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PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING  
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June 29, 2021 (Revised)

City of Brampton  
 Planning, Building and Economic Development  
 8850 McLaughlin Road, Unit 1  
 Brampton, Ontario  
 L6Y 5T1

Attn: Ms. Michelle Gervais, MCIP, RPP  
 Policy Planner

**Re: Gore Meadows Secondary Plan (Area 56)**  
**McVean Drive to The Gore Road/**  
**North of Castlemore Road**  
**City of Brampton**  
**Our File No. W21060**

Dear Michelle:

On behalf of the Landowners within the subject Secondary Plan Area, we are pleased that City Council adopted OP 2006-197 which designated the subject lands as "Residential".

As previously discussed, we recommend that the City follow a similar approach as was used for the Vales of Humber Secondary Plan i.e. a combined Secondary Plan/Block Plan process, where the Landowner Group (as represented by the Trustee) would hire and fund the Consultants directly. Similar to the process used for Vales of Humber, the City would review and approve the Terms of Reference for the Studies and would also review and approve the Consultants being engaged for the Studies and Land Use Planning. The Consultant Team will be coordinated by Candevcon as the Landowner Group Consultant.

We anticipate that the following Studies will be undertaken:

- 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
- Staging and Sequencing Study
- Planning Justification Study (including Housing Analysis)

As part of the planning process draft Secondary Plan land Use Options will be prepared for City review along with related draft Secondary Plan Policies and Schedules. Block Planning will be carried out simultaneously with, and to inform, the Secondary Plan. The Block Plan will be finalized following adoption of the Secondary Plan.

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With respect to timing, and assuming that the Secondary Plan/Block Plan process as outlined above will be approved by City Council in September 2021, we anticipate the following schedule (key work steps and milestones):

- Submission of Terms of Reference and Consultant Team to the City: September 2021  
*(Terms of Reference for some Studies to be also reviewed by Region of Peel and TRCA)*
- Coordination Meeting with City, Region and TRCA: October 2021
- Conduct Site Walks (staking of features) with City and TRCA: November 2021
- Initial Draft of Land Use Framework/Structuring Plan: February 2022  
*[Preliminary input from Technical Studies]*
- Initial Agency Review of Land Use Framework Plan and base Studies and Coordination Meeting: April 2022
- Community Consultation Open House: May 2022
- Finalize draft Technical Studies and Land Use Plan: June 2022
- Agency Review and coordination meeting: August 2022
- Statutory Public Meeting: September 2022
- Finalize Block Plan and Secondary Plan documents and Technical Studies: November 2022
- Recommendation Report on Secondary Plan to PDC: February 2023
- Council Adoption of Secondary Plan: April 2023

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We would appreciate the City's consideration of this approach which has been very successful in a number of Secondary Plans/Block Plans in the City of Brampton. We will be pleased to respond to any questions you may have.

Yours truly,

CANDEVCON LIMITED



Diarmuid K. Horgan, P.Eng.  
DKH/kb

cc Claudia LaRota