

**Date:** 2021-08-20

**Subject:** **Recommendation Report**  
**Gore Meadows Secondary Plan Area (Area 56)**

**Contact:** Michelle Gervais, Policy Planner, Planning, Building and Economic Department, [michelle.gervais@brampton.ca](mailto:michelle.gervais@brampton.ca)

Jeffrey Humble, Manager, Policy, Programs & Implementation,  
Planning, Building and Economic Department,  
[jeffrey.humble@brampton.ca](mailto:jeffrey.humble@brampton.ca)

**Report Number:** Planning, Bld & Ec Dev-2021-794

**Recommendations:**

1. **THAT** the report titled “Recommendation Report –Gore Meadows Secondary Plan (Area 56), Initiation of Secondary and Community Block Planning Programs” (File: P26 S56) to the Planning and Development Committee meeting of September 13, 2021 be received;
2. **THAT** staff be directed to initiate Secondary Planning and Community Block Planning for Gore Meadows Secondary Plan Area 56;
3. **THAT** the Community Block Plan for Gore Meadows be prepared concurrently with the Gore Meadows Secondary Plan;
4. **THAT** the community vision, planning principles and land use designations for the Gore Meadow Secondary Plan be endorsed by Council prior to preparing the Community Block Plan principles and Community Block Plan concept plan;
5. **THAT** the Gore Meadows Landowners’ Group be responsible for the funding and related administration of all the component studies identified herein that are required for the preparation of the Gore Meadows Secondary Plan and Community Block Plan; and
6. **THAT** the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and the Toronto Region Conservation Authority for their information.

**Overview:**

- On June 16, 2021, Council adopted Official Plan Amendment OP2006-197, which changed the Official Plan land use designation on the undeveloped lands in the southern quadrant of Toronto Gore from “Estate Residential” to “Residential”.
- OP2006-197 identified the undeveloped lands as a new Secondary Plan area referred to as the Gore Meadows Secondary Plan (Area 56). A policy was also added to the Official Plan to guide the policy formulation (i.e. land use compatibility, housing mix and densities, road access, servicing, natural heritage system, and pedestrian connectivity) of the Gore Meadows Secondary Plan.
- The Gore Meadows Secondary Plan area includes approximately 80 hectares of land and is bounded by Toronto Gore estate residential housing to the north, the Gore Road to the east, Castlemore Road to the south, and McVean Drive to the west.
- This report recommends that staff be directed to initiate Secondary Planning and Community Block Planning for Gore Meadows Secondary Plan Area 56 and that these two planning programs be prepared concurrently.
- The overall Secondary Plan process for Gore Meadows will be coordinated by the City, which will include the review and approval of the Terms of Reference for the Secondary Plan component studies and the approval of the Consultants being engaged to complete the component studies and land use planning.
- It is recommended that funding for the Secondary Plan and Community Block Plan component studies and related administration be the responsibility of the Gore Meadows Landowners Group, which will be coordinated by Candevcon Limited as the Landowner Group Consultant.
- The Secondary Planning and Community Block Planning programs for Gore Meadows are proposed to commence in September 2021 with final adoption of the Secondary Plan and Community Block Plan by April 2023.

**Background:**

The Gore Meadows Secondary Plan area is approximately 80 hectares in size and is bounded by estate residential housing to the north, the Gore Road to the east, Castlemore Road to the south, and McVean Drive to the west (see Appendix 1 – Location Map).

**Toronto Gore Density Policy Review Study**

On June 16, 2021, City Council adopted Official Plan Amendment OP2006-197 that implemented the Toronto Gore Density Policy Review Study recommendations pertaining to the undeveloped estate residential area located in the southern quadrant of Toronto

Gore (see Appendix 2 – OP2006-197). Specifically, OP2006-197 redesignated the undeveloped lands from “Estate Residential” (minimum 2.0 acre lots on private septic services) to “Residential” to permit an urban form of housing on full municipal services. OP2006-197 identified the undeveloped lands as a new Secondary Plan area referred to as the Gore Meadows Secondary Plan (Area 56). A policy was added to the Residential Section (Section 4.2) of the Official Plan to guide the policy formulation (i.e. land use compatibility, housing mix and densities, road access, servicing, natural heritage system, and pedestrian connectivity) of the Gore Meadows Secondary Plan.

Public consultation was undertaken as part of the Toronto Gore Density Policy Review Study that included a public open house meeting, an on-line presentation and a statutory public meeting. The issues raised by local area residents at the public sessions included the following:

- that the proposed residential area be compatible with the adjacent established estate residential area;
- that a buffer be provided between the adjacent established estate residential area and the Gore Meadows Secondary Plan area;
- that no vehicular connections be provided between the adjacent established estate residential area and the Gore Meadows Secondary Plan area;
- that the natural heritage system within the Gore Meadows Secondary Plan area be protected;
- that pedestrian and cyclist linkages be provided between the natural heritage system and the Gore Meadows Community Centre; and
- that the opportunity for public input be provided throughout the secondary planning/block planning programs for Gore Meadows.

In addressing these concerns, OP2006-197 outlines fundamental planning policies with respect to land use compatibility, housing mix and densities, road access, servicing, natural heritage system, and pedestrian connectivity to guide the preparation of a Secondary Plan for Gore Meadows.

### **Current Situation:**

Secondary Plans provide a framework for appropriate development including, the vision and character for an area, urban design, street and block pattern, municipal servicing and infrastructure and establishing the appropriate mix, location and intensity of certain uses for various neighbourhoods or districts of the City. Secondary Plans indicate in greater detail than the Official Plan how the objectives, policies and land use designations of the Official Plan are to be implemented in a specific area. In areas that are designated for residential purposes within the City’s “Designated Greenfield Areas”, the Official Plan requires that the lands shall not be developed for such purposes until a Secondary Plan and associated studies have been formulated by means of an amendment to the Official Plan. As noted previously, OP2006-196 identifies the undeveloped lands in the southern quadrant in Toronto Gore as a new Secondary Plan area referred to as the Gore Meadows Secondary Plan (Area 56).

Upon the adoption of a Secondary Plan, a Community Block Plan is typically required to be prepared by participating property owners within the Secondary Plan area or a portion thereof. The purpose of the Block Plan is to specifically address the extent and precise location of the Secondary Plan elements, including lot patterns, the location, configuration character, size and urban form of parks, institutional, commercial and industrial sites and the layout/function of open space corridors, valleylands, woodlands and other natural features and functions, including storm water management. Community Block Plans are also required to co-ordinate the overall delivery of services and infrastructure, allocation of development priority, layout of arterial, collector and strategic local roads. According to the Official Plan, Community Block Plans and Community Block Plan Amendments are to be adopted for the applicable Block Plan areas shown on Schedule “H” of the Official Plan prior to the approval of development applications.

Schedule “H” does not identify any Community Block Plan areas within the boundaries of the Toronto Gore Rural Estate Secondary Plan Area 26, which prior to the adoption of OP2006-197 included the boundaries of the Gore Meadows Secondary Plan Area 56. Although OP2006-196 did not amend Schedule “H” to identify the boundaries of a Community Block Plan for Secondary Plan Area 56, this report recommends that a Community Block Plan be undertaken and approved for Secondary Plan Area 56. Based on the relatively small size of the Secondary Plan area, it is recommended that Block Planning for Gore Meadows be undertaken concurrently with the preparation of the Secondary Plan.

### *Secondary Planning and Community Block Planning Programs*

It is recommended that a two-step planning program be initiated for Gore Meadows Secondary Plan Area 56 that will involve the Secondary Planning and Community Block Planning Programs to run concurrently, including the adoption of one Official Plan Amendment that will include both the Secondary Plan policies and the Community Block Plan principles and concept plan.

The Gore Meadows Landowners Group, which will be coordinated by Candevcon Limited, has submitted a letter dated June 30, 2021 to the City Planning and Design Division that outlines the required component studies that shall be prepared for the Secondary Plan and Community Block Plan and tentative timelines (see Appendix 3) for the completion of these two planning programs.

Below is a list of the required Secondary Plan and Community Block Plan component studies for Gore Meadows:

- Geotechnical and Hydrogeological Studies (Slope Stability as required)
- Phase 1 Environmental Site Assessment
- Traffic Impact Study including Active Transportation
- Preliminary Noise Assessment Study
- Heritage and Archaeological Assessments

- Master Environmental Servicing Plan (MESP)
- Community Design Guidelines
- Institutional and Retail Study
- Growth Management Staging and Sequencing Strategy
- Planning Justification Study (including Housing Analysis)
- Landowner Cost Sharing Agreement(s).

Below is a high-level summary of the two-step planning programs proposed for Gore Meadows.

#### Step 1 – Approval of the Secondary Plan Land Use Concept

The first step of the above-noted component studies will lead to the development of a planning vision and related principles and the preparation of a Secondary Plan land use concept to be endorsed by Council. Preparation of draft Secondary Plan policies will also be completed as part of this step. The Secondary Plan land use concept will be developed in consultation with landowners and local area residents and address interface, transition areas and buffers between the new community and the existing established estate residential area to the north, limits of the natural heritage system and road accesses.

#### Step 2 – Completion of the Secondary Plan and the Community Block Plan

The second step will focus on the finalization of the Secondary Plan policies and will include the preparation of the Community Block Plan principles and the Community Block Plan concept.

This report recommends that the community vision, planning principles and land use designations for the Secondary Plan be endorsed by Council prior to preparing the detailed Community Block Plan principles and concept plan. The Community Block Plan principles and concept plan will form part of the Secondary Plan Official Plan Amendment that will be forwarded to Council for adoption.

#### *Secondary Plan and Community Block Plan Project Schedule*

Candevcon has provided a preliminary schedule (key work steps and milestones) for the Secondary Plan and Block Plan programs for Gore Meadows (see Appendix 3). Subject to approval of the Secondary Plan and Block Plan programs for Gore Meadows as outlined in this report, it is expected that the Terms of Reference and Consultant Team would be submitted to the City Planning and Design Division and external agencies for review and approval by the end of September 2021 with a target completion date of the component studies by November 2022. By November 2022, it is anticipated that the Secondary Plan land use concept and technical studies would be completed. Final adoption of the Secondary Plan by City Council, which will include the Community Block Plan principles and concept plan, is tentatively scheduled to occur in April 2023.

The above noted timelines are tentative and are subject to change. The City Planning and Design Division will endeavour to undertake the Secondary Planning and Block Planning for Gore Meadows along the lines of the timelines proposed by Candevcon Limited.

### *Project Management*

The overall Secondary Plan and Community Block Plan programs for Gore Meadows will be managed by the City Planning and Design Division, such as reviewing and approving the Terms of Reference for the Secondary Plan component studies and reviewing and approving the Consultants being engaged for the studies and land use planning. A coordination team of City staff will be established that will meet with the Landowners' Group on a regular basis to report on the progress of the Secondary Plan and Community Block Plan and resolve specific issues or concerns. Steering committees will be established and will comprise of City staff and include representatives from the relevant commenting agencies, such as the Region of Peel and the Toronto and Region Conservation Authority.

This report recommends that funding for the Secondary Plan and Community Block Plan component studies, the related administration and project management will be the sole responsibility of the Gore Meadows Landowners Group, which will be coordinated by Candevcon Limited as the Landowner Group Consultant. This approach is acceptable by the Gore Meadows Landowners Group as indicated in the letter provided by Candevcon Limited (see Appendix 3).

### *Public Participation*

The Secondary Plan policies in the Official Plan state that the City shall elicit the participation of benefiting landowners, the public and appropriate public or private agencies within the process of formulating a Secondary Plan. Based on the preliminary timelines prepared by Candevcon Limited, one public open house meeting and a statutory public meeting will be held to provide an opportunity for landowners, the public, public, and private agencies to provide comments throughout the Secondary Planning process.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications associated with the proposed Secondary Planning and Block Planning programs for Gore Meadows.

#### Economic Development Implications:

There are no economic development implications associated with the proposed Secondary Planning and Block Planning programs for Gore Meadows.

### Other Implications:

There are no corporate implications associated with the proposed Secondary Planning and Block Planning programs for Gore Meadows.

### **Term of Council Priorities:**

The proposed Secondary Planning and Block Planning programs for Gore Meadows will help to deliver the strategic directions outlined in the 2019-2022 Term of Council Priorities, in particular “A Well-Run City (Good Government)” priority.

### Living the Mosaic – Brampton 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’ The Brampton 2040 Vision identifies the need for *“complete new neighbourhoods to expand out to the less developed and still greenfield edges of Brampton, clustering around their nearby Town Centres. These new neighbourhoods model the most contemporary image of intimate livability and responsible sustainability. Each has its own local centre. They nestle within the green setting.”*

The Brampton 2040 Vision identifies a Town Centre near the Gore Meadows Community Centre. This Town Centre is intended to develop as a complete, full-service, mixed-use node with a full range of housing types located in close proximity. Through the land use planning programs for the Gore Meadows Secondary Plan area, the objective will be to propose land use designations and policies that will encourage the development of complete communities to support the Town Centre envisioned around the Gore Meadows Community Centre.

### **Conclusion:**

Gore Meadows was identified as a new Secondary Plan area with the adoption of Official Plan Amendment (OP2006-197) by City Council on June 16, 2021. This report recommends that the Secondary Planning and Block Planning programs for Gore Meadows be initiated and that these two processes be coordinated by the City. It is recommended that the funding of the Secondary Plan and Block Plan component studies and related administration be the responsibility of the Gore Meadows Landowners Group, which will be coordinated by Candevcon Limited as the Landowner Group Consultant.

It is anticipated that the Secondary Planning and Block Planning processes will commence in September 2021 and that the final Secondary Plan and Community Block Plan would be adopted by City Council in April 2023.

Authored by:

Reviewed by:

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Michelle Gervais, Policy Planner  
Planning, Building and Economic  
Department

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Bob Bjerke, MCIP, RPP  
Director, City Planning & Design Building &  
Economic Development Department

Approved by:

Submitted by:

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Richard Forward, MBA, M.Sc., P.Eng  
Commissioner, Planning, Building &  
Economic Development Department

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David Barrick, Chief Administrative Officer

**Appendices:**

Appendix 1: Location Map – Gore Meadows Secondary Plan Area 56

Appendix 2: Official Plan Amendment OP2006-197

Appendix 3: Letter from Candevcon Limited dated June 29, 2021