

**Date:** 2021-09-09

**Subject:** Information Report - Application to Amend the Zoning By-Law And Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd., 9459 The Gore Road, Ward: WARD 10, File: OZS-2021-0037

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**Report Number:** Planning, Bld & Ec Dev-2021-980

#### **Recommendations:**

1. **THAT** the report from, Development Services, dated September 9th, 2021, to the Planning and Development Committee Meeting of October 18, 2021 entitled “**Information Report, Application to Amend the Zoning By-Law And Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd., 9459 The Gore Road, Ward: WARD 10, File: OZS-2021-0037**” be received; and,
2. **THAT** Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

#### **Overview:**

- The purpose of the application is to facilitate a Zoning By-law amendment and future plan of subdivision on the subject property consisting of single detached houses with varying frontages and street townhouse units. There is a total of 196 units, 127 of which will be single detached units and 69 townhouse units. Additional blocks will include a parkette, NHS buffer and new public streets that will link adjacent subdivisions.
- The property is designated “Residential” and “Open Space” in the Official Plan and “Low-Medium Density” in the Bram East Secondary Plan Schedule SP41(a). The Official Plan and Secondary Plan designations permit the development proposal.
- The property is split-zoned “Agricultural (A)” and Floodplain (F) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed townhouse development.

- **This Information Report and the associated public meeting facilitate compliance with the Strategic Plan’s “Good Government” priority, with respect to educating and engaging citizens in an open and accountable way.**

**Background:**

Candevcon Limited Consulting Engineers and Planners submitted the Zoning By-law Amendment and Draft Plan of Subdivision on behalf of TACC Developments (The Gore) Ltd. This application has been reviewed for completeness and found to be complete in accordance with Section 51 (19.1) and Section 34 (10.4), of the Planning Act. A formal Notice of Complete Application was provided to the applicant on August 27, 2021.

**Current Situation:**

- The applicant is proposing to amend the Zoning By-Law and proposed Draft Plan of Subdivision to permit residential uses. Details of the proposal are as follows:
  - To create a total of 196 residential units, a parkette, natural heritage system and several new public streets;
  - The site will be comprised of: 127 single detached residential units with varying frontages and 69 townhouse units through nine townhouse blocks;
  - To extend existing municipal roadways which include; Freedom Oaks Trail, Tustin Road, Thorndale Road and Aveena Road;
  - To provide two (2) new municipal roadways, “Street A” and “Street B”;
  - To create a 0.23 ha. (2.13 Ac.) Parkette, shown as Block 17;
  - To provide a 0.16ha. (0.40 Ac.) Natural Heritage System Buffer, shown as Block 19, and to provide a 0.86 ha. (2.13 Ac.) Natural Heritage System Valley Land, shown as Block 18; and
  - A proposed density of 30.9 units per net hectare and 112 persons per hectare.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 10.24 hectares (25.30 acres);
- has a total frontage of approximately 152.38 metres (499.93 feet) along The Gore Road;
- contains portion of the Clarkway Tributary on the west side of the property; and

- the site currently contains a single detached dwelling that is proposed to be demolished.

Directly to the north of the parcel boundary there are several Part Lots that belong to Blocks 62 and 80 on Plan 43M-1857. These Part Lots are currently owned by Democrat Castlefield Limited. TACC Developments (applicant of this subject application) is currently negotiating the purchase of the Part Lots from Democrat Castlefield Limited and has provided written consent from Democrat Castlefield Limited of such. Once the sale of the Part Lots has been confirmed and closed, the Part Lots will be added to the proposed Plan of Subdivision and Zoning by-law application.

The Bram East 41-1 Block Plan displays a school and track area on the western portion of the subject property, which is not contemplated through the proposed development application. However, the school requirement as identified through the Block Plan has been accommodated through the construction of Castlebrooke Secondary School located at the north east corner of The Gore Road and Gardenbrooke Trail.

The surrounding land uses are described as follows:

North: Existing residential subdivision containing single and semi-detached homes and Castlebrooke Secondary School;

South: Existing residential subdivision containing single detached homes and Thorndale Public School;

East: Valleyland and the Clarkway Tributary; and

West: Existing residential subdivision containing single detached homes.

#### Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

In addition to the general evaluation of the appropriateness of the proposed land use, the following preliminary issues that have been identified to date that will need to be addressed as part of the comprehensive analysis:

- The eastern portion of the subject property is adjacent to the Clarkway Tributary, a tributary of the Humber River Watershed. The subject property is located within a TRCA Regulated Area;
- The function of new municipal roadways and connection to existing roadways;
- Urban Design requirements shall be satisfied as the proposal has deviated from the approved Castlemore Crossing Community Design Guidelines; and
- The appropriateness of the zoning by-law amendment to permit the proposed development densities.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

#### Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands as per Planning Act requirements. This report, along with the complete application requirements, including studies, have also been posted to the City's website.

#### **Corporate Implications:**

##### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

##### Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

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

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

#### Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will "Live the Mosaic".

#### **Conclusion:**

Appropriate information and background studies have been received by the Planning and Development Services Department. In compliance with the requirements of the Planning Act, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

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**Attachments:**

Appendix 1: Concept Site Plan  
Appendix 2: Location Map  
Appendix 3: Official Plan Designations  
Appendix 4: Secondary Plan Designations  
Appendix 5: Zoning Designations  
Appendix 6: Aerial & Existing Land Use  
Appendix 7: Community Block Plan (41-1)  
Appendix 8: Information Summary

