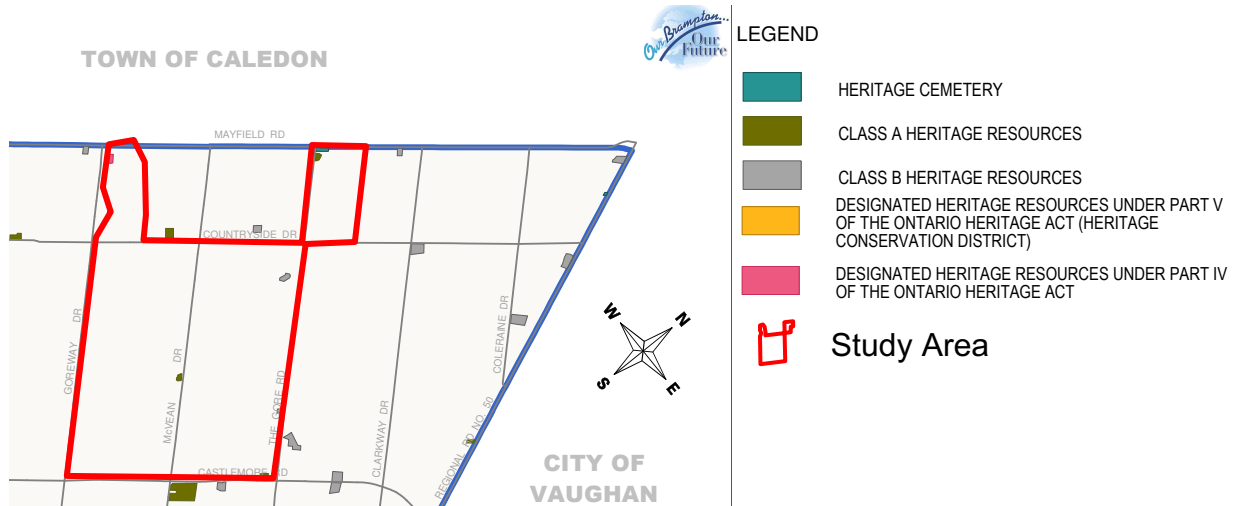
⁴ Brampton.ca

Figure 2: Surveying Map of the Toronto Gore Township, 1877



(Source: McGill Digital Library, The Canadian County Atlas Digital Project, 2001)

Figure 3: The Toronto Gore's Cultural Heritage Buildings



(Source: City of Brampton Official Plan, 2013)

2.3 Area Characteristics

The Toronto Gore is a community of approximately 600 dwellings located on large, estate properties. The community exhibits many of the qualities and characteristics of a rural area, such as, roads lined with mature vegetation winding through the community, with few access points to the surrounding system of arterial roads. Large dwellings are predominant and are situated away from the road and from adjacent dwellings. There is a sense of open space created by the many expansive views across the community and into the valley lands that extend through the Toronto Gore.

The average lot size in the Toronto Gore is approximately 0.8 hectares. This review notes there are 53 vacant lots in the area, largely scattered through the Toronto Gore Community. In addition to these vacant lots, there are also large parcels of vacant land in the southeast quadrant of the Study Area, on the east side of McVean Drive, totalling approximately 80 hectares.

There have been a few severances within the Toronto Gore to create new residential lots that are smaller than the minimum lot size of 0.8 hectares, particularly in the Marysfield neighbourhood in the northeast area of Toronto Gore. One of the purposes of this study is to examine whether additional severances for the purposes of creating additional residential lots is appropriate.

This study also looks at the nature of potential development on the large parcels of vacant land in the southeast quadrant of the Study Area. These vacant lands are currently designated Estate Residential and Open Space, however this report examines if there is merit in considering more urban densities on these lands, given the existing densities of lands surrounding the Toronto Gore and the market analysis discussed in Part B of this report. If higher densities were to be recommended on these vacant lands, it is possible that the creation of a Secondary Plan would be necessary to appropriately consider matters such as roads, infrastructure, community services, parks and connectivity to the surrounding area.

3 POLICY OVERVIEW

This section of the report examines the policy regime applying to the Toronto Gore Community, including provincial policy, regional policy, and local policy.

3.1 Provincial Policy

3.1.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides direction on land use planning policy in Ontario. The PPS requires that healthy, livable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate range and mix of residential and other uses to meet long-term needs;
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- promoting cost-effective development standards to minimize land consumption and servicing costs; and,
- ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs [Policy 1.1.1, in part].

The PPS further directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years [Policy 1.1.2].

The PPS provides that settlement areas are to be the focus of growth, and that the land use patterns within settlement areas shall be based on densities and a mix of land uses that:

- efficiently use land and resources;
- are appropriate for and efficiently use infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- minimize negative impacts to air quality and climate change, and promote energy efficiency; and,
- prepare for the impacts of a changing climate [Policies 1.1.3.1 & 1.1.3.2 a), b), c), d)].

The PPS also contains policies aimed at providing for an appropriate range of housing types and densities. Included are policies requiring that planning authorities provide for an appropriate range of housing types and densities to meet projected requirements by permitting and facilitating, among other matters:

- housing affordable to low and moderate income households;

- all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are available;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities; and
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form [Policy 1.4.3, in part].

Among other PPS directions for infrastructure and service facilities [in Policy Section 1.6], the policies require co-ordination, efficiency and cost-effectiveness, and that infrastructure and public service facilities be “strategically located to support the effective and efficient delivery of emergency management services” [Policy 1.6.4, in part].

As noted above in this report, the Toronto Gore Community has historically developed as an Estate Residential community, with large residential dwellings on large lots with private septic services and municipal water services. There is clear direction in the PPS to move away from this type of development within settlement areas, promoting development that is more compact and makes efficient use of infrastructure and public service facilities on full municipal services. However, it is important to recognize the distinct characteristics of the Toronto Gore Community, and in the context of provincial policy, it is important to consider how new development will fit in to the area and surrounding community.

3.1.2 Growth Plan for the Greater Golden Horseshoe, 2019

Through the Growth Plan for the Greater Golden Horseshoe, the Province further reinforces the importance of the PPS policies requiring that, as a first priority wherever possible, growth be directed to locations within built-up areas where intensification and redevelopment can be transit-supportive and make efficient use of land, infrastructure and public service facilities. The majority of the Toronto Gore Community is within the built-up area of Brampton, with the exception of the undeveloped lands in the southeast corner of the study area, which are within the Designated Greenfield Area. (**Figure 4**).

It is important to optimize the use of the existing land supply to avoid over designating new land for future urban development. Policies for managing growth, as set out in Section 2.2.1 of the Growth Plan, include the following:

- directing growth to settlement areas that have existing or planned municipal water and wastewater systems and can support the achievement of complete communities;

- Providing a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; and
- Supporting the achievement of complete communities that expand convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation.

Overall, the prevailing themes in provincial policy include encouraging development within current urban boundaries, promoting development that provides a mix of uses and housing types (in both style and value), effectively using existing infrastructure and land, supporting public transit, and minimizing environmental and public health concerns.

Similar to the policies of the PPS, the Growth Plan policies requires municipalities to plan for denser development, plan for the efficient use of infrastructure facilities and promote transit-support, walkable urban form. The Growth Plan policies will likely lead to pressures on areas such as Toronto Gore to accommodate more housing in a denser format.

The Growth Plan, includes minimum density targets. For the Built-up Area, the minimum intensification target (number of units to be built within the already built-up areas of the Greater Golden Horseshoe) is 50%. In the Designated Greenfield Area (DGA), the minimum density to be achieved is 50 residents and jobs per hectare. The large area of vacant lands noted in Section 2.3 of this report is part of Brampton's DGA. As such, it is important to consider the implications of how development of currently vacant DGA lands will contribute to achieving the DGA density target, particularly in the context of the Growth Plan policies.

3.2 Peel Region Official Plan, 2018 Office Consolidation

The Peel Regional Official Plan, 2018 Office Consolidation contains a number of housing policies applicable to the Toronto Gore Community. The Plan contains policies for Estate Residential areas and states the following:

Estate residences are large lot housing units that generally rely on private septic systems for wastewater disposal. Estate residences constitute a limited portion of the total housing stock in Peel yet add to the variety of housing forms and lifestyle options available to the residents of the region. As well, estate residences provide a significant cultural landscape in the region...[which] need to be protected. (Policy 5.4.4)

As shown in **Figure 4**, the Toronto Gore Community is within the urban area of the City of Brampton. The Regional Official Plan limits new Estate Residential to areas:

- that are already committed to Estate Residential development;
- where development is compatible with the rural landscape and surrounding uses;
- where development protects the natural environment;
- where development is a logical extension of an existing estate area and servicing system;
- where development can occur in a phased manner; and
- where necessary water and sewer services are located (Policy 5.4.4.2.3).

Also as shown in **Figure 4**, the majority of the Toronto Gore Community is within the built-up area, with the exception of the lands in the southeast corner of the study area, which are within the Designated Greenfield Area.

Figure 4: Growth Plan Policy Areas

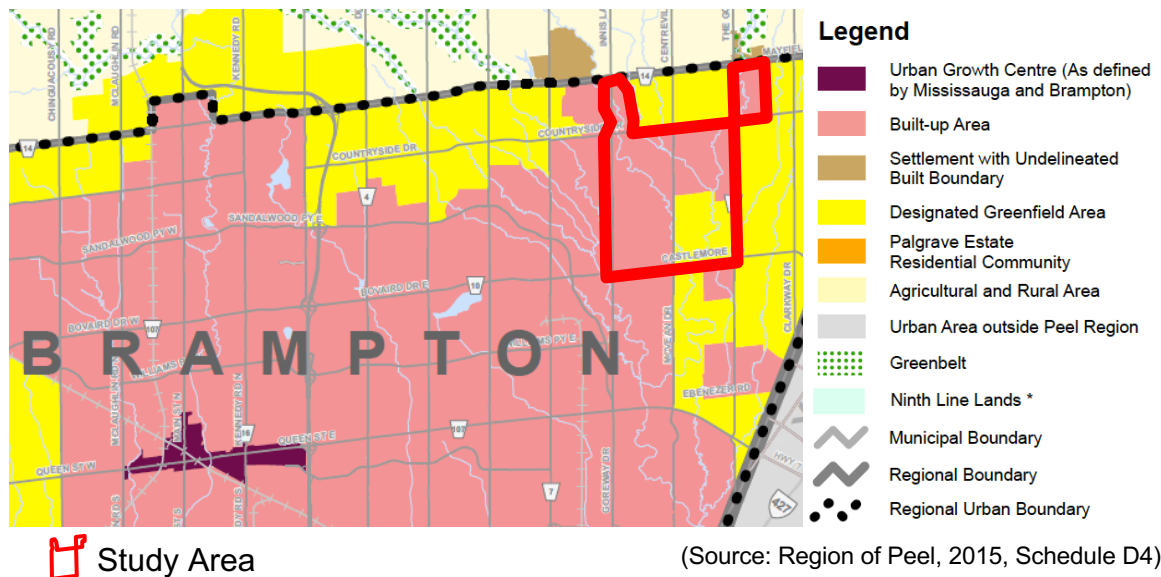
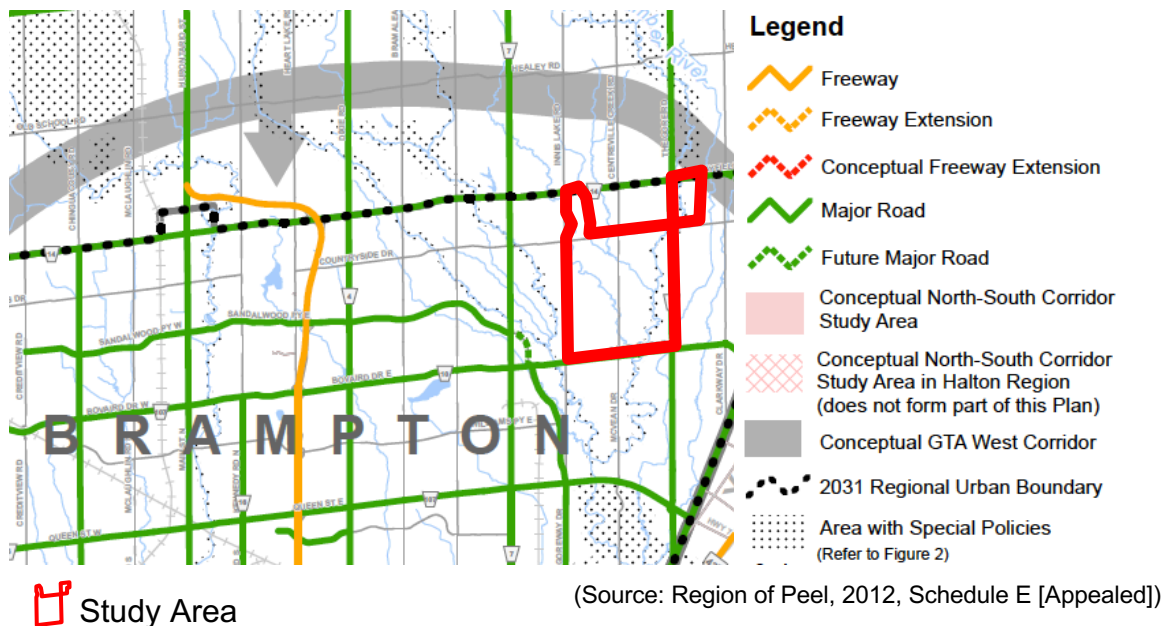


Figure 5 Major Road Network



Overall, the Region of Peel recognizes that Estate Residential areas are a vital component of the overall housing stock in the Region, and should therefore be protected. The policies permit minor expansion of Estate Residential areas, however this does not apply to the Toronto Gore Community, which is entirely within the urban area. The policies of the Region of Peel Official Plan would support the development of the remaining undeveloped portions of the Toronto Gore Community for Estate Residential purposes, subject to the policies in the City of Brampton Official Plan.

3.3 City of Brampton Official Plan, September 2020 Office Consolidation

Preliminary forecasts prepared for the City of Brampton by Hemson Consulting Ltd indicate that Brampton will see an increase of approximately 295,000 people and approximately 86,000 new dwelling units from 2011 to 2031. The City's Official Plan provides direction to reduce the rate of growth in the Designated Greenfield Area by optimizing opportunities for infill and intensification. The Official Plan requires that at least 26,500 new dwelling units be developed within the built-up area by 2031, so that Brampton contributes appropriately to the Region of Peel's achievement of intensification targets.

To achieve this population and intensification target, the Official Plan calls for a range and mix of dwellings types and densities. When approving new residential development, the City also requires an appropriate mixture of housing for a range of household incomes. The Official Plan also recognizes that a variety of housing type, architectural style, and siting and building setbacks are key elements in urban design.

Estate Residential Area

Secondary Plan No. 26 in the City of Brampton Official Plan is identified as the Toronto Gore Rural Estate community. As shown in Schedule A – General Land Use Designations of the City of Brampton Official Plan (see **Figure 6** below), the Toronto Gore area accounts for the majority of lands within Brampton that are designated to accommodate Estate Residential housing. Land use planning policies related to Estate Residential housing in the City of Brampton are identified in Section 4 of the City of Brampton Official Plan.

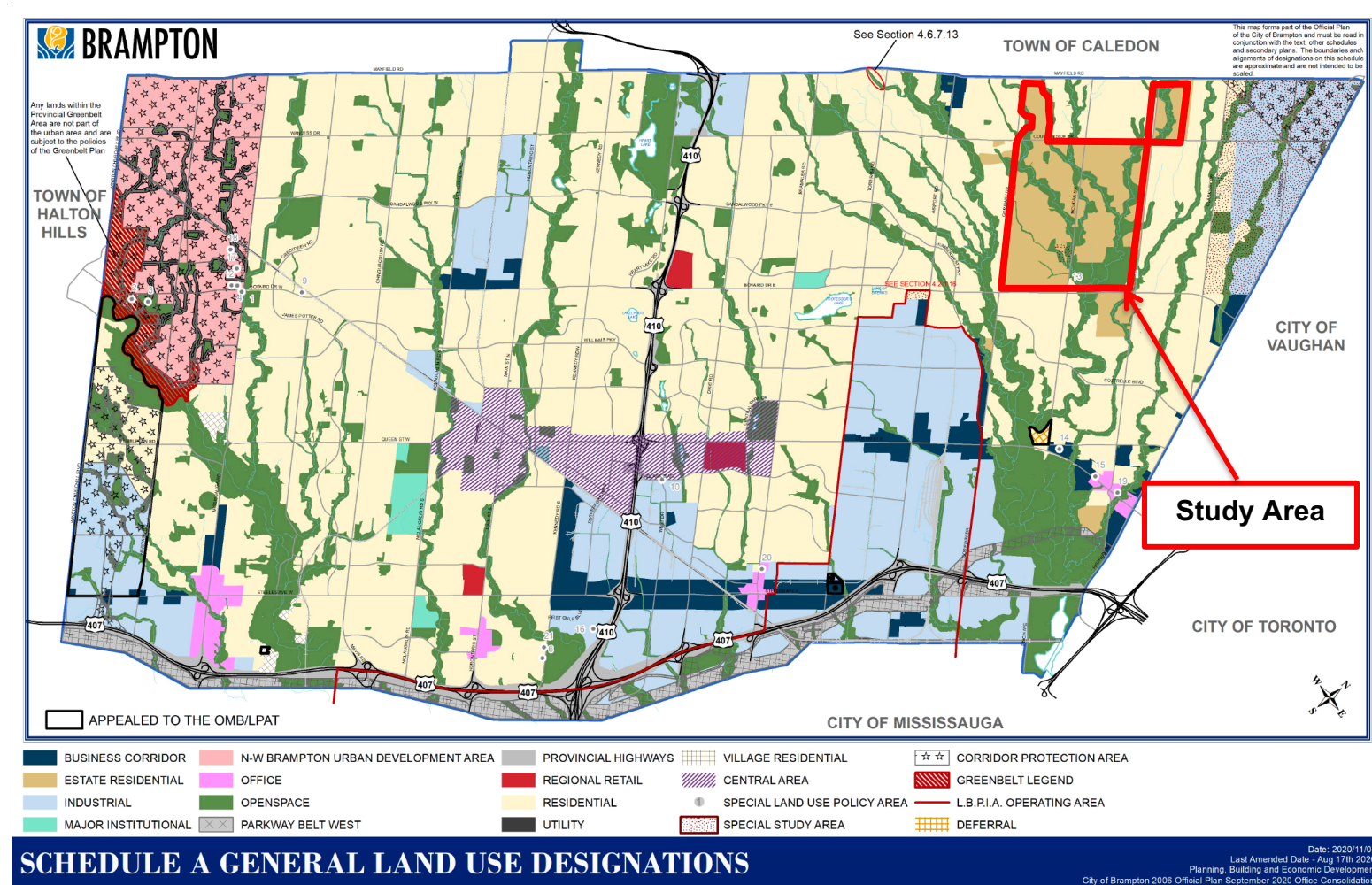
The Toronto Gore Community is identified as a “Unique Community” in Brampton (policy 3.2.10) and is designated an Estate Residential area. The Official Plan identifies “Unique Communities” as areas that possess unique cultural, heritage, natural and landscape qualities. The Toronto Gore Community’s identity as a “Unique Community” is specifically connected to its historical character. Policy 3.2.10 calls for the protection of “Unique Communities”, as they contribute to the sense of place and identity of Brampton.

Policy 4.2.3 of the Official Plan addresses Estate Residential areas, stating that these areas are low density in nature and characterized by large lots that do not require full municipal services. Policy (ii) in Section 4.2 of the Official Plan calls for the enhancement of the historical pattern of development within the “Unique Communities” of the Estate Residential designation, and promoting the retention of the historical development patterns, but recognizing the limited supply of Estate Residential housing forms in the long term.

While the Regional Official Plan permits the limited expansion of estate areas, the Brampton Official Plan does not encourage the further expansion of these areas beyond the lands that are designated “Estate Residential”. Policy 4.2.3 does permit the continued, but limited, development of the balance of the area designated “Estate Residential” to be developed for estate residential purposes. The reference to “balance of the area” within policy 4.2.3 is referring to the large contiguous undeveloped area located between The Gore Road and McVean Drive and directly north of Castlemore Road (approximately 80 hectares).

As a low-density designation, Estate Residential areas permit a limited range of dwellings, single detached dwellings, group homes, public utilities, and public open space. Density targets for low-density areas vary by location and secondary plan status. **Table 1** identifies the density range of existing, built-up low-density areas in Brampton. These are not density targets – rather, the numbers are reflective of what is built today within older secondary plan areas of the City. In comparison, **Table 1** also identifies the maximum density of newly developing areas of the City, where the same housing type is contemplated.

Figure 6: City of Brampton Official Plan – Schedule A – General Land Use Designations



Source: City of Brampton Official Plan, Schedule A)

Table 1: Existing Official Plan Policies: Observed Density vs. Max. Density

	Observed Density (Existing built-up low-density areas)	Max. Density (Newly developing areas)
Single Detached Density or Single Family Density	max. 25 units / net hectare	30 units / net hectare

(Source: City of Brampton 2006 Official Plan – Office Consolidation September 2020)

The Official Plan also sets out maximum densities and/or minimum lot sizes specific to residential land use designations, as shown in **Table 2**, including the Upscale Executive Residential and Estate Residential designations.

Table 2: Existing Official Plan Policies: Max. Density and Resulting Density

	Maximum Permitted Density	Minimum Lot Size	Resulting Density*
Upscale Executive Residential	Max. 14.5 units/net hectare	N/A	14.5 units/net hectare
Estate Residential Area (City-wide)	N/A	0.4ha to 1.2ha	0.83 to 2.5 units/net hectare
Estate Residential Area (Toronto Gore Community)	N/A	0.8ha	1.25 units/net hectare

*based on one unit per lot.
Consolidation – September 2020)

(Source: Based on City of Brampton 2006 Official Plan – Office Consolidation – September 2020)

The Toronto Gore Community requires a minimum lot size of 0.8 hectares, which therefore results in a maximum density of 1.25 units per net hectare.

Criteria for Severances

Section 5.17 of the Official Plan sets out criteria for the severance of lots in residential areas, including the Estate Residential designation. The following general criteria apply in the evaluation of the appropriateness of a severance:

- a proposed lot severance must be compatible with the size, shape and configuration of adjacent and nearby parcels;
- the frontage of a severed parcel shall be approximately half of the depth of the new lot, and should have a similar lot depth and shape as adjoining lots, where appropriate; and
- severed parcels must also be located outside of flood prone areas and have access to internal subdivision roads (not surrounding collector and arterial roads).

The policies in Section 4.2.3 recognize that large lots in the Toronto Gore contribute to the rural-like character of the Estate Residential area. In addition to the severance criteria noted above, severance applications within designated Estate Residential areas shall be considered and may only be granted subject to meeting the criteria found in Section 4.2.3.5. One of these criteria is meeting the minimum lot sizes as required in Section 4.2.3.3. The importance of maintaining the minimum lot sizes as prescribed by the Estate Residential policies is to preserve the character of the established estate residential community.

As noted earlier, there is a large undeveloped portion of Estate Residential designated land in the Toronto Gore Community. Applicable to these lands, the Official Plan also contains broad policies on the preferred design of Estate Residential subdivisions, including policies on subdivision access, the sizing of lots to accommodate private services and the location and size of accessory buildings on lots. This study will examine whether these lands should be further developed for Estate Residential purposes, or if more urban densities should be introduced to the area.

Upscale Executive Housing

The Official Plan also contains an Upscale Executive Housing designation. This designation is intended to accommodate large, detached dwellings, however in a more urban setting on much smaller, fully serviced lots. While no lands within the Toronto Gore Community are designated for Upscale Executive Housing purposes, some of the areas surrounding Toronto Gore are designated as such, and provide a transition between the very low density Estate Residential designated lands, and the more urban densities located to the south and west.

Figure 7 identifies the location of the eight policy areas that are designated in Brampton to accommodate Upscale Executive Housing. As shown, a large proportion of lands designated to accommodate this type of housing are located in the northeast area of Brampton bordering the Toronto Gore Community.

Section 4.2.2 of the Brampton Official Plan outlines policies related to Upscale Executive Housing. The Upscale Executive Housing land use designation is intended to accommodate low density housing that is characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities.

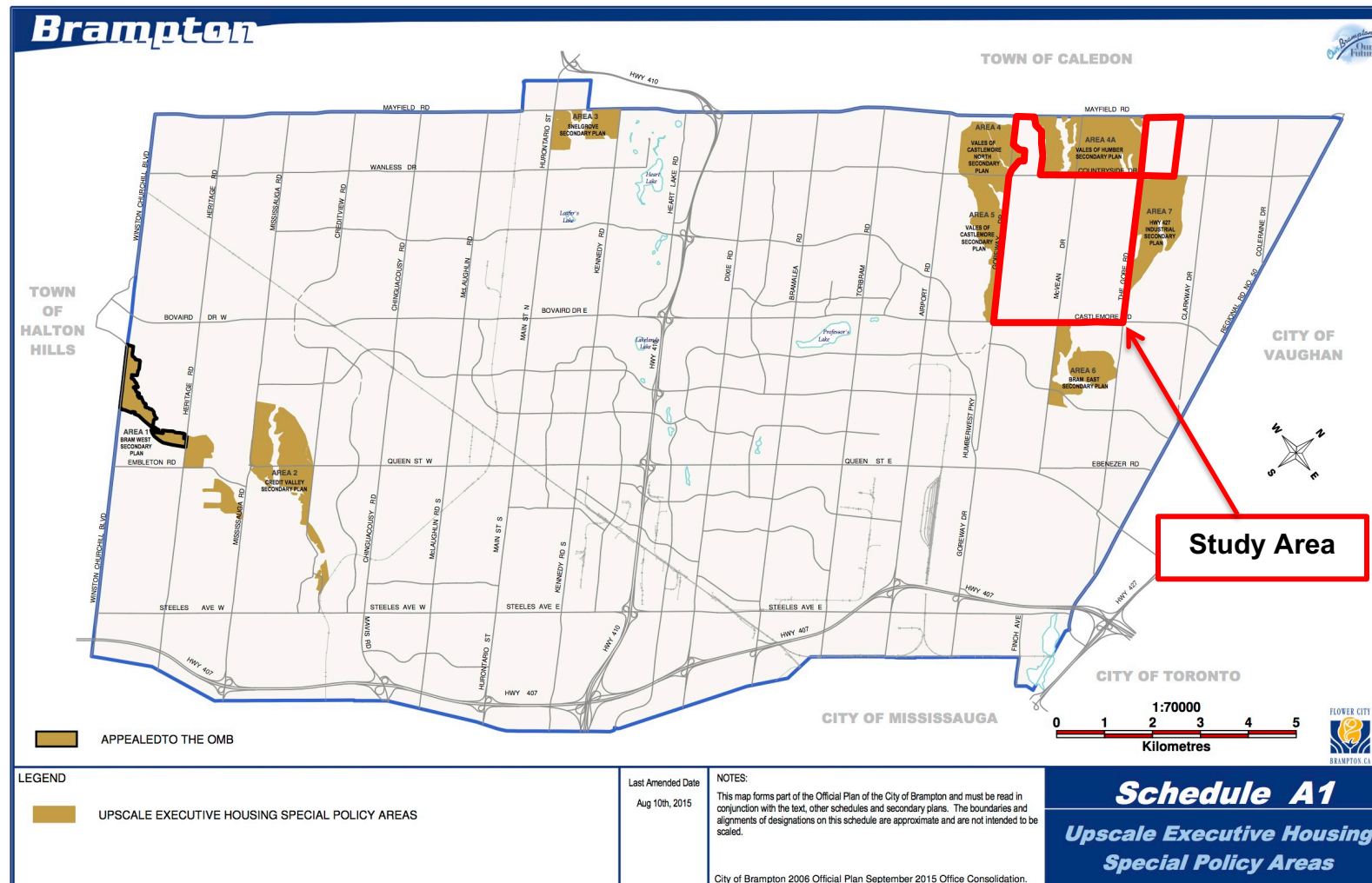
Upscale Executive Housing is intended to be accommodated on lots with a minimum frontage of 50 feet and a maximum net density of 14.5 units per net hectare.

While the existing, in-effect City of Brampton Official Plan includes an Upscale Executive Housing land use designation and associated policies, it is understood

that the City is currently undertaking an Official Plan Review, which may combine the existing residential land use designations, including the Upscale Executive Housing designation, into one “Residential” land use designation.

In summary, similar to the Region, Brampton recognizes that established Estate Residential areas are key in providing for a mix of housing options in the City. As such, the City strives to protect the established Estate Residential areas by maintaining low densities and minimal variation in lot size. The City also discourages the expansion of the Estate Residential designation beyond their current locations.

Figure 7: City of Brampton Official Plan – Schedule A1 – Upscale Executive Housing Special Policy Areas



(Source: modified from the City of Brampton Official Plan, Schedule A1)

3.4 City of Brampton Zoning By-law

The City of Brampton Zoning By-law generally zones all the properties within the Toronto Gore Community as Estate Residential Two (RE2). The Estate Residential zone sets out specific standards regulating the characteristics of lots and the placement of dwellings on properties.

Table 3 provides a summary of applicable zone standards for Toronto Gore. **Table 3** also summarizes the number and percentage of lots that meet each of the applicable zoning by-law requirements; however, not all zone standards apply to every lot (eg. only corner lots have an exterior side yard, or the side yards for a vacant lot cannot be determined). The percentage of how many of lot that meet the individual requirements are also provided.

Table 3: Estate Residential Zone Standards

	Requirement
Minimum Lot Area	0.8ha
Minimum Lot Width	45m
Minimum Lot Depth	No requirement
Minimum Front Yard Depth	12m
Minimum Interior Side Yard Width	7.5m
Minimum Exterior Side Yard Width	7.5m
Minimum Rear Yard Depth	15.0m
Maximum Building Height	10.6m
Maximum Lot Coverage	No requirement
Minimum Landscaped Open Space	70% of front yard
Minimum Ground Floor Area for Main Building	One Storey: 170sq.m >1 Storey: 115sq.m

The City of Brampton is currently undertaking a detailed review and update to Zoning By-law 270-2004 to ensure conformity with the new Official Plan and recent provincial legislation. The update is anticipated to be completed by 2023, after the new Official Plan is adopted.

3.5 Living the Mosaic – Brampton 2040 Vision

The Brampton 2040 Vision is a vision document created by the people of Brampton. It is meant to function as a detailed statement of what Brampton will

look like in the year 2040, and lays out objectives and goals to achieve the various elements of the vision through key transformations.

The Brampton 2040 Vision identifies one of five Town Centres along The Gore Road in the vicinity of the Gore Meadows Community Centre. The vision for Town Centres is that they will be nodes accommodating a mix of employment, retail and residential uses at high densities to support the surrounding communities. The Town Centre along The Gore Road will have an impact on the form of development that occurs in the area, including the lands within Toronto Gore. This is discussed in greater detail in Section 14 of this report.

PART B: SUPPLY AND DEMAND

4 APPROACH

As part of this project, urbanMetrics has evaluated the supply and demand for Estate Residential lots within the City and reviewed the merit of potentially introducing more urban densities into the Toronto Gore Community “Toronto Gore”.

In order to assess the market demand for Estate Residential housing in Brampton the following work steps have been undertaken:

- **Estate Residential Housing** – The supply of developed and undeveloped estate lots in the Toronto Gore Community and surrounding area has been reviewed. This has included an assessment of amenities, servicing, lot sizes, and price points. The existing demographic characteristics of residents of Toronto Gore has been reviewed in comparison to the City of Brampton overall.
- **Upscale Executive Housing** – The historic absorption patterns were examined for Upscale Executive Housing in Brampton to determine the extent to which it may partially serve the demand for Estate Residential housing. This includes an assessment of the location, amenities and price point of Upscale Executive Housing in Brampton. The demographic profile of residents was also reviewed in comparison to Toronto Gore, as this will be important in determining if Upscale Executive Housing is a substitute for Estate Residential housing in Brampton.
- **Supply of Estate Residential Lots in the Local Market Area** – A Local Market Area was delineated from which Estate Residential lots in Brampton would compete with similar developments. The Local Market Area includes the Town of Caledon, City of Vaughan and King Township.
- **Forecast Demand for Estate Residential Housing in Brampton** – The forecasted demand for Estate Residential housing in Brampton was based on future demographic trends that are likely to occur in the municipality.

5 ESTATE RESIDENTIAL HOUSING IN BRAMPTON

This section of the report identifies the locations of Estate Residential housing in Brampton, the supply of vacant Estate Residential lots in the City and the demographic profile of residents in Toronto Gore.

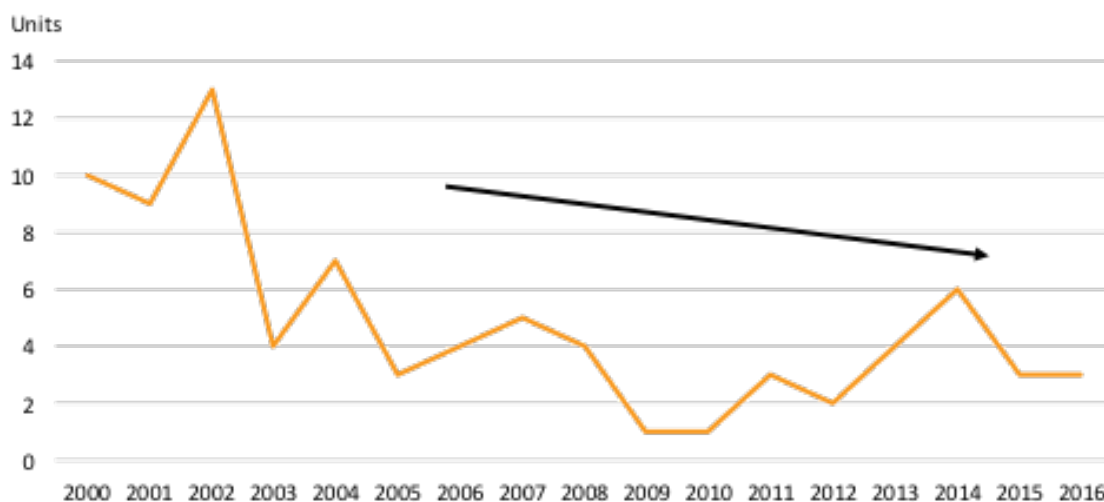
5.1 Historic Demand for Estate Residential Housing in Brampton

Figure 8 illustrates building permit data for Estate Residential housing in Brampton between 2000 and 2016. Over this 16-year period, there were 82 building permits issued for Estate Residential housing, or an average of about five building permits per year.

As shown, approximately 40% of these building permits were issued between 2000 and 2002. Since 2003, demand for Estate Residential lots has decreased. Over the 2003 to 2016 period, there has been an average of approximately four building permits per year for new housing on Estate Residential lots.

The recent decline in the demand for Estate Residential lots in Brampton likely reflects a variety of factors, including, but not limited to the decreasing supply of vacant Estate Residential lots both within Brampton and neighbouring municipalities and changing housing preferences, where people are choosing to live in smaller homes on smaller lots, in part due to maintenance and cost concerns.

Figure 8: Building Permits for Estate Residential Housing, 2000 to 2016



(Source: urbanMetrics Inc. based on the City of Brampton building permit data)

5.2 Supply of Estate Residential Housing in Brampton

According to our analysis, there are 53 vacant Estate Residential lots available in Toronto Gore. The average vacant lot size is approximately 0.8 hectares. In

addition to these vacant lots, there are also large parcels in the southeast of Toronto Gore that are vacant or have development potential for Estate Residential housing. These large parcels have a land area of 80.3 gross hectares.

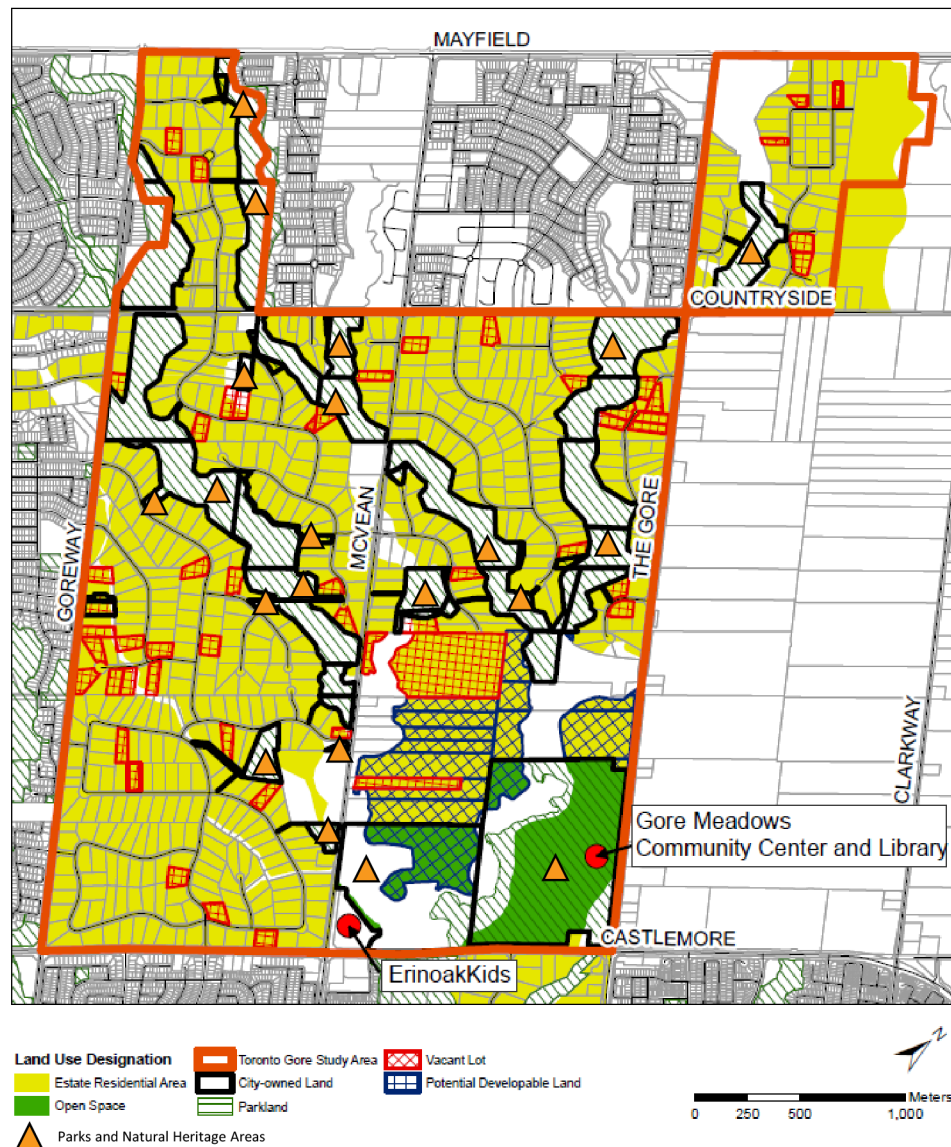
Based on a net-to-gross ratio of 0.85 and an average lot size of 0.8 hectares, these large parcels could accommodate as many as 85 Estate Residential lots. Therefore, there are estimated to be potential for as many as 138 vacant Estate Residential lots available in Toronto Gore. Assuming an average absorption of four lots per year, these vacant lots represent a 35-year supply.

Figure 9 identifies the location of the vacant Estate Residential lots in Toronto Gore. As shown, these vacant lots are generally scattered throughout the secondary plan area.

Based on research conducted by urbanMetrics, there are only two vacant Estate Residential lots listed for sale in Toronto Gore. These lots include a 0.8-hectare lot listed at \$1.1 million and a 2.0-hectare lot listed at \$1.3 million. Both lots are serviced with water, natural gas, hydro and cable.

In addition to vacant Estate Residential lots in Toronto Gore, there are also a number of existing homes listed for resale. Homes listed for resale in Toronto Gore range from \$1.9 million to \$5.7 million with an average listing price of \$3.2 million. This is in comparison to the City of Brampton, where the average single-family home price was approximately \$675,000 in the first eight months of 2016.

Figure 9: Location of Vacant Estate Residential Lots



(Source: Data from the City of Brampton)

5.3 Amenities

As Toronto Gore has become enveloped by residential subdivisions, it has resulted in a broader array of amenities in the area to serve this growing population.

Figure 9 illustrates the amenities in proximity to Toronto Gore, including Gore Meadows Community Centre and Library Branch, which are located at 10150 the Gore Road. There are also a number of parks located near Toronto Gore, including, but not limited to, Ezard Park, Gladstone Shaw Park, Martyniuk Park, and Cassin Park. In addition, the City of Brampton will be initiating the

development of a community park at the Gore Meadows Community Centre within the next 3 years. This park is expected to include a series of sports fields and other outdoor recreational activities.

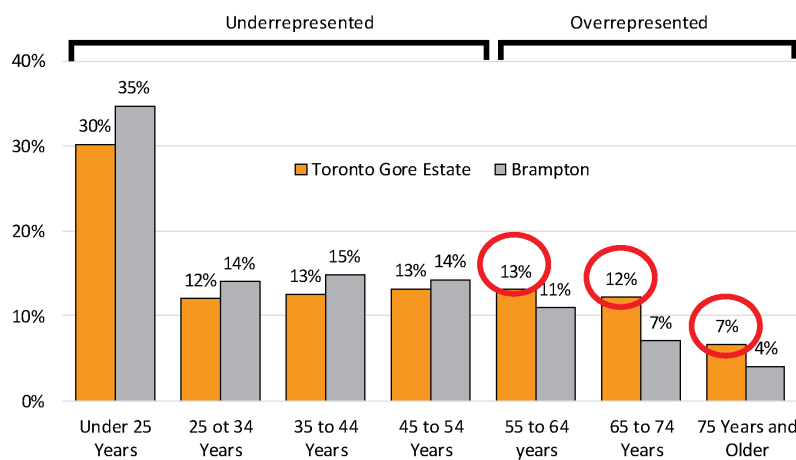
In addition to these municipal amenities, there are also Neighbourhood Retail and Convenience Retail facilities in proximity to the Toronto Gore Community. Access to such a broad array of nearby amenities is a characteristic that separates Toronto Gore from Estate Residential communities in neighbouring GTA municipalities, particularly Caledon.

5.4 Demographic Profile of the Toronto Gore Community

As part of this market analysis for Estate Residential housing in Brampton, the demographic profile of residents in Toronto Gore was examined in comparison to the overall profile of Brampton residents.

- Based on information provided by the City, Toronto Gore had a census population of approximately 2,292 persons in 2016. There were also approximately 532 households in Toronto Gore. This represents a person per unit (PPU) factor of 4.3 persons per unit, which was slightly higher than the PPU for the City of Brampton overall, which was 3.5 persons per unit in 2016.
- Toronto Gore is characterized as having an older population in comparison to the rest of Brampton. **Figure 10** illustrates the age profile of persons living in Toronto Gore, compared to the City of Brampton. As shown, Toronto Gore had a lower share of persons under the age of 55 (underrepresented) and a larger share of the population in groups aged 55 and over.

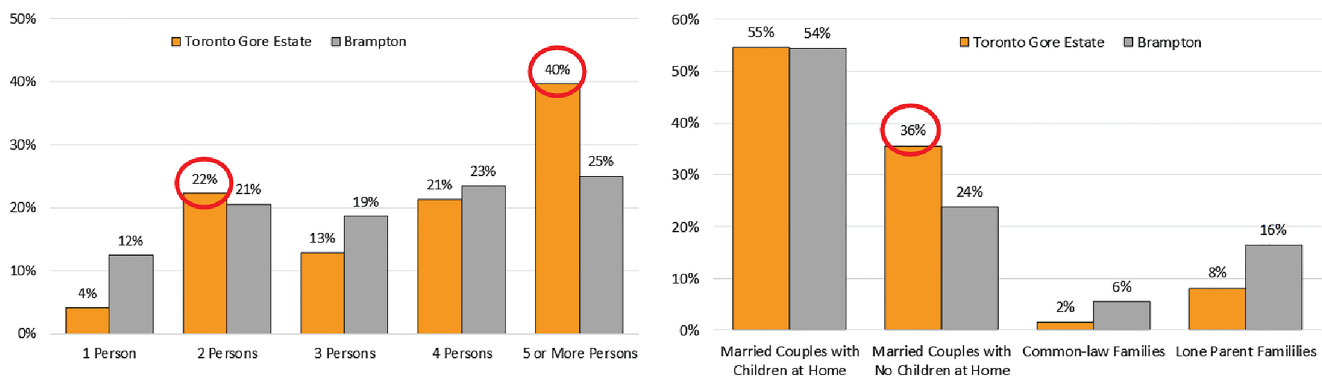
Figure 10: Share of Population by Age Group, Toronto Gore and City of Brampton, 2016



(Source: urbanMetrics Inc. based 2016 Census of Canada data)

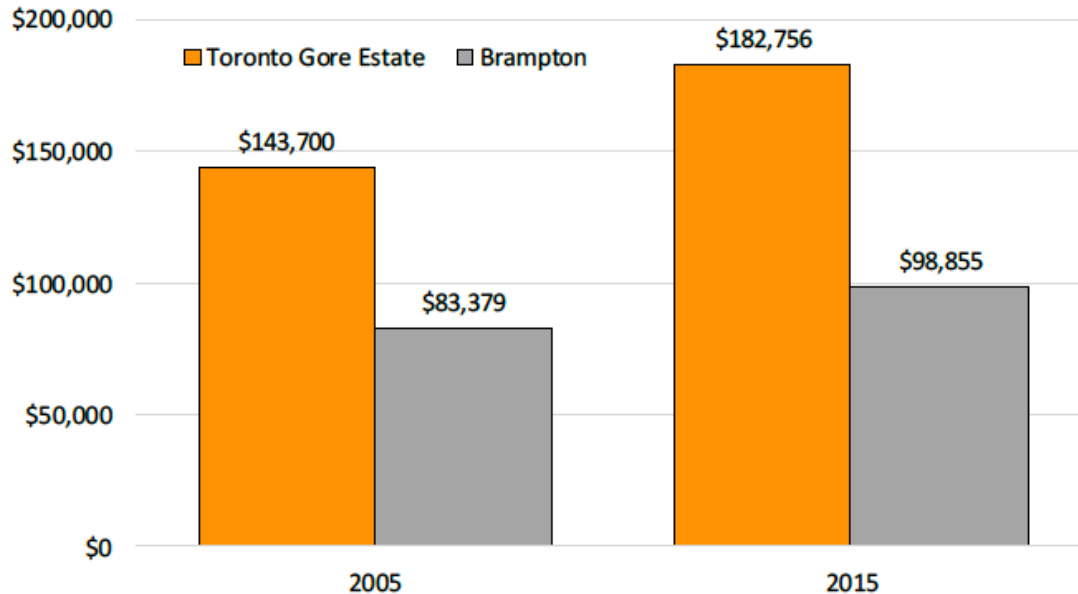
- Related to the older age profile in Toronto Gore, there is a larger share of two-person households in the community in comparison to the rest of Brampton. Data from the 2016 Census indicates that many of these households were married couples with no children at home (right side of **Figure 11**).
- While Toronto Gore has a larger share of households with two persons compared to the City of Brampton overall (left side of **Figure 11**), it also has a larger share of five or more person households compared to the City. The larger share of households with five or more persons likely reflects the larger dwelling sizes in Toronto Gore.
- **Figure 12** summarizes the average household income in Toronto Gore and the rest of Brampton. Households in Toronto Gore had an average household income of nearly \$144,000 in 2005, which was approximately \$60,000 higher than the average household income in the City of Brampton. By 2015, this gap in average household income grew further to approximately \$84,000.

Figure 11: Household Size and Family Structure, Toronto Gore and City of Brampton, 2016



(Source: urbanMetrics Inc. based on 2016 Census of Canada data)

Figure 12: Average Household Income, Toronto Gore and City of Brampton



(Source: urbanMetrics Inc. based on 2006 and 2016 Census of Canada data)

Overall, a review of the demographic characteristics of people residing in Toronto Gore indicates that these households are typically older than the City of Brampton overall. These households are also more likely to be comprised of married couples with children no longer living at home. This suggests that a portion of these households may be nearing the point when they want to downsize to a smaller home. This downsizing could potentially release existing homes in the community, which could fulfill a portion of the demand for Estate Residential housing in future years.

5.5 Summary

Nearly all of the lands designated as Estate Residential in the Brampton Official Plan are located within the Toronto Gore Community (87.7% of all lands designated Estate Residential in the City of Brampton). Based on information provided by the City of Brampton and our own estimates, these lands have the potential to accommodate as many as 138 additional Estate Residential lots. These 138 potential lots represent a 35-year supply of Estate Residential housing based on recent trends in absorption.

Unlike the other Estate Residential communities reviewed in Section 7 of this report, Toronto Gore has good access to amenities including schools, public facilities, parks and shopping. Proximity to these types of amenities is what sets Toronto Gore apart from Estate Residential developments in neighbouring communities, which are much more rural in character.

A review of the demographic profile of people living in Toronto Gore indicates that in comparison to the City of Brampton, households living in Toronto Gore are more likely to be over the age of 55 and be comprised of married couples with no children at home. These households also have an average household income that is about \$84,000 higher than the City-wide average.

Given the older age profile of residents in Toronto Gore, there is a strong likelihood that these households will choose to downsize over the short to medium-term. As a result, this would increase the supply of Estate Residential units available for sale. This increased supply of resale units could satiate some of the demand for Estate Residential units and ease demand for vacant lots.

6 UPSCALE EXECUTIVE HOUSING IN BRAMPTON

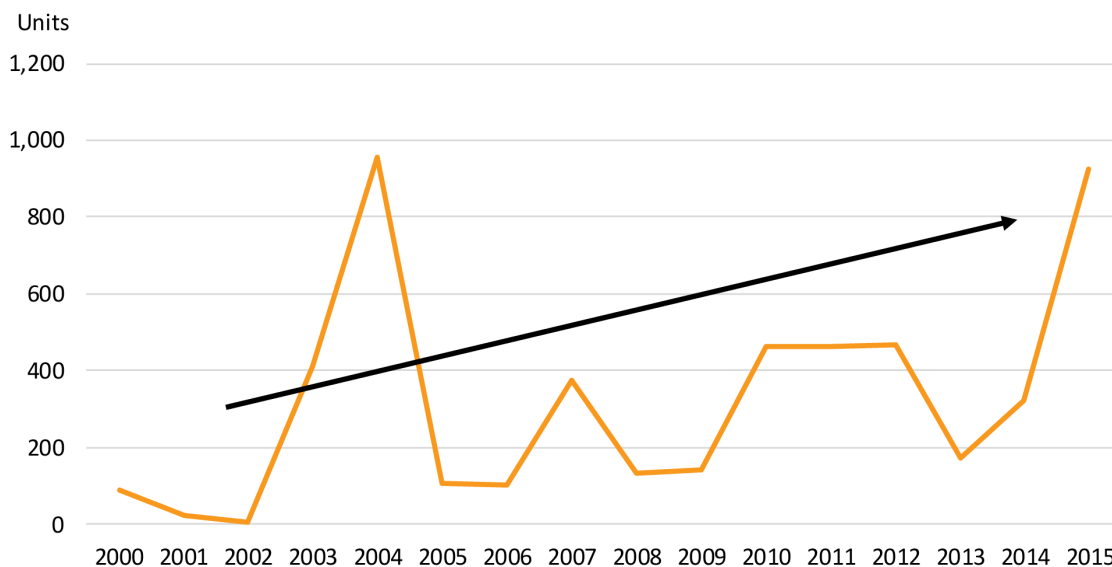
This section of the report identifies the location of and demand for Upscale Executive Housing in Brampton. This section examines absorption patterns for this type of housing and to what extent this type of housing may serve the demand for Estate Residential lots in Brampton.

6.1 Historic Demand for Upscale Executive Housing in Brampton

Since 2000, there have been approximately 5,400 building permits issued for new homes on lands designated as Upscale Executive Housing in Brampton, or about 320 units per year. Over this period, most of these new home sales have occurred in Area 2 (Credit Valley Secondary Plan – 1,033 units), Area 4 (Vales of Castlemore North Secondary Plan – 1,117 units) and Area 4A (Vales of Humber Secondary Plan – 1,244 units), which combined have accounted for nearly 80% of new home sales on lands designated as Upscale Executive Housing.

Demand for Upscale Executive Housing in Brampton has trended slightly higher in recent years, as shown in **Figure 13**. The increasing number of Upscale Executive Housing sales in Brampton reflects the available supply of this type of housing, which has also increased over the period between 2000 and 2015.

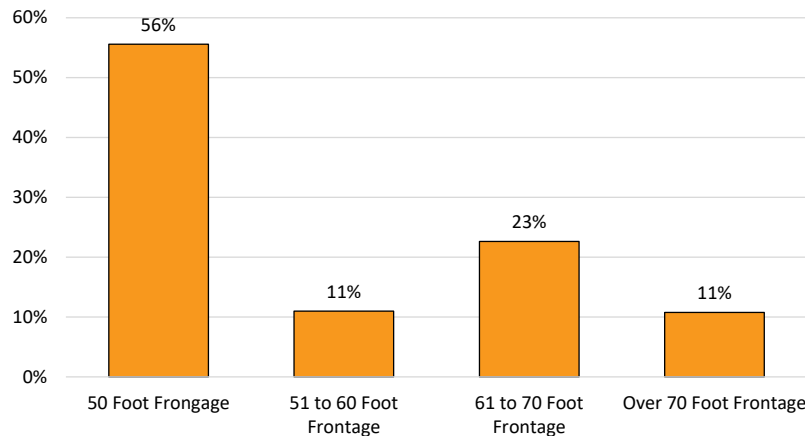
Figure 13: Building Permits for Upscale Executive Housing, 2000 to 2015



(Source: urbanMetrics Inc. based on City of Brampton building permit data)

The Upscale Executive Housing land use designation generally permits lot frontages ranging from 50 feet up to 85 feet and beyond. As shown in **Figure 14**, based on data from RealNet Canada Inc., 56% of new Upscale Executive Housing sales are on lots with 50 feet of frontage. Lots with over 60 feet of frontage account for one third (33%) of new Upscale Executive Housing sales in Brampton over the 2000 to 2016 period.

Figure 14: New Upscale Executive Housing Sales by Lot Size, 2000 to 2016



(Source: urbanMetrics Inc. based on RealNet Canada Inc. data)

6.2 Supply of Upscale Executive Housing in Brampton

Policy 4.2.2.6 of the Brampton Official Plan identifies that a minimum of 5,100 upscale executive housing units are to be developed in eight policy areas in Brampton. The distribution by policy area is identified in **Table 4** below. As shown in the previous section of this market analysis, there have been approximately 5,400 building permits issued for Upscale Executive Housing in Brampton since 2000, therefore, the City has already surpassed the minimum number of units identified in its Official Plan.

Table 4: Supply of Upscale Executive Housing by Secondary Plan Area

Area	Secondary Plan Area	Housing Unit Requirement	Building Permits Issued
Area 1	Bram West Secondary Plan	1,000	2
Area 2	Credit Valley Secondary Plan	1,000	1,064
Area 3	Snelgrove Secondary Plan	200	85
Area 4	Vales of Castlemore North Secondary Plan	500	1,116
Area 4a	Vales of Humber Secondary Plan	1,000	1,244
Area 5	Values of Castlemore Secondary Plan	500	847
Area 6	Bram East Secondary Plan	300	1,053
Area 7	Highway 427 Industrial Secondary Plan	600	1
TOTAL		5,100	5,412

(Source: urbanMetrics Inc. based on City of Brampton 2006 Official Plan and building permit information)

As shown in **Table 4**, the number of building permits on Upscale Executive lands in Policy Areas 2, 4, 4a, 5 and 6 already exceed the minimum number of units identified in the Brampton Official Plan, while Areas 1 and 7 are still undeveloped. Based on our analysis of vacant lands available to accommodate Upscale Executive Housing, the City is quickly absorbing the land supply designated to accommodate this type of housing.

6.3 Average New Home Price

Table 5 summarizes the average unit size and price of new Upscale Executive single-detached housing being actively marketed in Brampton as of October 2016. As shown, the average unit size for actively marketed units in the Upscale Executive housing designation is 4,450 square feet and the average unit price was approximately \$1.4 million. For comparison purposes, the average new single-detached house price is significantly less than the average resale price in Toronto Gore (approximately \$3.2 million).

Table 5: Upscale Executive Housing Projects Being Actively Marketed in Brampton, October 2016

Area	Average Unit Size (sq.ft.)	Average Price	Average Price Per Sq.ft.
Area 2 (Credit Valley Secondary Plan)	4,250	\$1,382,000	\$325
Area 4A (Vales of Humber Secondary Plan)	4,850	\$1,478,000	\$305
Area 6 (Bram East Secondary Plan)	4,250	\$1,382,000	\$325
TOTAL / AVERAGE	4,450	\$1,414,000	\$318

Note: Unit sizes rounded to nearest 50 square feet and unit prices rounded to nearest \$1,000.

(Source: urbanMetrics Inc. based on RealNet Canada Inc. data)

6.4 Demographic Profile

In determining if Upscale Executive Housing could be a substitute for Estate Residential housing, data from the 2016 Census on the profile of households living in these two types of housing was examined. This section examines the profile of residents in Area 4 (Vales of Castlemore North Secondary Plan) and Area 5 (Vales of Castlemore Secondary Plan), as these two areas border Toronto Gore and were largely built-out at the time of the 2016 Census.

As shown in **Table 6**, the age profile of residents in Areas 4 and 5 are similar. In fact, the age profile of people in Areas 4 and 5 are similar to the City of Brampton overall. However, in comparison to Toronto Gore, Areas 4 and 5 have a larger share of the population under age 45 and a significantly larger share of the population under the age of 25. This is due to Areas 4 and 5 having a larger

share of households who are married couples with children at home. Whereas in Toronto Gore, there is a larger share of households who are married couples without children at home.

The difference in age structure between Upscale Executive housing and Estate Residential housing, likely reflects, in part, when the homes were constructed. The majority of the Upscale Executive housing in Brampton has been built since 2000, therefore, many of the young families who moved into these homes are still young and have children living at home. By comparison, approximately 75% of dwelling units in Toronto Gore were built prior to 1990. Therefore, many of the young families who may have moved into these homes when they were first built are now older and their children have moved out of the parental home. Therefore, when the homes in Toronto Gore were first built, they may have been a substitute for Upscale Executive Housing.

Table 6: Demographic Profile, Area 4, Area 5, Toronto Gore and City of Brampton, 2016 Census

	Area 4	Area 5	Toronto Gore	City of Brampton
Persons Per Unit (PPU)	4.4	4.7	3.9	3.6
Share of Population by Age				
Under 25	37%	36%	30%	35%
25 to 34	11%	12%	12%	14%
35 to 44	15%	14%	13%	15%
45 to 54	16%	16%	13%	14%
55 to 64	9%	11%	13%	11%
65 to 74	7%	7%	12%	7%
75 and Older	4%	4%	7%	4%
Share of Households by Household Size				
1 Person	3%	2%	4%	12%
2 Persons	13%	10%	22%	21%
3 Persons	14%	11%	13%	19%
4 Persons	30%	28%	21%	23%
5 Persons	41%	49%	40%	25%
Share of Families by Family Structure				
Married Couples with Children at Home	66%	65%	55%	54%
Married Couples with No Children at Home	23%	24%	36%	24%
Common-law Families	2%	2%	2%	6%
Lone Parent Families	9%	9%	8%	16%

(Source: urbanMetrics Inc. based on 2016 Census of Canada data)

6.5 Summary

The City of Brampton Official Plan identifies eight areas that are designated to accommodate Upscale Executive Housing. The purpose of this land use designation is to accommodate low density housing that is characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities.

Since 2000, the City has issued approximately 5,400 building permits for units located on lands designated for Upscale Executive Housing. The number of building permits issued exceeds the minimum number of units identified in the Brampton Official Plan. This demonstrates strong demand for this type of housing in Brampton.

Based on a review of the profile of residents living in Upscale Executive Housing, these household characteristics are different from people living in Estate Residential housing. Upscale Executive Housing is more likely to have larger household sizes and consist of married couples with children at home. By comparison, Toronto Gore has a slightly smaller household size and is more likely to comprise married couples without children at home. While some of the difference in the household profile may reflect when the homes were first built, the significant difference in price between Upscale Executive Housing and Estate Residential housing likely indicates that these two types of housing are not direct substitutes.

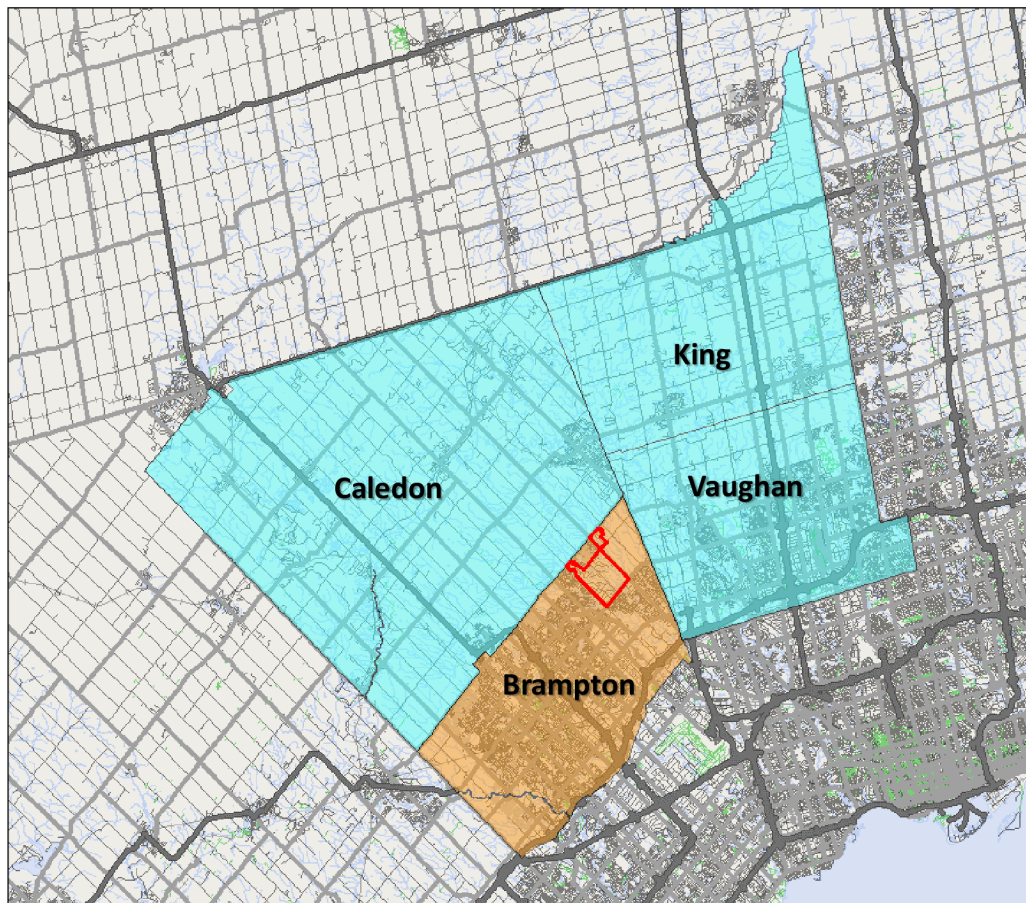
7 SUPPLY OF ESTATE RESIDENTIAL LOTS IN LOCAL MARKET AREA

When individuals or families make the decision to purchase a home, they typically look across a relatively broad market area reflecting the preferences for locations, housing types, amenities and services and other factors. With a limited supply of Estate Residential lots available in GTA municipalities, purchasers of these types of homes will be required to look over a larger geography, compared to the market for typical low-density housing.

In this section, a Local Market Area was identified that will likely compete with Estate Residential housing in Brampton. As shown in **Figure 15**, this Local Market Area includes the Town of Caledon, City of Vaughan and Township of King.

Where possible, this section of the report summarizes the supply of vacant and occupied Estate Residential lots, amenities, servicing and lot sizes for these types of housing in the Local Market Area.

Figure 15: Estate Residential Local Market Area



(Source: urbanMetrics Inc. based on Mapinfo)

7.1 Town of Caledon

The Town of Caledon Official Plan identifies areas to accommodate Rural Estate Residential housing. The location of Rural Estate Residential Areas are identified in Schedule F of the Town of Caledon Official Plan (see **Figure 16 below**). As shown, these areas are located throughout the municipality with a slight concentration of lands in the northeastern area of the municipality, which is identified as the Palgrave Estate Residential Community (“Palgrave”).

Within the Town of Caledon, Palgrave is intended to account for the majority of Estate Residential development within the Town. The location of Palgrave is identified in **Figure 17**. Within Palgrave, there are four policy areas that determine the nature and form of growth. Based on the Caledon Official Plan, Policy Area 1 is the prime area for future Estate Residential development. Policy Areas 2 and 3 are also suitable for Estate Residential development, but at lower densities and higher minimum lot sizes than Policy Area 1. The Caledon Official Plan states that Policy Area 4 is not suitable for residential development.

Based on Table 4.2 in the Caledon Official Plan, the population in Palgrave is expected to grow to 5,371 persons by 2031, which represents growth of 1,890 persons between 2011 and 2031. Based a factor of 3.30 persons per unit, this represents approximately 570 new dwelling units over the 20-year period.

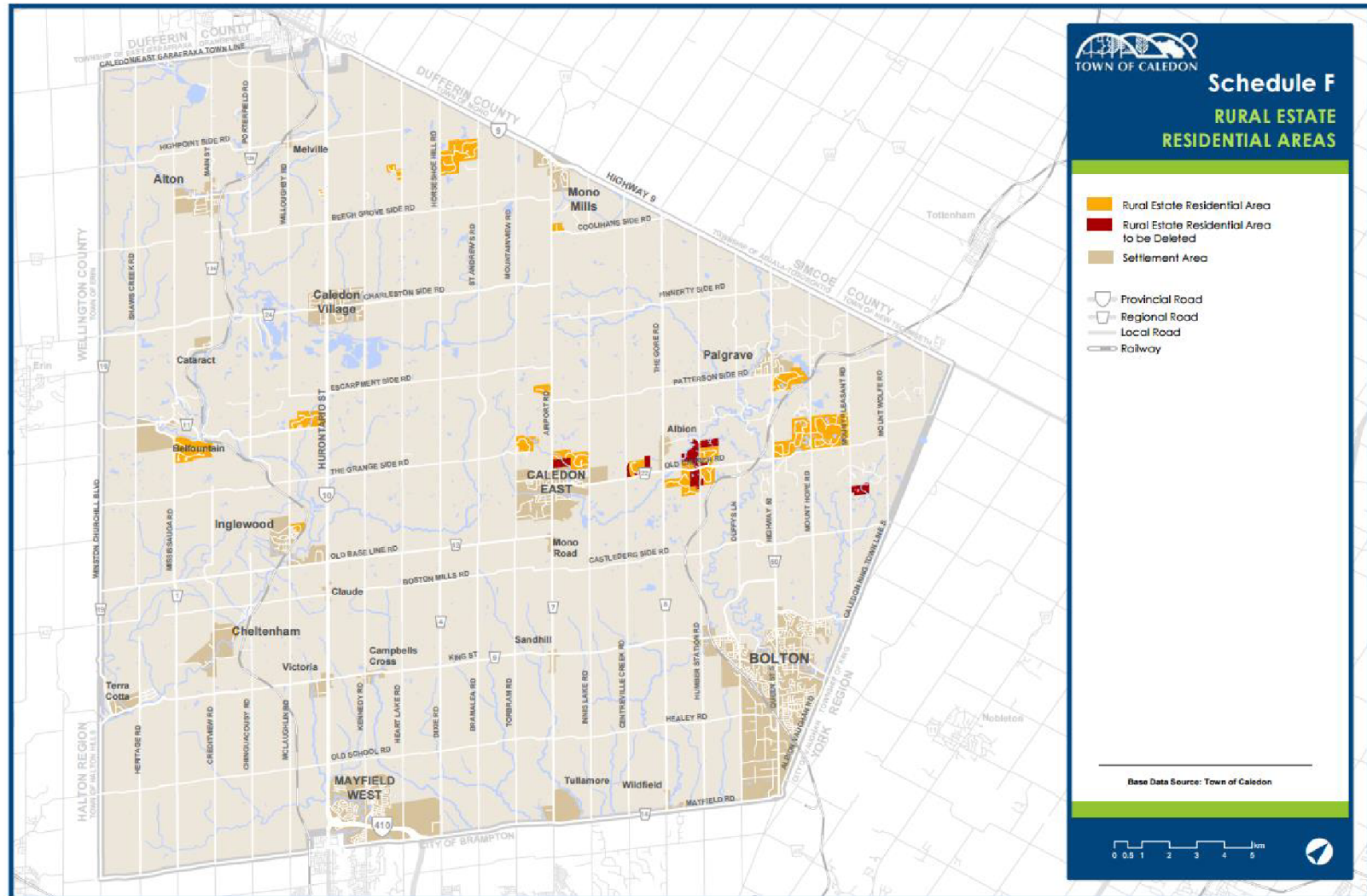
urbanMetrics has estimated the current supply of Estate Residential building lots in Palgrave that are available for development. Based on our analysis, there are estimated to be 845 lots zoned for Estate Residential development in Palgrave, of which approximately 57 are vacant and available for new development. As of the date of writing this report, Town staff has also indicated that there are also four active development applications for new homes in Palgrave. As shown in **Table 7**, these four applications account for 89 potential units. Therefore, Palgrave has 146 vacant Estate Residential lots approved and in the pipeline for development.

Table 7: Caledon Estate Residential Development Applications, October 2016

Applicant	Year of Application	Proposed Units
Flato Developments	1990	8
Beaverhall Homes	1995	42
Halls Lake Estates	2015	28
Mount Hope Estates	2016	11
Total		89

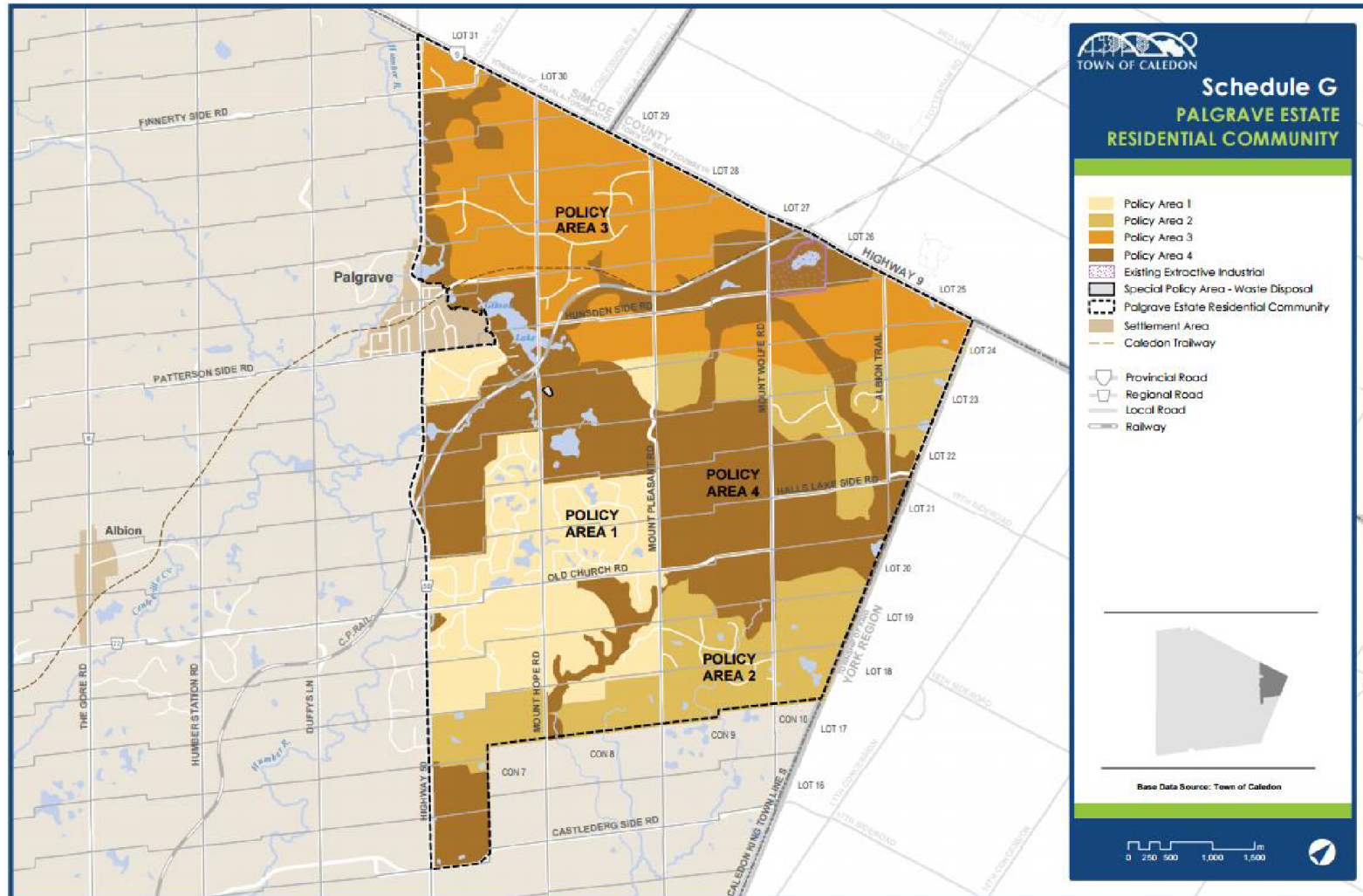
(Source: urbanMetrics Inc. based on information from Town of Caledon staff)

Figure 16: Town of Caledon Rural Estate Residential Areas



(Source: Town of Caledon Official Plan, November 2015 Consolidation, Schedule F)

Figure 17: Palgrave Estate Residential Community



(Source: Town of Caledon Official Plan, November 2015 Consolidation, Schedule G)

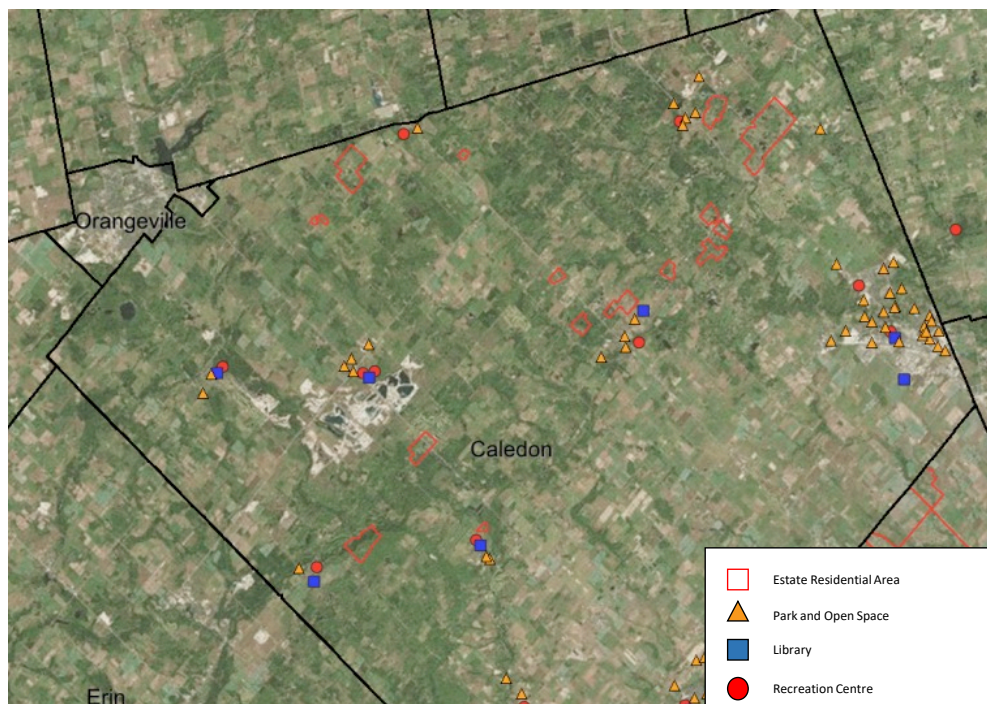
All Estate Residential lots within Palgrave are to be on private sewage disposal systems and municipal water service will be provided by expansion of the existing Palgrave water supply system.

The Caledon Official Plan also identifies minimum lot sizes within the various Estate Residential areas of Caledon. In Palgrave, the Town's Official Plan requires a minimum net lot area between 0.45 and 0.6 hectares, varying by Policy Area. Among the residential development applications summarized in **Table 7**, the lots within Palgrave range between the minimum required 0.45 hectares to as large as approximately 6 hectares in size.

Based on a review of active listings on the Multiple Listings Service (MLS) in October 2016, the average listing price for Estate Residential dwellings in Palgrave was approximately \$1.5 million. This was the lowest average listing price among the municipalities in the Local Market Area, which likely reflects the rural character of Palgrave.

One attribute that distinguishes Toronto Gore from Estate Residential development in Caledon is proximity to community amenities. Toronto Gore is in close proximity to a community recreation centre, library, public transportation and shopping facilities. By comparison, lands designated for Estate Residential development in Caledon are much more rural in character and are not located in close proximity to recreation centres, libraries and shopping facilities. The proximity of the Estate Residential areas in Caledon to community centres and libraries are shown in **Figure 18** below.

Figure 18: Location of Community Centres, Libraries and Parks in Caledon



(Source: urbanMetrics Inc. based on Google Maps and information from the Town of Caledon)

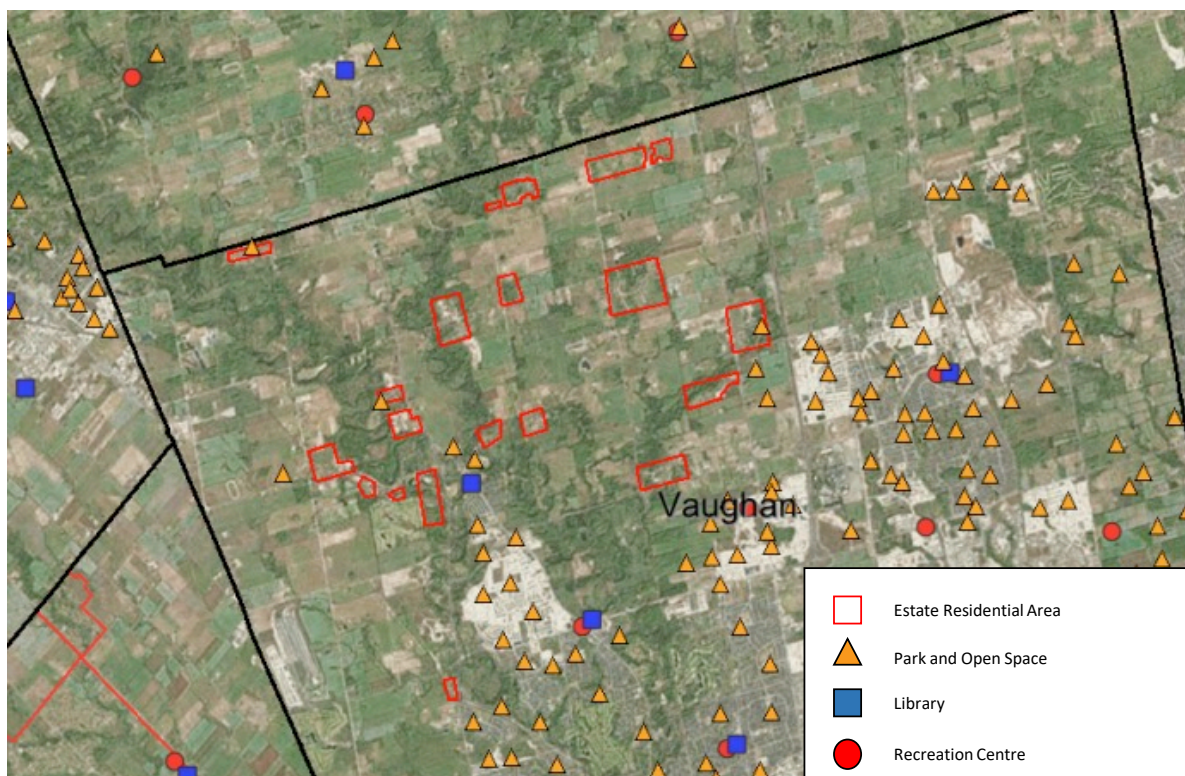
7.2 City of Vaughan

The City of Vaughan has a supply of large Estate Residential lots located in the northwestern portion of the municipality. Similar to Brampton, these large estate lots in Vaughan border single-detached subdivisions with higher urban densities.

The City of Vaughan Official Plan does not have an Estate Residential land use designation within its Official Plan. Many of the large Estate Residential lots in Vaughan are located on lands designated as Low-Rise Residential or Rural in the City's Official Plan.

In identifying the supply of large estate lots in Vaughan, the City of Vaughan Zoning By-law 1-88 was utilized, which identifies Rural Residential zone. The location of these Rural Residential zones in Vaughan are illustrated in **Figure 19** below. In reviewing the City of Vaughan zoning maps, there are approximately 530 lots that are zoned Rural Residential, of which there are approximately 30 vacant lots available for development.

Figure 19: Location of Community Centres, Libraries and Parks in Vaughan



(Source: urbanMetrics Inc. based on Google Maps and information from the City of Vaughan)

There are no policies in the Vaughan Official Plan that relate to servicing of Rural Residential lots. However, based on discussions with staff in the Vaughan Planning Department, most of the Rural Residential lots are not on municipal wastewater services.

Based on active listings on the MLS in October 2016, the average resale price for these Estate Residential dwellings was approximately \$3.3 million. This average listing price is similar to the average listing price for homes for sale in Toronto Gore.

Figure 19 illustrates the location of community amenities relative to Rural Residential properties in Vaughan. As shown, many of the Rural Residential lots located in the northwestern portion of the municipality are not located in close proximity to community facilities such as libraries and community centres.

7.3 Township of King

Based on discussions with staff in the planning department of the Township of King, the location of Estate Residential housing within the municipality was identified. The location of Estate Residential housing in King Township is illustrated in **Figure 20**.

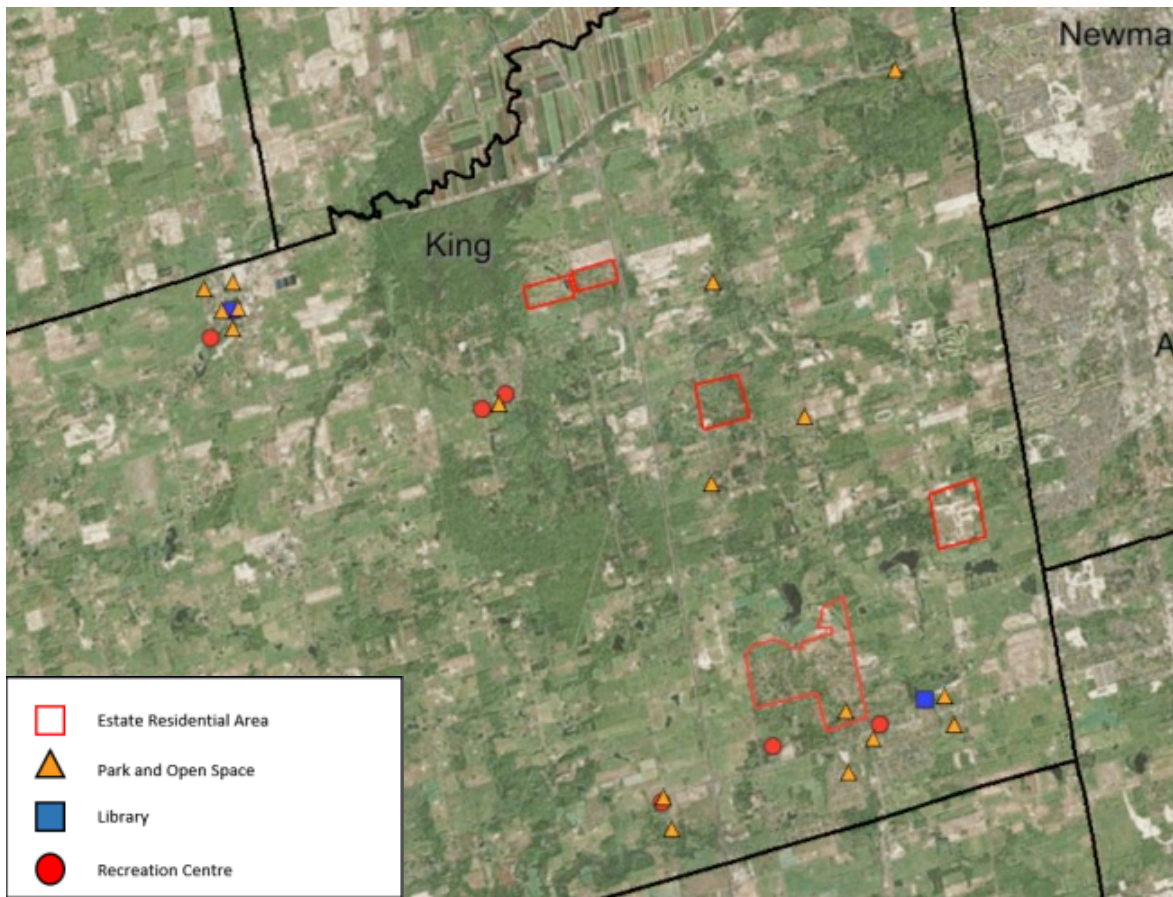
Overall, based on information provided by staff at the Township of King, there are a total of 290 Estate Residential lots that are developed within the municipality and 97 lots that remain vacant.

Within the King City Community Plan, the Estate Residential lots are identified according to three areas, shown in **Figure 21**. Estate Residential 1 only permits single-family home development to replace existing properties. Estate Residential 2 recognizes and protects existing uses but allows for a lot created by consent or subdivision. Finally, Estate Residential 3 is the area designated for future Estate Residential Development.

Based on information provided by staff at the Township of King, lots that permit Estate Residential development are not serviced by the municipality and the minimum lot size is one hectare, which is the largest lot size among the municipalities in the Local Market Area. At an average listing price of \$3.5 million, the average price for Estate Residential units in King Township is similar to the municipalities of Brampton and Vaughan.

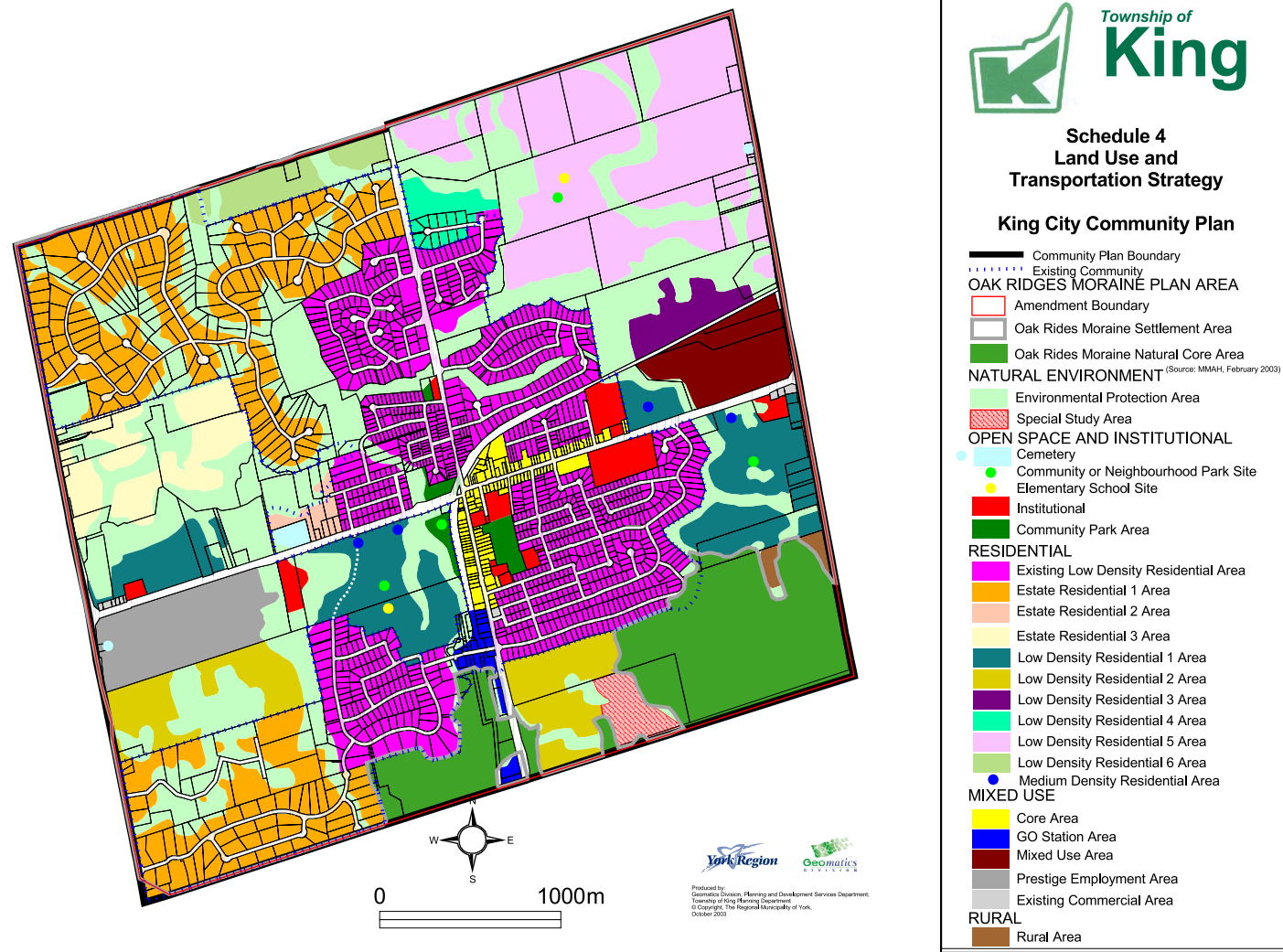
Figure 20 identifies the location of community centres and libraries in King Township. As shown, many of the areas in King that permit Estate Residential development are not located in close proximity to community facilities. The exception are the Estate Residential lots located in King City. As such, Estate Residential housing in King City would likely complete most closely with housing in Toronto Gore.

Figure 20: Location of Community Centres, Libraries and Parks in King Township



(Source: urbanMetrics Inc. based on Google Maps and information from the Township of King)

Figure 21: King City Community Plan, Schedule 4



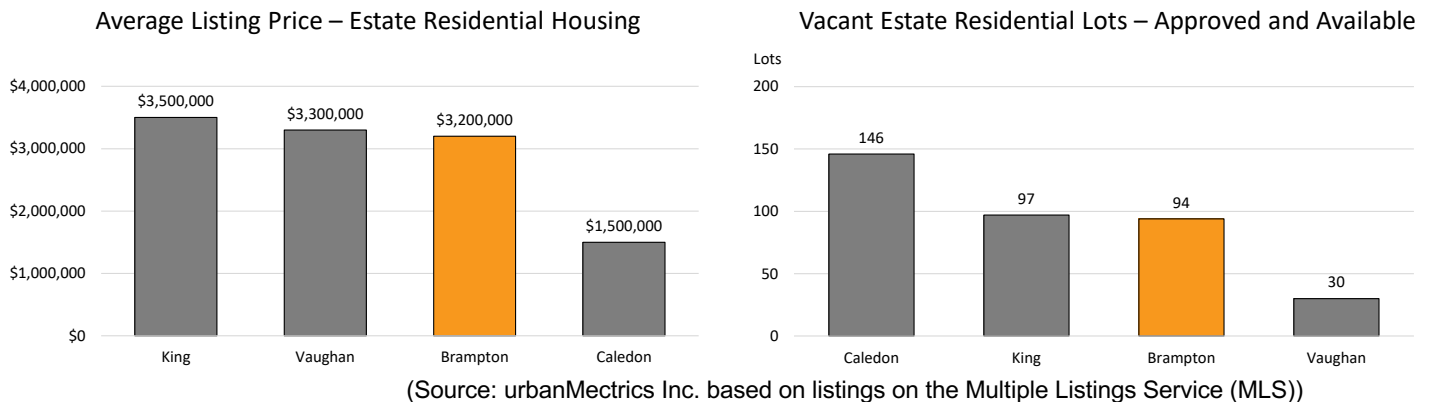
(Source: Township of King Community Plan, Schedule 4)

7.4 Summary

Estate Residential development in Toronto Gore would likely compete with similar developments in the Town of Caledon, City of Vaughan and Township of King. As such, each of these municipalities was identified as being within the Local Market Area for Estate Residential housing in Toronto Gore.

Among the municipalities in the Local Market Area, Estate Residential housing in Vaughan and King City would likely compete directly with Toronto Gore. However, similar to Toronto Gore, each of these two areas also have a constrained supply of Estate Residential lots to accommodate future development (right side of **Figure 22**). The municipalities of King and Vaughan also have an average listing price for Estate Residential housing that is similar to Brampton, as summarized in **Figure 22** (left side).

Figure 22: Average Listing Price and Lot Supply in the Local Market Area



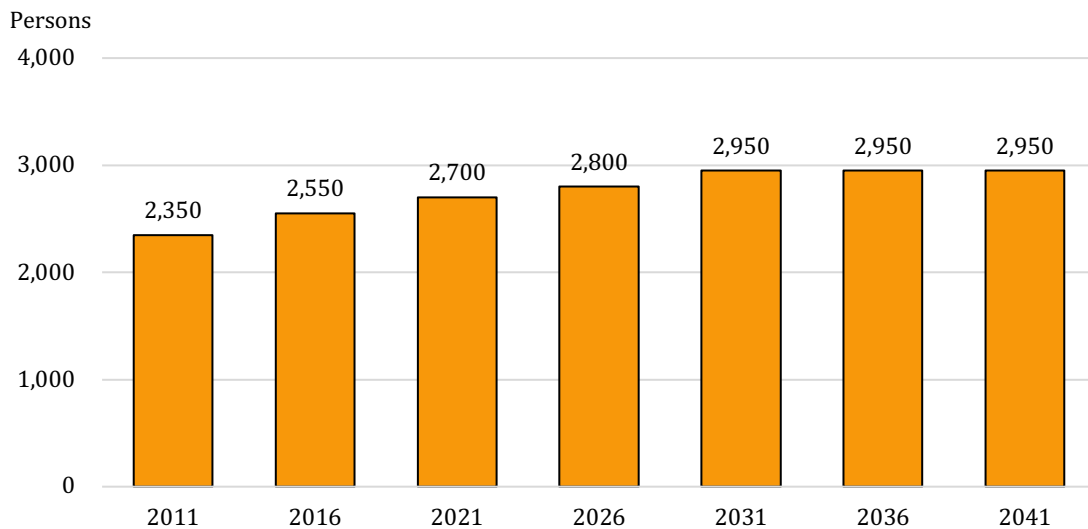
The only municipality in the Local Market Area that is expected to experience significant growth in the number of Estate Residential lots is Caledon, specifically Palgrave. However, when compared to Toronto Gore, the Estate Residential development in Palgrave is much more rural in character than Toronto Gore and, as such, is located further from urban amenities such as community facilities, shopping and public transportation.

8 DEMAND FOR ESTATE RESIDENTIAL LOTS IN BRAMPTON

Based on the preceding analysis, future demographic trends that are expected to occur in the City of Brampton were examined to determine the extent to which demand will be generated for Estate Residential lots.

In determining this potential demand, population forecasts prepared for the City of Brampton and the expected age profile in the City were examined. As shown in **Figure 23**, the population in Toronto Gore is expected to increase from 2,550 persons in 2016 to 2,950 in 2041, a growth of 400 persons. This population growth represents demand for approximately 103 new housing units, based on a factor of 3.9 persons per unit. By comparison, as shown earlier in this report, there is the potential for as many as 138 additional Estate Residential lots in Toronto Gore. Therefore, the supply of lots available in Toronto Gore could potentially be greater than anticipated demand over the next 25 years.

Figure 23: Population, Toronto Gore Community



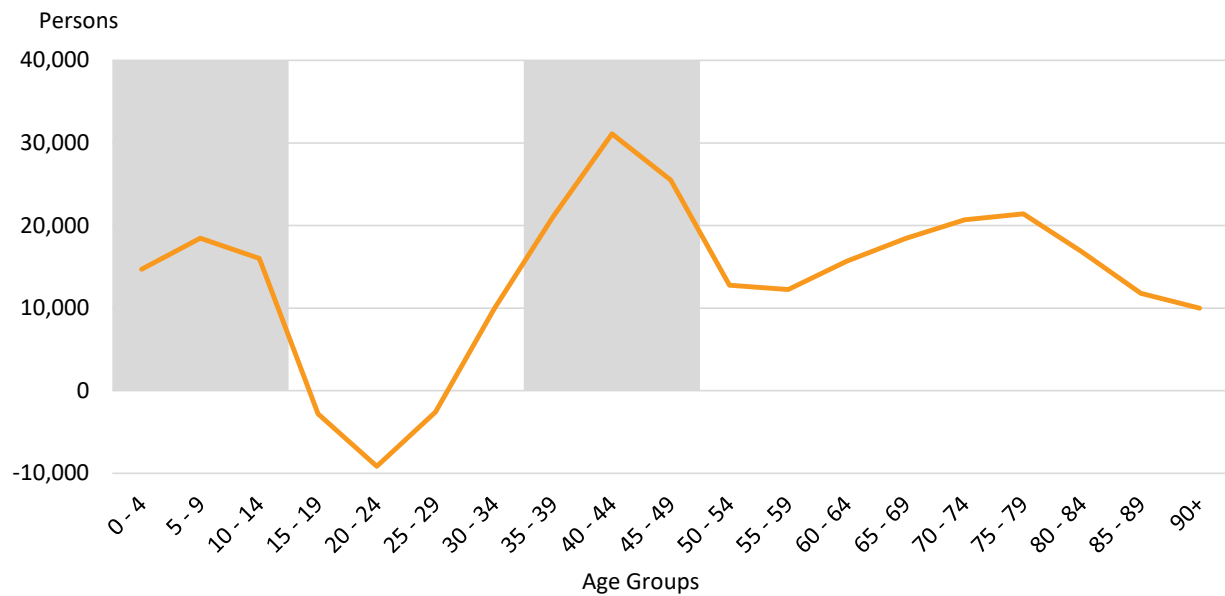
Source: urbanMetrics Inc. based on data from the City of Brampton)

In determining demand for Estate Residential housing in Brampton, population forecasts by age group between 2016 and 2041 were also reviewed. **Figure 24** summarizes population growth by 5-year age group in the City of Brampton. As shown, the population is expected to grow in all age groups between 2016 and 2041, aside from the 15 to 29 age group, where the population is expected to decline.

The age group that is expected to experience the strongest growth is the 35 to 49 age cohort. As shown earlier in this Market Analysis, this age cohort tends to gravitate towards Upscale Executive Housing, rather than Estate Residential housing.

Based on demographic forecasts by age cohort and the supply of vacant Estate Residential lots in Brampton and other municipalities in the Local Market Area, demand for Estate Residential lots will likely continue to average approximately 4 lots per year through the study period, which is consistent with recent trends in demand. In fact, demand for vacant Estate Residential lots could be weaker than anticipated, as some residents who currently live in Toronto Gore may decide to downsize, which will free up the existing housing stock and reduce demand for vacant lots.

Figure 24: Population Growth by Age Group, 2016-2041, Brampton



(Source: urbanMetrics Inc. based on forecasts provided by the City of Brampton)

9 SUPPLY AND DEMAND SUMMARY

Our market analysis for Estate Residential housing in the City of Brampton indicates that this form of housing will continue to play a role with regards to the overall housing mix in Brampton. Based on our analysis there is the potential to accommodate as many as 138 additional Estate Residential lots in Toronto Gore. These vacant lots will ensure that Brampton has the ability to accommodate a segment of the population looking for a rural lifestyle within an urban setting.

In recent years, demand for Estate Residential lots has been limited, with an average of four building permits issued per year. At the same time, there has been robust demand for Upscale Executive Housing in the City. Upscale Executive housing has averaged approximately 320 building permits per year and is approaching build-out in the eastern portions of Brampton. Therefore, there may be an opportunity to introduce higher urban densities into Toronto Gore to accommodate additional Upscale Executive Housing, in part.

Introducing higher urban densities into Toronto Gore will provide the City with an opportunity to accommodate additional population, including the growing share of the population in the 35 to 49 age cohort, which has gravitated towards Upscale Executive Housing in recent years.

PART C: BACKGROUND CONSIDERATIONS FOR FUTURE GROWTH

As summarized in the supply and demand analysis in Part B of this report, Estate Residential housing will continue to have a limited role in fulfilling future housing demand in Brampton. It is expected that this housing demand can be accommodated largely within the existing supply of vacant Estate Residential lots in Toronto Gore.

Within Toronto Gore, and as shown on **Figure 25** of this report, there is a large area in the southeast quadrant that is currently largely undeveloped. The undeveloped lands in Toronto Gore include:

- Gore Meadows Community Centre and Community Park,
- a network of natural heritage features,
- large privately-owned land holdings, and
- a large parcel of City-owned lands west of the tributary, currently designated as Open Space and identified as a City Wide Park.

It is within this largely undeveloped lands that the majority of new development within Toronto Gore will occur. Whereas it is anticipated that limited infill will occur within the existing established estate residential community largely through development of vacant lots and severance of large lots that maintain the estate residential character.

Growth Scenarios

Based on the findings of Part B, new residential development in the southeast quadrant will not be in the form of Estate Residential development due to lack of market demand for that type of housing. As well, when considering current Provincial Policy, a more dense form of residential development than estate housing is warranted.

Despite these parameters which would suggest denser urban residential housing forms, the majority of the developable area does not abut a major road and is surrounded by two tributaries of the West Main Branch of the Humber River. As well, the north side of this developable area abuts existing Estate Residential development. Due to lack of limited access to arterial roads, and the need to provide a compatible transition to the abutting Estate Residential development, lower density urban forms may be appropriate in the interior area. As such, when the study commenced in 2016, **Scenario 1** considered growth in the form of Upscale Executive Residential development. The current Official Plan identifies Upscale Executive Residential areas as areas intended to

accommodate large, detached dwellings, in a more urban setting on much smaller, fully serviced lots, when compared to estate residential development. Upscale Executive Housing is intended to be accommodated on lots with a minimum frontage of 50 feet and a maximum net density of 14.5 units per net hectare. Developable lands in Scenario 1 total approximately 40 hectares for a total potential housing of 600 units. Scenario 1 is illustrated in **Figure 25**.

Scenario 2 is a refinement of Scenario 1. For the smaller developable parcel abutting the Gore Road, increased residential densities could be considered due to frontage on the Gore Road and separation from the existing Estate Residential area by a natural are. On the east side of the Gore Road, the lands are designated Neighbourhood Retail and Low/Medium Density Residential. A density of 25 units per net hectare was assumed for the developable lands abutting the Gore Road (approximately 10 hectares) for a total potential housing of 750 units. The assumed average density is a general urban density for purposes of analysis of the scenario. The specific densities and residential designations would need to be further assessed in a subsequent secondary plan study. Scenario 2 is illustrated in **Figure 25**.

Analysis of Growth Scenarios

The following sections of the report examine how future growth within the undeveloped lands in Toronto Gore can be accommodated in the context of:

1. parkland and open space,
2. transportation, and
3. infrastructure.

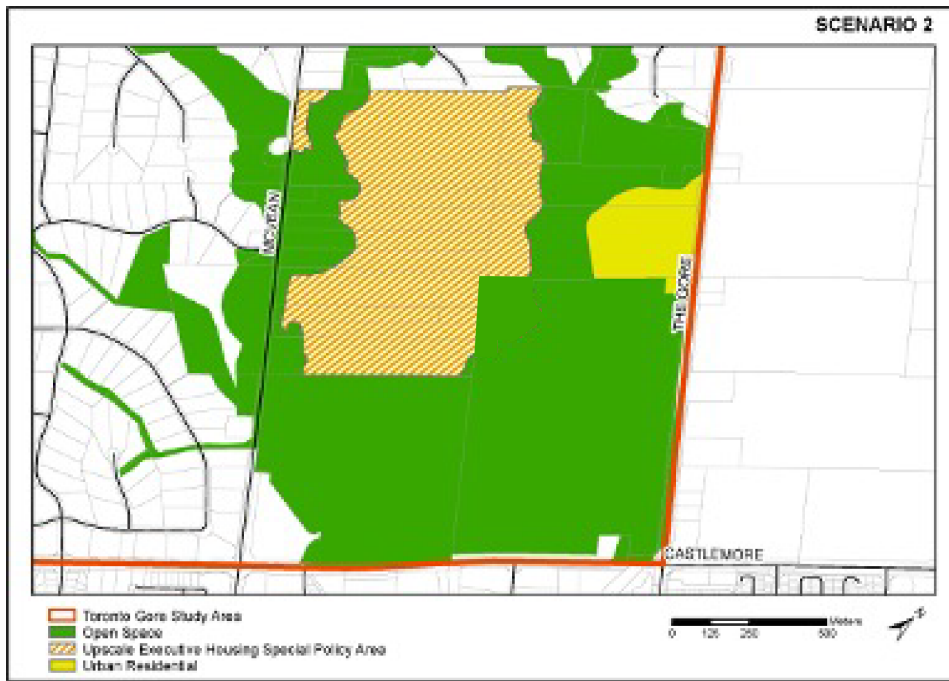
For each of these three topic areas, an analysis of future growth was conducted based on the two growth scenarios. It is important to note that while this analysis was completed in 2016 and 2017, the data collected for this analysis is still considered to be relevant for the purposes of this Study.

Figure 25: Development Scenarios for the Undeveloped Lands

Scenario 1



Scenario 2



10 OPEN SPACE ANALYSIS

Cosburn Giberson, Landscape Architects, conducted an analysis on the suitability and adequacy of Parks and Open Spaces for the Toronto Gore Community. The analysis looked at parkland and open space needs for the existing community, as well as the needs of the future residents in the undeveloped lands in Toronto Gore.

10.1 Existing Open Space and Demographic Characteristics

The Toronto Gore Community is noticeably distinct in appearance from that of the development patterns of surrounding neighbourhoods to the south and west, and also from those of north-central edge that are framed by the study area boundaries. **Figure 26** highlights the location of Toronto Gore in relation to the surrounding neighbourhoods. The densities within these neighbourhoods are higher than those in the Toronto Gore, and contain a network of neighbourhood parks and school blocks along with connecting corridor open space systems.

Figure 26: Aerial View of Toronto Gore and Surroundings



Figure 26 also reveals the important defining nature of the open space riparian corridors within the study area. These stream valleys frame the edges and physically separate the neighbourhood areas within Toronto Gore. They also provide genuine connectivity between the areas through the open space network and the potential trail systems joining all areas of the Toronto Gore Community.

With the land currently designated and developed as Estate Residential and Open Space, the Toronto Gore Community possesses many of the qualities of openness that are characteristic of rural areas. The approximately 600 single-detached dwellings on large, estate properties creates a rural atmosphere through large spaces between dwellings and open vistas across the community and to the surrounding open spaces. The average lot size in the Toronto Gore is approximately 0.8 hectares and this very ample lot size means that local residents are able to utilize the expanse of their properties for outdoor recreation and leisure. Streetscapes are relatively quiet with very little activity throughout much of the day.

Park provision in estate lot areas is often distinctively different to that of conventional, higher density subdivision developments. The rural atmosphere and open connection with natural spaces of woodlands and valleys is a common feature of estate communities; and this close and seemingly uninterrupted connection is seen as a very desirable component to estate-lot living. The open character is often further reinforced by a lack of line-fences between individual lots in order to maintain this connected open character of the community. More often, fencing in the private realm is installed close to the main residence to contain amenities such as swimming pools, tennis courts or outdoor terraces where privacy might be desired by homeowners.

This very open nature of the lot fabric of estate lot areas, coupled with the generous expanses of privately-held land mean that many of the roles and functions of local-scale park spaces (other than structured sportsfields) are taken-up by the private realm. Children in the area often find play spaces and open spaces for unstructured activity within the private lots of the community and the full resident profile engages with the natural open spaces through formal and informal trails as a benefit to estate living.

This aspect of estate lot areas is commonly reflected in the configuration of parkland dedication put in place during the approvals process. With less demand for structured recreation, the prototypical five-acre neighbourhood park is rare within these types of subdivisions.

Residents do however share an interest in higher-order parks. The services and amenities of Community Parks and City Wide Parks within reasonable convenient reach, whether by car or trail system, are also very desirable elements to residents looking to locate in estate developments.

The current demographic profile (primarily those aged 55 and over) in the Toronto Gore Community along with what is the common nature of estate residential lifestyle has been reflected in the reduced demand for local neighbourhood-level parks.

A field review of existing parkland, open space and recreation facilities was conducted. The following are the key attributes of the community (as shown on **Figure 27**):

- The existing residential community has twenty-five local parks and is recognized for its defining green spaces and network of natural heritage areas – it includes: 17 environmental parks and 3 neighbourhood parks; and
- The currently undeveloped lands in Toronto Gore, in the southeast quadrant, have two community parks and two indoor community recreation facilities (the Gore Meadows Community Centre and the Library).

A detailed analysis of parkland facilities is included in **Appendix A** of this report.

The Toronto Gore Community falls under Recreation Planning Area “D” (RPA “D”) in the City of Brampton’s Parks and Recreation Master Plan. In the Parkland Requirements Study for 2016-2031, RPA “D” is projected to have:

- 9.9 ha surplus of combined City and Community Parks; and
- 18.3 ha deficit of Neighbourhood Parks.

This results in an 8.4 ha overall deficit of parkland (based on service-level rate of 1.6 ha per 1000 persons). This deficiency in parkland may be somewhat reduced in importance given the nature of the estate lot development, as discussed above.

10.2 Future Open Space and Demographic Characteristics

As the Toronto Gore Community matures, it is expected to see a demographic shift towards married couples with children at home, along with growth in its senior population. The quiet suburban nature of the Toronto Gore Community and living in close proximity to recreational facilities and green spaces make this community favourable for families. Though there is currently a relatively large component of seniors in the area, this demographic may diminish over time as estate residences become too large for empty-nest lifestyles, and also too onerous a maintenance burden for seniors. This change, when combined with the potential of higher densities in Scenarios 1 and 2, should be factored into the considerations of local park program and parkland requirements for new growth within the Toronto Gore Community.

As noted in the introduction to Part D of this report, an analysis of future growth was conducted based on two growth scenarios, considering the changing demographics of the existing Toronto Gore community, as well as the introduction of residential development at higher densities in the currently undeveloped portion of the community.

Factors to be considered for future local parks in Toronto Gore include:

- An increase in demand due to a demographic shift towards married couples with children – the suburban nature of the Toronto Gore Community's proximity to recreational facilities and green spaces is favourable for families;
- A diminishing senior population as some estate residents downsize; and
- Higher densities of future residential development.

The Parks and Recreation Master Plan was endorsed by Council on June 21, 2017. Documenting the City's pattern of growth and cultural profile, this planning document informs and guides the planning of parks, recreational facilities and programs. The Master Plan promises to provide an up-to-date and excellent template for parks and recreation planning and outlines achievable strategies to meet the projected community park, culture and recreation needs City-wide, and for the recognized district planning areas and their component neighbourhoods. The Master Plan identifies six specific recommendations for Recreational Planning Area "D" (RPA "D"), which are largely focused on the Gore Meadows Community Centre and associated Community Park:

- #50 – Rectangular sports field in RPA 'D'
- #51 – One (1) new artificial turf field
- #55 – Full cricket pitch at the Gore Meadows Community Park
- #56 – Tennis Courts
- #57 – 6 Club-based tennis courts at the Gore Meadows Community Park
- #64 – Construct one minor Skateboard Park, located at the Gore Meadows Community Park

10.3 Open Space Conclusions

Scenario 1 contemplates the re-designation of the undeveloped lands in Toronto Gore to higher residential densities, which would result in approximately 600 residential units. Under this scenario, the amount of parkland to be provided would be expected to exceed the minimum service level of 0.7 ha/1000 persons for the new lands, as per the Parks and Recreation Master Plan for the Toronto Gore community, helping to bridge the gap between the minimum recommended service level for Toronto Gore and the existing parkland deficit in the community.

From the perspective of park provision for the study area, Scenario 1 represents a superior proposal for the long-term development of the area. Scenario 1 includes the full retention of land currently contemplated for the Gore Meadows Community Park thereby allowing the City to meet its goals for providing Community Park and City Wide Park facilities as is recommended by the Parks and Recreation Master Plan.

Scenario 2 is similar in terms of the amount of parkland and other open space features but with slightly higher numbers of residential units with the designation of lands on the west side of The Gore Road to accommodate more urban densities than the balance of the undeveloped lands, resulting in approximately 750 residential units overall.

Scenario 2 contemplates the re-designation of the undeveloped lands in Toronto Gore to higher residential densities to the same extent as in Scenario 1, plus the re-designation of the City Wide Park (City-owned) lands west of the tributary for the same purposes. Under this scenario, the amount of parkland to be provided would be expected to exceed the minimum service level of 0.7 ha/1000 persons for the new lands, as per the Parks and Recreation Master Plan for the Toronto Gore community, helping to bridge the gap between the minimum recommended service level for Toronto Gore and the existing parkland deficit in the community.

At the onset of this study, our consulting team was asked to consider whether the City-owned lands on the west side of tributary would be a suitable candidate for redesignation to residential purposes. From a parkland perspective, this would reduce the provision of higher-order parkland and facilities, and is by virtue of this fact less aligned with the objectives of the City as represented in the Parks and Recreation Master Plan when compared to Scenarios 1 and 2. It would also require the City to reconsider the distribution and provision of parks and recreation facilities to other planned locations within the City and may involve land acquisition to accomplish the goal. As such, for the purposes of this study, the City-owned lands west of the tributary are assumed to remain in the ownership of the City for the long term.

Regardless of the scenario selected, the analysis of open space has drawn some important conclusions pertinent to the overall study:

- The deficiency of parkland for neighbourhood parks and parkettes for Recreational Planning Area 'D' (RPA 'D') as is noted in the Parks and Recreation Master Plan does not have severe impacts for service levels within the existing estate residential community in Toronto Gore. Local table land park areas are considered adequate to the more limited needs of local residents in the estate residential community, with only small portions of the existing community outside of a five-minute walk to useable parkland.
- There are sufficient tableland park areas within the existing community to allow for modestly increased programming (should there be demand from the community). Moreover, if densities within the existing community are increased through the approval of severances, there is still anticipated to be a sufficient amount of parkland to serve the community (partly due to the development of the Gore Meadows Community Park and the potential development of the remaining undeveloped lands in Toronto Gore).
- The enhancement and better definition of the existing open space resources through the natural heritage system within the community will be of real benefit to local residents. Modest changes and definition to trailhead access to the open space will improve the role, appearance and usability of these natural heritage open spaces along with other local parks in the area.
- It is important to note that park services for the Community Park and City Park are a defined need for the Toronto Gore Community as well as for the broader city. The development of the Gore Meadows Community Park will have major benefit to the residents of the study area. The Community Park will provide a valuable and conveniently accessible resource that will be desirable to existing residents and also to purchasers who may look to relocate to the Toronto Gore.

In addition, the analysis has drawn certain conclusions to be considered in a future secondary plan process for the lands:

- At the appropriate time, when the undeveloped lands in Toronto Gore are developed, it is recommended that parkland be provided in the northern limits of this area, in order to provide a local neighbourhood park of at least two hectares in size to service the expanded community. A park in this location would also offer benefit to the existing residential areas that are currently beyond convenient reach of existing tableland park spaces.
- The future programming and amenities for the development of the Gore Meadows Community Park should respond to the recommendations of the Park and Recreation Master Plan. Designs for the park should have the objective of providing common park amenities such as play areas and open spaces for un-programmed field recreation (potentially within the western portions of the Community Park).

- The plans to complete the fully connected trailways within the Gore, subject of course to required minimum setbacks from features housing species at risk, will be of significant benefit to the community area and beyond. These trails will provide valuable connection to the developing Community Park and Community Centre. The completion of the trail network will respond to the active-transportation goals of the City and will also make the Toronto Gore Community an attractive place for residents. Completing the trail network through recognizable connections to the local street network will further enhance quality of community.

11 TRANSPORTATION

LEA Consulting conducted an analysis of the existing and future transportation network surrounding and traversing through the Toronto Gore community. The analysis looked at the capacity of the existing road network in the area, as well as considered future background traffic and the development of the southeast quadrant of the Toronto Gore Community for residential purposes in accordance with Scenarios 1 and 2 described above. In addition, LEA examined the existing transit service levels in the area and reviewed the level of transit service required to serve future populations in the area assuming future development.

LEA made specific assumptions in undertaking this analysis. According to the Brampton Transportation and Transit Master Plan, arterial roads with speeds between 50 - 80 km/hr are expected to have capacities between 600 - 800 vehicles per hour (vph). In this analysis, the following assumptions have been made:

- The Gore Road and McVean Drive have been assumed to have 700 vph per lane;
- Castlemore Road is divided between the eastbound and westbound direction and therefore has capacities of 800 vph per lane; and
- Highway 50 has two lanes with frequent left turn lanes and is also assigned 800 vph per lane.

The following **Table 8** provides estimated road capacities for the existing road network shown in **Figure 28**:

Table 8: Estimated Road Capacities (based on lane width)

#	Screenline	Capacities (vph)	
		Northbound	Southbound
1	Gore Rd South of Castlemore Rd	1400	1400
2	McVean Dr South of Castlemore Rd	1400	1400
3	Gore Rd South of Mayfield Rd	700	700
4	McVean Dr South of Mayfield Rd	700	700
5	Highway 50 South of Mayfield Rd	1600	1600
#	Screenline	Eastbound	Westbound
6	Castlemore Road West of Highway 50	1600	1600
7	Mayfield Road East of The Gore Road	1400	1400

Figure 28: Existing Road Network



11.1 Existing Transportation Conditions

Existing traffic conditions were obtained from the 2016 Region of Peel Cordon Count for the screenlines within the study area. Existing traffic volumes (AM/PM peak hours, as shown in **Table 9** below) and road capacities were used to develop an approximate volume/capacity ratio for existing traffic conditions (as seen in **Table 10** below).

Table 9: AM and PM Peak Hour Volumes at the 2016 Cordon Count Screenlines

#	Screenline	AM Peak Hour Volumes		PM Peak Hour Volumes	
		Northbound	Southbound	Northbound	Southbound
1	Gore Rd South of Castlemore Rd	763	324	426	693
2	McVean Dr South of Castlemore Rd	617	341	389	581
3	Gore Rd South of Mayfield Rd	113	386	329	141
4	McVean Dr South of Mayfield Rd	57	263	173	102
5	Highway 50 South of Mayfield Rd	1187	2260	1758	1274
#	Screenline	Eastbound	Westbound	Eastbound	Westbound
6	Castlemore Road West of Highway 50	1316	809	847	1726
7	Mayfield Road East of the Gore Road	656	468	638	689

Table 10: AM and PM Volume/Capacity Ratios for Existing Traffic Volumes

#	Screenline	AM Peak Hour Volumes		PM Peak Hour v/c	
		Northbound	Southbound	Northbound	Southbound
1	Gore Rd South of Castlemore Rd	0.55	0.23	0.30	0.50
2	McVean Dr South of Castlemore Rd	0.44	0.24	0.28	0.42
3	Gore Rd South of Mayfield Rd	0.16	0.55	0.47	0.20
4	McVean Dr South of Mayfield Rd	0.04	0.19	0.12	0.07
5	Highway 50 South of Mayfield Rd	0.74	1.66	1.10	0.80
#	Screenline	Eastbound	Westbound	Eastbound	Westbound
6	Castlemore Road West of Highway 50	0.55	0.34	0.35	0.72
7	Mayfield Road East of the Gore Road	0.47	0.33	0.46	0.49

It was found through this analysis that currently, the majority of trips were completed in a single occupancy vehicle. In total, auto trips represent 96% of all trips taken in the area. Also, all road segments show additional capacity, with the exception of the southbound traffic during the AM peak hour and southbound traffic during the PM peak hour on Highway 50 south of Mayfield Road as well as westbound traffic along Castlemore Road West during the PM peak hour, which is estimated to be operating at a level that is approaching capacity.

11.2 Future Transportation Conditions

In reviewing future transportation conditions in and around the Toronto Gore Community, LEA first examined planned road improvement projects in the works at both the City or Regional levels.

The following projects are street widenings that were found in the City's and Region's road construction plans, or were the subject of recent Environmental Assessments (it is important to note that while this analysis was completed in 2016 and 2017, the data collected for this analysis is still considered to be relevant for the purposes of this Study):

- Castlemore Road
 - Proposed road widening to 6 lanes
- The Gore Road
 - Recently widened to 4 lanes
 - Earlier plans identified road as future 6 lane widening – Region plans to maintain the current 4 lanes
- McVean Drive
 - Planned to be widened to 4 lane urban cross section (between Castlemore Rd and Countryside Drive)
- Countryside Drive
 - Planned to be widened to a 4 lane urban road (between Goreway Drive and the Gore Road)

- Highway 50
 - Identified cross section of 6 lane most preferred
 - Region's 10-year road network plan identifies road as 6 lane
 - Current capacity not sufficient for existing conditions, widening will occur in the future

The above improvements result in the estimated future road capacities in **Table 11** below:

Table 11: Estimated Future Road Capacities

#	Screenline	Capacities (vph)	
		Northbound	Southbound
1	Gore Rd South of Castlemore Rd	1400	1400
2	McVean Dr South of Castlemore Rd	1400	1400
3	Gore Rd South of Mayfield Rd	700	700
4	McVean Dr South of Mayfield Rd	1400	1400
5	Highway 50 South of Mayfield Rd	2400	2400
#	Screenline	Eastbound	Westbound
6	Castlemore Road West of Highway 50	2400	2400
7	Mayfield Road East of the Gore Road	1400	1400

Due to the increased density in the area and increase in capacity due to road widenings, there is expected to be significant growth in the traffic volumes in the area. Based on historical growth in traffic volumes, a 3% increase in both directions has been applied to Gore Rd, Castlemore Rd and McVean Dr. The updated traffic volumes are shown in **Table 12** and the associated volume/capacity ratios for the future traffic conditions are shown in **Table 13**.

Table 12: AM and PM Future Peak Hour Volumes

#	Screenline	AM Peak Hour Volumes		PM Peak Hour Volumes	
		Northbound	Southbound	Northbound	Southbound
1	Gore Rd South of Castlemore Rd	885	376	494	804
2	McVean Dr South of Castlemore Rd	716	396	451	674
3	Gore Rd South of Mayfield Rd	131	448	382	164
4	McVean Dr South of Mayfield Rd	67	305	201	119
5	Highway 50 South of Mayfield Rd	1377	3084	2039	1477
#	Screenline	Eastbound	Westbound	Eastbound	Westbound
6	Castlemore Road West of Highway 50	1526	938	982	2001
7	Mayfield Road East of the Gore Road	761	543	740	799

Table 13: AM and PM Volume/Capacity Ratios for Future Volumes

#	Screenline	AM Peak Hour v/c		PM Peak Hour v/c	
		Northbound	Southbound	Northbound	Southbound
1	Gore Rd South of Castlemore Rd	0.63	0.27	0.35	0.57
2	McVean Dr South of Castlemore Rd	0.51	0.28	0.32	0.48
3	Gore Rd South of Mayfield Rd	0.19	0.64	0.55	0.23
4	McVean Dr South of Mayfield Rd	0.05	0.22	0.14	0.09
5	Highway 50 South of Mayfield Rd	0.86	1.93	1.27	0.92
#	Screenline	Eastbound	Westbound	Eastbound	Westbound
6	Castlemore Road West of Highway 50	0.64	0.39	0.41	0.83
7	Mayfield Road East of the Gore Road	0.54	0.39	0.53	0.57

Despite extra vehicular capacity that will ensue from planned road widenings, future vehicle operation levels of service on Castlemore Road and Highway 50 are expected to decline.

The analysis then applied the two scenarios (as shown in **Figure 25** of this report) for potential future residential growth within the Toronto Gore Community to further examine road capacities. **Table 14** below examines the additional vehicular trips generated from the potential future residential development.

Table 14: Trip Generation for Potential Future Development

Land Use	Units		Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing ITE Code (210)	Scenario 1 (600 units)		$T = 0.70(X) + 12.12$			$Ln(T) = 0.88Ln(X) + 0.62$		
		Rates (trips/unit)	0.19	0.53	0.72	0.55	0.31	0.86
		Trips Generated	122	320	432	332	186	518
Single-Family Detached Housing ITE Code (210)	Scenario 2 (750 Units)		$T = 0.70(X) + 12.12$			$Ln(T) = 0.88Ln(X) + 0.62$		
		Rates (trips/unit)	0.23	0.66	0.90	0.67	0.38	1.05
		Trips Generated	140	397	537	403	227	630

Trips generated by the potential future development are assumed to follow a similar distribution pattern as the existing conditions. In regards to the two-way trips in the AM and PM peak hours, Scenario 1 is expected to generate 432 and 518 two-way trips, while Scenario 2 is expected to generate 537 and 630 two-way trips.

After taking this all into consideration, all roads analyzed show sufficient capacity to accommodate the potential future development, with the exception of:

- Castlemore Road W (westbound) – this road may experience capacity constraints during PM peak hour; and

- Hwy 50 South of Mayfield Rd (southbound) – constraints indicate that the operations at the intersection of Highway 50 and Castlemore Road are anticipated to operate with a low level of service.

The analysis notes that despite these observations, additional capacity may be available through signal optimization and reassignment of trips to other east-west corridors.

11.3 Transit and Active Transportation

LEA also conducted a review of existing transit serving the Toronto Gore Community. According to their analysis, transit and walking trips make up 4% of the trips made in the study area. The City of Brampton has designated The Gore Road as a Primary Transit Corridor. During peak periods, there is a bus on The Gore Road every 12 minutes to the south of Cottrelle, and every 20 minutes to the north. Brampton Transit plans to increase service in accordance with the demand. The existing routes are as follows:

- Route 15A (Bramalea route) extends to Countryside Drive during weekday peak and mid - day service (north of Countryside Drive);
- 29/ services Goreway Drive and Kenview Boulevard; the 29A runs during weekday peak periods only;
- Route 31 McVean services McVean Drive from Ebenezer Road to Castlemore Road where it redirects to Goreway Drive and loops back at Martin Byrn Drive (route recently realigned in the north via Bloomsbury Avenue);
- Route 35 Clarkway operates from Brampton Civic Hospital along Castlemore to Clarkway Drive, then south to W Royal Gate Boulevard; and
- Route 50 Gore Road operates along Gore Road from Humber College to Castlemore Road.

According to LEA, the existing transit service has sufficient capacity to accommodate additional development in the Toronto Gore Community.

With respect to active transportation, the City is planning to complete fully connected trailways within the Toronto Gore Community, subject of course to required minimum setbacks from natural heritage features housing species at risk. This will be of significant benefit to the community area and beyond. These trails will provide valuable connection to the developing Gore Meadows Community Park and Community Centre. The completion of the trail network will respond to the active transportation goals of the City and will also make the Toronto Gore Community an attractive place for residents. Completing the trail network through recognizable connections to the local street network will further enhance quality of community.

In addition, existing and planned active transportation infrastructure on roads within and on the edges of the Gore will be further enhanced with additional walking and cycling connections within the undeveloped lands to provide connectivity and access to existing and planned transit stops. Some of the planned active transportation infrastructure in the area includes:

- Humber River valley trail – City and Province (proposed);
- Multi-use Pathway on Castlemore Road (proposed);
- Multi-use Pathway on Countryside Drive (under construction);
- Multi-use Pathway on Goreway Drive (proposed); and
- Multi-use Pathway on McVean Drive (proposed).

11.4 Transportation and Transit Conclusions

Overall, the transportation analysis indicates that the existing transportation network is feasible to accommodate future demand in the area, including the potential future development of the currently undeveloped lands in the Toronto Gore Community for increased densities. Despite certain capacity constraints outlined above, these constrained operations should not be the limiting factor for future development of the area when there is residual capacity on other roadways, and mitigative measures, such as right or left turn lanes, can be considered to relieve specific movement constraints.

Given the planned improvements for the road infrastructure in the area, the potential future development in Toronto Gore is feasible from the perspective of the surrounding arterial and major collector roads.

It is also important to consider how new development can be accommodated in terms of access to the existing network of arterial and major collector roads. According to information obtained from the City's environmental planner and traffic operations coordinator, as well as the Toronto and Region Conservation Authority, vehicular access to the undeveloped lands Toronto Gore must consider the following key matters:

- A minimum of two new points of access to the undeveloped lands would be required to maintain an adequate level of safety for emergency vehicles to service the lands;
- Preferably, the area would be serviced by three new points of access;
- Where possible, it is recommended that access points along McVean be aligned with intersecting roads on the west side of McVean;
- A minimum 300-metre distance is required between intersections along McVean Drive to allow for signalization;

- There is opportunity for two access points along McVean Drive, with the construction of a bridge at both access points to cross existing tributaries; and
- In order for access points to be considered, where a new road is proposed to cross a tributary, an Environmental Impact Report (EIR) will be required to determine the extent of redbreasted diving beetle habitat and the floodplain.

A future secondary plan process for the undeveloped lands would address transportation and transit considerations, including the following matters:

- Analysis of the traffic operations of a minor collector road network within the block, including potential connections and intersections out to The Gore Road and McVean Drive to examine traffic flow and turning movements, while also considering future intersections within Area 47 on the east side of The Gore Road;
- Analysis of major collector and arterial road intersections to identify specific problem movements that may require signal optimization/minor infrastructure upgrades;
- Submission of required Environmental Impact Report(s) (EIR) addressing redbreasted diving beetle habitat and floodplain when considering new access points to boundary roads; and
- With respect to transit, consideration of a local feeder bus route connecting to the arterial bus network on Castlemore Road.

12 INFRASTRUCTURE

SCS Consulting Group conducted an analysis of the existing and planned water and wastewater infrastructure servicing the Toronto Gore community and identified required improvements to these facilities as a result of potential future development in the currently undeveloped lands in Toronto Gore.

12.1 Existing Servicing Conditions

The Region of Peel's 2013 Water and Wastewater Master Plan for the Lake Based Systems was reviewed to determine the existing conditions of servicing within or adjacent to the Toronto Gore.

Water Servicing

The Toronto Gore, including the existing Estate Residential properties, is serviced by municipal water services.

The following is a summary of the existing watermains and local water pumping stations servicing the Toronto Gore community:

- A 400 mm diameter watermain on the Gore Road;
- A 600 mm diameter watermain on Castlemore Road east of McVean Drive;
- A 750 mm diameter watermain on Castlemore Road west of McVean Drive;
- A 300 mm diameter watermain on McVean Drive;
- An 1800 mm diameter trunk watermain on Castlemore Road that provides water to York Region; under an agreement between the Region of Peel and the Region of York it is dedicated to service York Region only and cannot be directly connected to for local development; and
- There may also be some water supply provided from the Tullamore Pumping Station due to the interconnectivity between pressure districts.

Wastewater Servicing

Currently the Toronto Gore is not serviced by municipal wastewater services. Rather, each estate residential property is serviced by private sanitary services (septic systems).

Along The Gore Road, a new trunk sewer was constructed in 2014, servicing the area adjacent to the Toronto Gore. The construction of this sewer was to accommodate the residential development in the Vales of the Humber Secondary Plan Area, as well as Secondary Plan Area 47. There is an existing 600mm sub-

trunk sewer running along Goreway Drive up to Countryside Drive. There is also an existing trunk sewer along McVean Drive, constructed between Castlemore Road and Countryside Drive in 2010 and 2011.

The following is a summary of the existing sanitary sewers, local sanitary pumping stations and the wastewater treatment facility servicing the Toronto Gore community:

- A 675 mm sanitary sewer on McVean Drive north of the undeveloped portion of the Toronto Gore;
- A 750 mm sanitary sewer on McVean Drive adjacent to and south of the undeveloped lands in Toronto Gore;
- A 750 mm sanitary sewer on The Gore Road;
- A 675 mm sanitary sewer on Goreway Drive;
- The sanitary flow from these sewers (where municipal connections exist) is pumped to the GE Booth Wastewater Treatment Facility via the existing McVean Drive Pumping Station located on Ebenezer Road west of McVean Drive; and
- The sanitary flow from these sewers is ultimately treated at the GE Booth Wastewater Treatment Plant (WWTP).

12.2 Future Servicing Conditions

The Region of Peel's 2013 Water and Wastewater Master Plan for the Lake Based Systems was also reviewed to determine the planned infrastructure improvements within or adjacent to the Toronto Gore.

With respect to the potential future development of the currently undeveloped lands in Toronto Gore as contemplated in Scenarios 1 and 2, SCS has reviewed the existing and future planned servicing for the area and has assessed the feasibility of the proposed development.

Water Servicing

There are planned and recently completed water main projects along Mayfield Road, McVean Drive and Goreway Drive. The watermain on McVean from Castlemore Road to Countryside Drive will be upsized from a 300 mm diameter to 400 mm diameter, and construction is scheduled to begin in 2023. In addition, the watermain on Countryside Drive from Goreway Drive to the Gore Road has been replaced with a new 750 mm diameter watermain to upgrade the water system capacity and reliability.

With respect to the potential future development of the undeveloped lands in Toronto Gore, SCS has determined that, under both scenarios, upgrades would

be required to service the lands. The lands would be provided water from the Airport Road Pumping Station. To accommodate this service, future upgrades may need to be brought forward (larger pumps) to service the lands. These upgrades will first need to be included within the Region's Capital Plan update and would be brought forward as needed to align with development plans for the lands. The details of required servicing upgrades would need to be studied at detail in a future secondary plan process.

Wastewater Servicing

While there are planned upgrades for water and wastewater services in the broader area, there are currently no plans by the City or Region to extend wastewater services to the existing privately serviced lots in the Toronto Gore. It is unlikely that residents of the Toronto Gore would request an extension of wastewater services into the existing community due to cost.

The following is a summary of planned upgrades to the wastewater servicing system in the surrounding area:

- Upgrades are required for the McVean Pumping Station to upgrade the pumps and replace the forcemain:
 - Development planned within Secondary Plan Area (SPA) 47 will consume any remaining capacity of the McVean Pumping Station;
- The sanitary flow from the McVean Drive Pumping Station will be conveyed by twining the existing forcemain; an existing 525 mm sanitary forcemain will be abandoned or retained depending on its condition, an existing 900 mm sanitary forcemain will remain and a new 900 mm sanitary forcemain will be constructed;
- The GE Booth Wastewater Treatment Plant (WWTP) will receive planned upgrades, which will increase the de-rated peaking capacity from 486 ML/d to the design capacity of 518 ML/d.;
- GE Booth WWTP will have sufficient capacity to 2031 (100% of the capacity will be consumed by 2031); and
- In order to complete the above noted upgrades to the GE Booth WWTP a diversion sewer will be constructed on Derry Road to divert 250 ML/d from the east to the west until the plant is upgraded (in approximately 5 years).

There would be a requirement to extend wastewater services into the undeveloped lands in Toronto Gore, should these lands be developed for residential purposes as identified in Scenarios 1 and 2. This is in line with Provincial policy, which requires new development within settlement areas to be on full municipal services.

While there is currently no sanitary sewer along Castlemore Drive, along the south of the Toronto Gore community, the potential future wastewater service

connections from the undeveloped lands in Toronto Gore would be to both The Gore Road and McVean Drive. As such, no sanitary sewer would be required along Castlemore Drive.

With respect to infrastructure upgrades, it is the Region's preference that the development of the lands under any of the scenarios results in the avoidance of constructing a new pumping station. Rather, the existing pumping stations in the area would be used.

Further, according to the Region, the resulting development under both scenarios could be accommodated under the existing capacity of the wastewater treatment plant, providing for treatment to 600 ML/d.

12.3 Servicing Conclusions

Given the existing services in the area, and servicing upgrades that are currently underway by the Region or are within their capital plans, the undeveloped lands within the Toronto Gore can be developed in accordance with higher densities without triggering the construction of new sewers or water mains surrounding the lands and likely requiring upgrades to nearby water and wastewater pumping stations. A future secondary plan process would examine the detailed infrastructure upgrades required to external facilities (such as pumping stations), as well as the infrastructure requirements internal to the lands. A future secondary plan process would also consider requirements for stormwater management on the lands.

PART D: POLICY OPTIONS

This part of the report explores land use policy options that were presented in early 2019, geared at managing future development within the Toronto Gore and how this future development will relate to the established estate residential area and surrounding community.

The issue of compatibility of new development within and next to established residential areas is increasingly prevalent in Brampton. It is a key and essential component of this study to understand and identify how new development in the Toronto Gore Community, of any form and density, should relate to the existing established estate residential area within the Toronto Gore Community.

This study has assessed the Toronto Gore community in two distinct geographic parts. The first part is the existing estate residential community, which is considered to be a stable residential area facing infill-related growth pressures. The second part is the undeveloped lands in the southeast quadrant of Toronto Gore, which this study explores the potential for residential development at higher densities than currently designated for in the Official Plan. The common element of considering growth within these two distinct parts of Toronto Gore relates to compatibility and the interface between new and established residential development. However, separate policy options were presented to the public for these two distinct parts of Toronto Gore.

Toronto Gore – Established Residential Community

For the established residential area of the Toronto Gore, the options presented addressed compatibility of new infill development within the character of the established community, including development on existing vacant lots and potential future severances.

Toronto Gore – Undeveloped Lands in the Southeast Quadrant

For the undeveloped lands, the options presented considered how the development of these lands for urban densities would relate to the established estate residential community within Toronto Gore, as well as adjacent areas.

13 ESTABLISHED RESIDENTIAL COMMUNITY

13.1 Policy Options

The City of Brampton Official Plan, as described in Section 3.3 of this report, sets out policy criteria for development and severances on a City-wide basis and specific to the Estate Residential Area. Pertaining to Unique Communities and the Estate Residential Area, the policies generally recognize that development within these areas should contribute to the sense of place and identity of Brampton and preserve the unique and historic development patterns of Estate Residential Areas. Further, severance policies applicable to the Estate Residential Designation call for the preservation of the rural-like community character when considering consent applications, specifically ensuring that the minimum lot sizes prescribed by the Official Plan are satisfied. This policy framework is not a prohibition on severances. The City-wide severance policies in the Official Plan allow severances subject to the achievement of specific criteria.

However, despite the existing policies in force today, pressures for lot severances having a lot area less than 2.0 hectares within the established Estate Residential designation in Toronto Gore can sometimes lead to a lot fabric and built form that do not maintain the character of the community. The requests for severances over the last few years, particularly in the Marysfield Neighbourhood, are examples of this situation.

The following policy options were presented to the public.

Policy Option 1 – Criteria for Preservation of Community Character

It was proposed that the City could consider adding clear policy direction respecting the requirement for new development to respect and reinforce the existing character of the Estate Residential Area, similar to the Official Plan Amendment implemented by the City with respect to development in the City's Older, Mature Neighbourhoods.

Additional suggested development criteria included the following:

- The built form of development including scale, height and massing shall be compatible with the built form of existing homes in the adjacent neighbourhood; and
- The placement of new dwellings shall respect and reinforce the existing physical character of the neighbourhood in relation to setbacks, building orientation and building separation distances.

Policy Option 2 – Official Plan Policy on Severances

It was also suggested that the City could also consider adding clear policy direction in the Official Plan that it is the intent to limit severances within Estate Residential Areas across the City, while still recognizing that severances could be considered on a case by case basis. A new policy could set out a requirement for severances to respect and reinforce the existing character of the Estate Residential Area with respect to lot size and configuration.

An additional policy was suggested for consideration, as follows:

- Severances in Estate Residential Areas shall be limited and are only appropriate where adherence to the criteria for preservation of community character can be achieved.

Policy Option 3 – Create Policies Specific to Toronto Gore

It was also suggested that the City could also consider taking a site-specific approach to implementing policies to preserve neighbourhood character, applicable only to Toronto Gore, or even sub-areas of Toronto Gore. The Marysfield Neighbourhood is an example of such an area, where an Official Plan Amendment has been adopted by Council that includes a specific “Residential Character Area” designation and policies to protect the character of Marysfield.

14 UNDEVELOPED LANDS IN THE SOUTHEAST QUADRANT

14.1 Policy Options

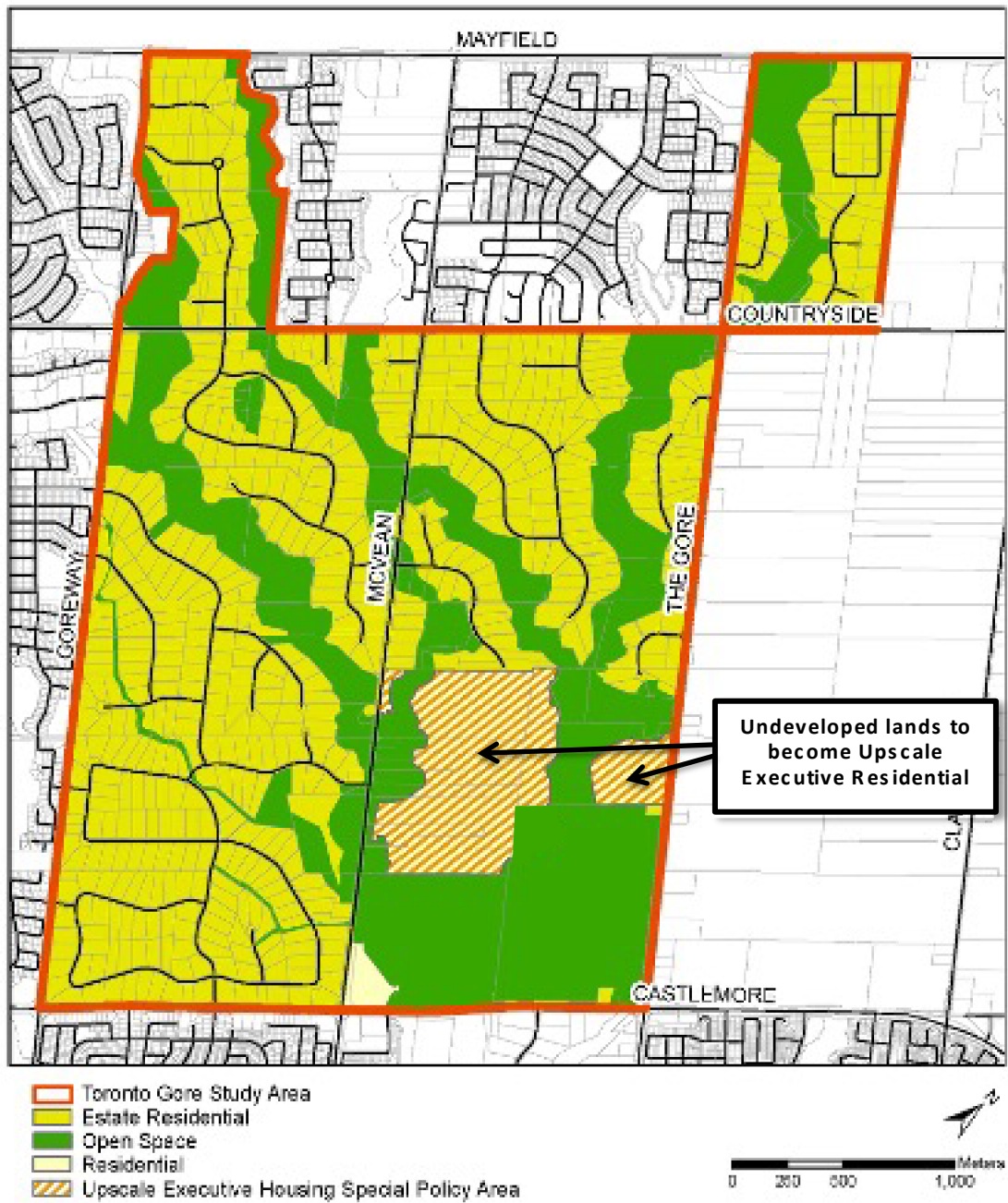
The undeveloped lands in the southeast quadrant of Toronto Gore are currently designated as Estate Residential and Open Space. However, the supply and demand analysis in this report concluded that the demand for estate residential housing can be accommodated within the existing estate residential communities of Brampton, and that more urban densities could be considered on the currently undeveloped contiguous lands in Toronto Gore. As a result, the following policy options were presented to the public.

Policy Option 4 – Redesignate Lands as an Upscale Executive Residential Area

As discussed in the supply and demand analysis of this report, there is merit in considering higher residential densities on the undeveloped lands, including Upscale Executive Housing, as identified in the current Official Plan. This option is shown on **Figure 29**.

As described in Section 3 of this report, the Upscale Executive Housing land use designation is intended to accommodate low density housing that is characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities, at a maximum net density of 14.5 units per net hectare. Each Upscale Executive Housing Area within the City is also subject to specific policies that govern the specific development within that respective area. As such, it was suggested that specific policies could be considered for this part of the Toronto Gore to specify a range of densities and housing types within the area, while maintaining the overall intent of the Upscale Executive Housing policy areas of the Official Plan.

Figure 29: Policy Option 4 – Scenario 1

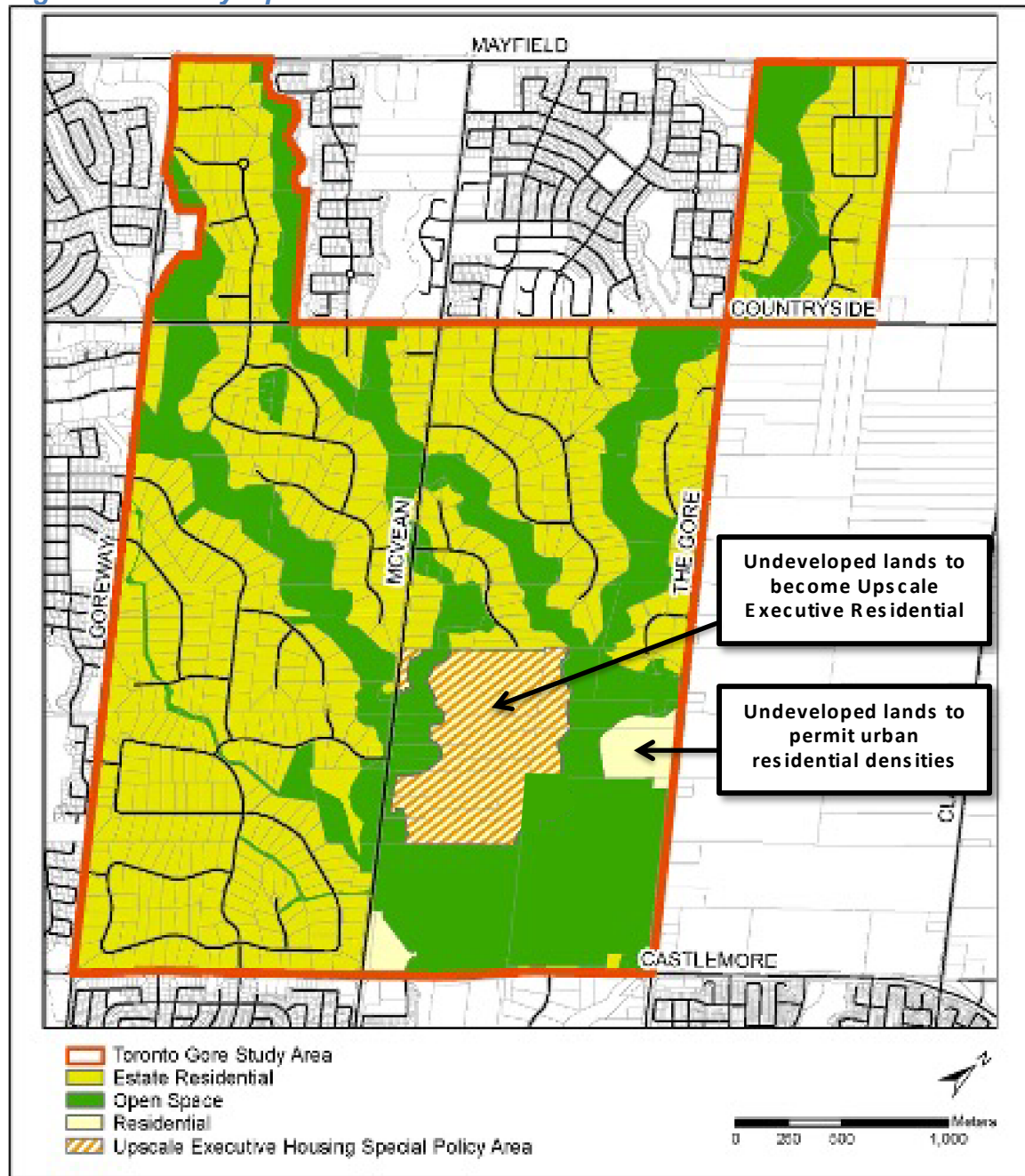


Policy Option 5 – Redesignate Lands on the West side of The Gore Road for urban residential densities and housing types.

As noted in Section 3.5 of this report, the Brampton 2040 Vision identifies a Town Centre in the vicinity of the Gore Meadows Community Centre. As noted, the Town Centre is intended to function as a complete, full-service, mixed-use node with high residential and employment densities. According to City staff, the Town Centre in this location is intended to apply only to the east side of The Gore Road, and as such, the Community Park lands on City-owned lands surrounding the Gore Meadows Community Centre are not intended to accommodate this vision. However, given the proximity of some of the undeveloped lands within Toronto Gore to the Town Centre node on the east side of The Gore Road, it is important to consider how these lands might play a part in supporting the development of a Town Centre.

For the smaller pocket of undeveloped lands within Toronto Gore adjacent to The Gore Road, there is merit in considering the redesignation of these lands to accommodate an urban residential form of development consistent with the planned land use designations (and future development) on the east side of The Gore Road. This option is illustrated in Scenario 2 (see **Figure 30**). The east side of The Gore Road in this location is within Block Plan 47-1. There is a Neighbourhood Retail node located at the southeast corner of The Gore Road and a proposed East/West arterial road within Block Plan 47-1 that permits commercial development as well as low/medium density residential blocks to the south that permit more urban residential densities. In the long term, this area is envisioned to be a Town Centre with a mix of uses of higher intensity. To complement the planned land use designations within the block plan on the east side of the road, it was suggested that the pocket of undeveloped lands on the west side of The Gore Road could accommodate urban residential development with a mix of low and medium density residential designations.

Figure 30: Policy Option 5 – Scenario 2



PART E: CONSULTATION

15 SUMMARY OF COMMENTS RECEIVED

A Public Open House was held on March 20, 2019. Presentation boards were displayed for review, with both City of Brampton staff and the consulting team in attendance to answer any questions from the public.

Participants from the public were given the opportunity to interactively engage in the policy review process through the use of feedback boards and a comment sheet, in order to indicate their preferences and concerns moving forward with the proposed options for Toronto Gore. There were two feedback boards displayed, prompting participants to offer their opinion using coloured dot stickers that were provided. Along with this, a questions and comments sheet was provided for any additional comments or details that required explanation. The majority of the questions asked were related to the residential density, form of housing, character, and other relevant matters.

The first question on both the feedback boards and the comment sheet asked residents which elements of character were of value to them. Participants were asked to place dot stickers on their top 3 out of the following 8 choices including: sense of place, street trees, large dwellings, rural cross section, consistent front yard setback, separation distance between dwellings, landscaping in the front yard, and parking in the front yard. The comments sheet asked participants to rank the matters from 1-3. As a result, respondents indicated a need for open space as one of their top priorities. Other elements that were noted as being important included large dwellings, separation distance between dwellings, and street trees.

Both the feedback board and the comment sheet also asked residents to indicate which form of density and housing they would like to see built in the undeveloped lands in the southeast quadrant of the Toronto Gore. The options for this included: estate residential housing, upscale executive residential housing, low and medium density housing, or a combination of the above. A large portion of the responses indicated the desire for the undeveloped areas to be developed for Estate Residential purposes, with 50 people responding on the feedback boards and 28 people on the comments sheet. In comparison, upscale executive residential housing received 11 votes and low and medium density housing received 12.

The last question on both the feedback boards and the comment sheet asked participants to indicate which matters are most important to consider if urban

densities were to be introduced into the undeveloped lands of Toronto Gore. A large portion of the responses indicated that residents did not want urban densities introduced into Toronto Gore. 63 people noted this on the feedback boards and 23 people noted this on the comment sheet.

The written comment responses also reflected the notion that Ryckman Lane should not be extended through the development of the undeveloped lands, noting that Ryckman Lane should remain as a dead-end road. Along with most of these comments, the responses indicated the desire for new development to be buffered from the established Estate Residential Area in order to ensure compatibility.

Many participants indicated a desire for consistency for any new development, especially relating to dwelling size and front yard setbacks. Participants also noted their concerns with respect to increased density leading to increased traffic and safety hazards. Many participants indicated that traffic is already an issue in the area, and any additional density would compound this issue.

It is also important to note that there were participants who noted a desire for zoning changes to be introduced near Countryside Road. Several residents indicated they would like to be given the option to sever their properties. One participant commented that density would be good for Toronto Gore as it aligns with the policies of the Growth Plan.

PART F:

DRAFT POLICY RECOMMENDATIONS

Based on the Parts D and E of this report, being the policy options that were presented to the public and comments received from the public, draft policy recommendations were prepared and released to the public for comment in July and August 2020. This part of the report contains these recommendations.

16 ESTABLISHED RESIDENTIAL COMMUNITY

As noted in the policy options (Part D) section of this report, for the established residential area of the Toronto Gore, it is important to ensure compatibility of new infill development within the character of the established community, including development on existing vacant lots and potential future severances. The following draft policy recommendations were presented in this regard.

16.1 Draft Policy Recommendations

Draft Policy Recommendation 1 – Criteria for Preservation of Community Character

Based on feedback received from the public, there is a strong desire amongst residents in the area for new development within the established residential area to respect and reinforce the characteristics of the community. Important elements of community character that were identified by residents include the open space nature and feel of the community, large separation distances between dwellings, street trees and mature landscaping, as well as the presence of large dwellings.

The Marysfield Neighbourhood Character Study has recommended the addition of a policy within the “Unique Communities” section of the Official Plan (Section 3.2.10) to permit the identification of “Residential Character Areas”. It is important to note that at the time this report was written the Marysfield Official Plan Amendment, which was adopted by City Council, has been appealed to the Local Planning Appeal Tribunal. Building on this policy recommendation, one of the draft recommendations for the established residential community of the Toronto Gore was that the area be identified as a Residential Character Area on Schedule A1 City Concept of the Official Plan. Further, a draft recommendation was made for a policy to be included within the “Residential Character Area” policies of the Official Plan, to explicitly state the intent of protecting the character of the established residential community portion of the Toronto Gore:

“The established residential community of the Toronto Gore Residential Character Area is considered a distinctive residential community due to its unique elements contributing to an overall community character. These elements of character include the sense of open space experienced throughout the community, partly due to the large separation distances between dwellings and the presence of mature landscaping and street trees throughout the neighbourhood, the prominence of large dwellings within the neighbourhood, as well as the generally consistent setbacks of homes from the street. New development and redevelopment within the Toronto Gore Residential Character Area shall respect and reinforce these existing characteristics within the public and private realms of the neighbourhood.”

Draft Policy Recommendation 2 – Policy on Severances

Policy 4.2.3.5 of the Official Plan identifies criteria for severances within Estate Residential Areas. Another draft recommendation was for a new policy to be included to contain additional severance criteria applying to the Toronto Gore Residential Character Area.

It was noted that the additional severance criteria should state that severances in Toronto Gore shall only be considered if:

- adherence to minimum lot area requirements is met, as set out in policy 4.2.3.3 b); and
- where adherence to the “Residential Character Area” policies, as outlined in the previous policy recommendation, can be achieved.

Draft Policy Recommendation 3 – Policies for “Edge” Sites

There are certain lands within the Toronto Gore that exhibit characteristics that are unique from the remaining established estate residential community, in that they are only accessible from a major or minor arterial road, including Goreway Drive, Countryside Drive and The Gore Road. These lands are shown on **Figure 31** below. These lands are also located adjacent to (across the street from) lands outside of the Toronto Gore, which have been developed to accommodate residential densities that are higher than those within the Toronto Gore Estate Residential Area.

The edge site north of Morris Court contains additional TRCA regulated areas due to the presence of estimated floodplain spilling onto these properties. Updated floodplain mapping would be required as part of any formal planning applications for this area in the future and could affect the viability of developing these lands.

The remaining edge sites abut valley and stream corridors, the limits of which would likely impact the total developable area on these sites.

One of the draft recommendations was that an additional policy be created, including the map shown in **Figure 31**, within the Residential Character Area policies to recognize the potential to consider the redevelopment of these lands to permit more urban densities through the submission of site-specific Official Plan and Zoning By-law Amendments. The following draft policy was recommended:

- “Certain lands accessed exclusively from Goreway Drive, Countryside Drive and The Gore Road exhibit unique access and locational characteristics from other lands within the Toronto Gore Residential Character Area. These lands, identified in **Figure X** of this policy, are only accessible from an arterial road and located across from lands outside of the Toronto Gore Residential Character Area. On these lands, the City may consider amendments to the Official Plan and Zoning By-law to permit residential densities that are greater than the density permitted in the Estate Residential designation, subject to the following criteria:
- Residential development and redevelopment must be sensitive to the scale and character of nearby Estate Residential development;
 - Prior to any development or redevelopment, the extent of the developable area shall be determined as part of any formal planning application, including updated floodplain mapping as well as the extent of valley and stream corridors and associated buffers;
 - The City shall require the submission of a tertiary plan to ensure the comprehensive development of the lands and to assess appropriate densities;
 - Access to and from the lands will be determined through the submission of a Traffic Impact Study and, if determined feasible, will only be provided from the adjacent arterial road and shall not be provided from any other lands or local roads within the Estate Residential designation; and
 - Residential development must be provided on full municipal services.”

Figure 31: “Edge” Sites



17 UNDEVELOPED LANDS IN THE SOUTHEAST QUADRANT

As noted previously in this report, while the existing, in-effect City of Brampton Official Plan includes an Upscale Executive Housing land use designation and associated policies, the City is currently undertaking an Official Plan Review, which may combine the existing residential land use designations, including the Upscale Executive Housing designation, into one “Residential” land use designation.

It is important to note that while the draft policy recommendations in this section reflect a different land use designation from that presented in the policy options and growth scenarios presented in Parts C and D of this report, the findings of our analysis are still relevant in that estate residential housing will continue to have a limited role in fulfilling future housing demand in Brampton, and that it is appropriate to introduce higher urban densities on the undeveloped lands, subject to providing a density transition to ensure compatible development between the established estate residential community and the undeveloped lands. This may include residential typologies and densities that are higher than what was previously presented in Parts C and D of this report. A more detailed analysis of the appropriate range and mix of housing options and density transitions will be completed through a future Secondary Plan process for the undeveloped lands.

17.1 Draft Policy Recommendations

Draft Policy Recommendation 4 – Redesignate Lands as a Residential Area

It is recommended that the portion of the undeveloped lands that are designated “Estate Residential” in the Official Plan be re-designated to “Residential”, as shown on **Figure 32**. No changes are being proposed to those lands that are designated “Open Space”. It is also recommended that a policy be added to the Official Plan to specify that these lands shall be comprehensively planned as part of a future secondary plan in accordance with the policies contained in Section 5.4 – Secondary Plans of the Official Plan (see next policy recommendation).

Draft Policy Recommendation 5 – Policy specific to the Southeast Quadrant and Future Secondary Plan process

Based on the above recommendation, it is recommended that a policy be included to direct that a future Secondary Plan study be initiated and undertaken by the City to comprehensively plan for the undeveloped lands in the Southeast Quadrant.

This policy should specify that the transition of density between the established Estate Residential Area and the lands subject to the future secondary plan area

must be sensitive to the established adjacent residential areas in terms of lot size and built form.

In order to ensure that the undeveloped lands are developed in a manner that is consistent with the Provincial Policy Statement and conforms to the Growth Plan, this policy will also ensure that a range and mix of housing options, including second units and affordable housing, is provided.

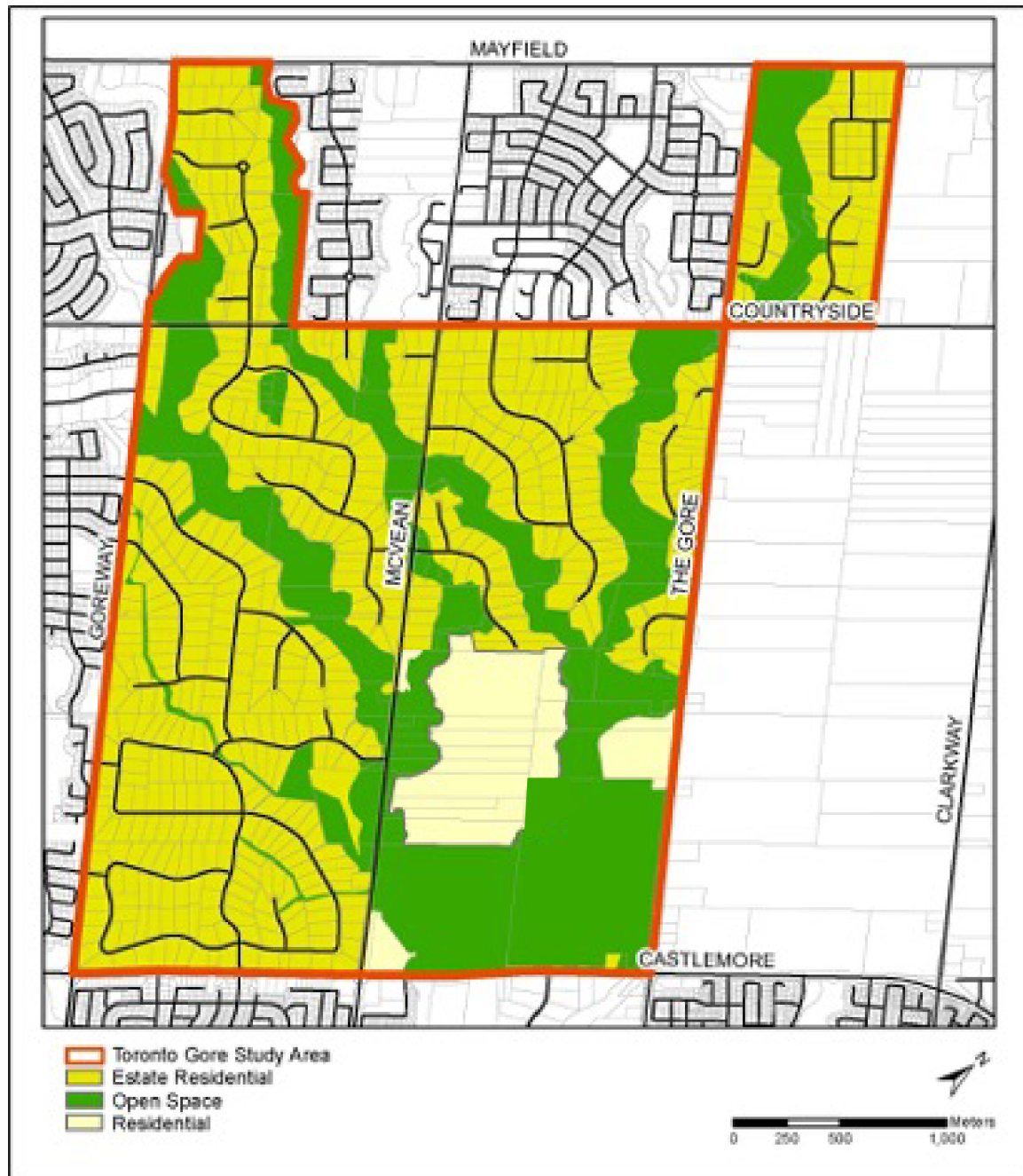
Building on this policy directive, and building on comments received from the public, the policy should also specify that the undeveloped lands should not be connected to the established estate residential area, and that there shall be no extension or connection to the community along Ryckman Lane for vehicular traffic.

The following policy is recommended for inclusion within the General Policies section of the Residential section of the Official Plan (section 4.2.1):

“The City shall undertake a Secondary Plan study to comprehensively plan for the development of the undeveloped lands in the Toronto Gore community in accordance with the policies in Section 5.4 of the Official Plan. The Secondary Plan shall include the following policies:

- a) To provide a gradual and sensitive transition in density between the adjacent established estate residential area and the Gore Meadows Secondary Plan area;
- b) To provide a diverse range and mix of housing options, including affordable housing;
- c) That no vehicular connections between the adjacent established Estate Residential Area and the Gore Meadows Secondary Plan area shall be provided;
- d) That the extension of Ryckman Lane shall be prohibited;
- e) That vehicular access to and from the Gore Meadows Secondary Plan area will be from McVean Drive and The Gore Road;
- f) That development within the Gore Meadows Secondary Plan area shall be on full urban municipal services;
- g) That the existing Natural Heritage System shall be protected and enhanced; and
- h) That pedestrian and cyclist linkages between the Natural Heritage System and Gore Meadows Community Centre shall be provided where it has been demonstrated that the functions of the Natural Heritage System will not be adversely impacted.”

Figure 32: Recommended Land Use



Draft Policy Recommendation 6 – Remove the Undeveloped Lands from the “Unique Communities” Designation on Schedule 1 City Concept

The Toronto Gore Estate Residential Area is designated as a “Unique Community” on Schedule 1 - City Concept of the Official Plan because it is characterized by large, individual lots which do not require full urban services. The estate residential area of Brampton offers a rural lifestyle within an urban setting and adds to the City’s diverse housing choice as well as sense of identity. With the proposed policy

recommendation noted above to redesignate the undeveloped lands from “Estate Residential” to “Residential”, the “Unique Communities” designation is no longer applicable, as these lands are proposed to be developed at similar densities that can be found in other areas of the City, and therefore would no longer meet the intent of the “Unique Communities” designation. It is proposed that Schedule 1 - City Concept be amended to delete the “Unique Communities” designation. The underlying designations of “Communities” and “Open Space” on Schedule 1 would remain.

Draft Policy Recommendation 7 – Addition of a Secondary Plan to Schedule G

It is recommended that Schedule G – Secondary Plan Areas be amended by removing the undeveloped lands in the Toronto Gore Rural Estate Secondary Plan Area (SP #26) and that these lands be identified as a new Secondary Plan Area known as “Gore Meadows”.

PART G:

FINAL POLICY RECOMMENDATIONS

Comments on Draft Recommendation Report

As noted previously, the draft recommendations presented in Part F of this report were released to the public for comment in July and August 2020. Generally, comments received reflected previous comments, with a mix of opinions with respect to the draft policy recommendations for both the established residential community and the undeveloped lands.

Established Residential Community

For the established residential community, comments were received from individuals expressing their support for policies to maintain the existing character of the community. Comments were also received from individuals expressing that severances should be allowed on lots with certain characteristics within the established residential community, such as corner lots or lots along arterial roads.

The draft Recommendation Report that was available for public comments in July and August 2020 also included recommendations for certain lots that have frontage along arterial roads. These lots were identified as “edge sites”. These sites were identified because they exhibit unique access and locational characteristics from other lands within the established residential community and are only accessible from an arterial road. The draft policy recommendations addressed that future amendments to the Official Plan and Zoning By-law to permit greater residential densities could be considered on the “edge sites” subject to satisfying specific criteria. This criteria included that any development be sensitive to the scale and character of the adjacent established estate residential area; that updated floodplain mapping be prepared to detail developable area; that a tertiary plan be submitted to ensure the comprehensive development of the edge site, and that development be provided on full municipal services and accessed only from an arterial road. Comments were received both in support of and in opposition of the “edge sites”. Some comments that were received requested that additional uses should be permitted on “edge sites”, such as commercial and/or office uses.

Undeveloped Lands

For the undeveloped lands, the draft Recommendation Report recommended that the undeveloped lands be redesignated from “Estate Residential” to “Residential”, and that a future Secondary Plan be undertaken to establish the detailed land use policies for the area, which would be based on a detailed set of technical studies to be prepared. Importantly, the draft policy recommendations included language to ensure a gradual transition in density between the established residential community and future development on the undeveloped lands, including that the extension of Ryckman Lane will not be permitted.

Comments were received expressing support for the draft recommendations, including the policies to ensure a gradual transition in density, and ensuring that Ryckman Lane is not extended. Comments were also received expressing that the lands should remain designated for estate residential purposes.

Final Recommendations

Based on the public feedback received, it has been determined that the established estate residential area is going to require further study and public consultation. As noted, there have been comments received in support of enhanced policy measures to protect the established character of the community, as well as comments requesting that the Official Plan policies be amended to permit lot sizes that are less than 2.0 acres.

In consideration of these comments, there is merit in undertaking further study and analysis of the established residential area. This additional analysis to be undertaken will also consider whether non-residential uses for the identified “edge sites” should be permitted, looking at whether there is opportunity to introduce uses in these locations that would be sensitive to the adjacent estate residential areas.

As such, the draft policy recommendations contained in Part F of this report for the established estate residential area will not be modified or presented at a statutory public meeting until additional analysis and public consultation is undertaken.

For the undeveloped lands, draft policy recommendations #4, 5, 6 and 7, as they appear in Part F - Section 17.1 of this report are recommended as final recommendations to be implemented.

18 NEXT STEPS

The policy recommendations in this report have been developed after consultation with the public as well as City of Brampton, Region of Peel and Toronto Region Conservation Authority staff. The proposed policy recommendations for the undeveloped lands in the southeast quadrant of Toronto Gore will now be presented at a statutory public meeting. Based on feedback received at the statutory public meeting, a final report and Official Plan Amendment will be prepared; and will be forwarded to City Council for their consideration. Further analysis and public consultation is required for the established estate residential area.