[amend/appoint/authorize something]

Gore Meadows Secondary Plan Area 56
CHAPTER 56

General (pertaining to all Secondary Plan office consolidation)

i. Secondary Plans form Part 2 of Brampton Plan and are to be read in conjunction with all policies of Brampton Plan, including interpretation and implementation provisions

Specific (Pertaining to Secondary Plan 56, Gore Meadows Secondary Plan)

The Gore Meadows Secondary Plan is based on Official Plan Amendment OP2023-XXX to the document known as the 2023 Official Plan (Brampton Plan), as adopted by City Council on June 24, 2026.

The following Official Plan Amendments as approved by Council have also been incorporated:

-nil-

This document is provided for convenience only. For official reference, resources should be had to the original documents noted above.

Effect of this Chapter and its Relationship to the Official Plan

Lands subject to Secondary Plan Number 56 outlined on Schedule 56-1 shall be developed in accordance with the policies of this chapter (Chapter 56 of Part II) – including 56-2: Gore Meadows Master Plan, Schedule 56-3: Gore Meadows East Precinct Plan Area 56-1, and Schedule 56-4: Gore Meadows West Precinct Plan Area 56-2 attached thereto, and also in accordance with all other relevant policies and schedules of the Brampton Plan.

Accordingly, the Gore Meadows Secondary Plan should not be interpreted as a free-standing Official Plan document. The policies herein are designed to supplement those of Brampton Plan, not to replace or repeat them. An accurate understanding of all the policies pertaining to Secondary Plan Area 56 can only be achieved by reading the overall Brampton Plan together with this Plan.

1 INTRODUCTION

1.1 How to Read This Secondary Plan

This Secondary Plan sets out a planning framework and serves as a blueprint for future growth and development within the Gore Meadows Secondary Plan Area shown on Schedule 56-1 Gore Meadows Precinct Plan Areas, in accordance with the 2023 Brampton Plan. This plan includes a vision, general objectives, and policies for the Secondary Plan Area's intended urban structure, built form, public realm, and mobility to support the redevelopment of complete and sustainable communities.

The Secondary Plan is organized into seven (7) sections:

- **Section 1**: Introduction
- **Section 2**: Vision and Guiding Principles
- **Section 3**: Land Use Structure
- **Section 4:** Precinct Area Structure
- **Section 5:** Gore Meadows East Precinct
    - Section 5.1 Street Network
    - Section 5.2 Active Transportation Network
    - Section 5.3 Urban Design
- **Section 6:** Gore Meadows West Precinct
    - Section 6.1 Natural Heritage System
    - Section 6.2 Servicing and Stormwater
    - Section 6.3 Institutional Lands
    - Section 6.4 Community Design Guidelines
- **Section 7:** Cost Sharing

1.2 Location

The lands subject to the policies of this amendment:

- Comprise a total area of approximately 185 hectares (457 acres); and
- Are generally described as the lands bounded by Toronto Gore estate residential housing (2.0 acre residential lots) to the north, the Gore Road to the east, Castlemore Road to the south, and McVean Drive to the west.

1.3 Purpose

1.3.1 This Secondary Plan:

a) Sets out the planned function and long-term planning vision for the Gore Meadows Area to the year 2051 and beyond;
b) Describes and Identifies development policies to support the principles and objectives needed to transform the Gore Meadows Secondary Plan area from the present agricultural land uses to mixed-use, vibrant, sustainable complete communities that are sensitive to the presence of the Humber River watershed and the surrounding residential estate neighbourhood areas, while supporting the expansion and enhancement of the parks and trail system that surrounds the Gore Meadows Community Centre; and
c) Includes the following components for two Precinct Plans that collectively provide further direction and guidance for the creation of complete, vibrant, and dynamic precincts within the Gore Meadows area:
    a. Two Schedules that illustrate the key structural elements of the Precinct Plans; and
    b. Precinct Plan policies

2 VISION AND GUIDING PRINCIPLES

2.1 The Gore Meadows Secondary Plan Area is planned to accommodate a portion of the City's forecasted growth to the year 2051 and beyond, in accordance with Brampton Plan, through the development of complete communities supported by a mix of land uses,

housing choice, employment opportunities, community infrastructure, a protected Natural Heritage System, and an integrated network of parks, open space, and trails.

2.2 Higher-density development shall be focused along The Gore Road to function as a community focal point, supporting residential intensification, while strengthening connections to the Gore Meadows Community Centre and surrounding neighbourhoods.

2.3 Institutional uses such as places of worship and community facilities shall contribute to the overall sense of place, inclusiveness, cultural diversity, and community character throughout the Secondary Plan Area.

2.4 Development within the East and West Precinct Plan Areas shall be guided by comprehensive studies and future development applications that demonstrate conformity with land use compatibility, servicing, transportation, urban design, environmental sustainability, and infrastructure planning objectives.

2.5 The lands designated “Community Park” on Brampton Plan Schedule 7 – Parks and Open Space, located south of the East and West Precinct Plan Areas, will continue to function as a major community destination anchored by public and institutional uses including the Gore Meadows Community Centre and the Erin Oaks Centre for Treatment and Development.

2.6 The Gore Meadows Secondary Plan contemplates the creation of internal roads that extend and connect to the existing road network in adjacent areas. A conceptual road network is identified in the Secondary Plan, which will be further refined as part of the development approval process of applications within the Secondary Plan Area.

Objectives

2.7 Development in the Secondary Plan Area will be informed by the following objectives. Objectives of this plan are the catalytic elements that are foundation to the implementation of the vision and guiding principles in this Secondary Plan:

<u>Creating a Vibrant Complete Community</u>

a) To create a well-balanced and structured community, accommodating an appropriate variety of housing types, and community facilities;
b) To create an urban environment that provides for safe, functional and attractive residential neighbourhoods with defined centers and focal points that accommodate a variety of housing types and tenures;
c) To ensure appropriate transitions in built form that are compatible with adjacent land uses, including existing residential estate areas

<u>Natural Heritage Areas, Parks and Open Space</u>

d) To identify, protect, enhance, restore, and connect the Natural Heritage System and features to ensure a self-sustaining, resilient ecological network;
e) To provide opportunities for recreational and functional natural linkages to the West Humber River Tributaries;
f) To provide an integrated system of parks and open space that are functionally connected to the broader City and surrounding communities

<u>Mobility and Connectivity</u>

g) To develop an integrated, multi-modal transportation network that enhances mobility, supports transit use, and improves connectivity for pedestrians, cyclists, and vehicles;
h) To promote active transportation through a connected system of pathways, trails, and on-street cycling infrastructure;

<u>Infrastructure, Servicing, and Growth Management</u>

i) to ensure that municipal and public and private services required for development of any portion of the Gore Meadows Secondary Plan, are provided in an orderly, cost effective and timely manner, in accordance with the City's Growth Management Program;

j) to work jointly with Peel Region to coordinate the provision and timing of major infrastructure and capital works projects;

k) to promote financially self-supporting development using the strategic implementation of the following measures: growth management, development charges, and cost sharing agreements where appropriate;

Urban Design

l) To establish Urban Design Guidelines and Urban Design Briefs to encourage the development of attractive, safe, and where appropriate, pedestrian-scale built forms within the community;

Sustainable and Resilient Communities

m) Support the achievement of low/zero carbon energy through innovative measures, sustainable building techniques, and other innovative approaches to prepare and adapt to the impacts of climate change

3 LAND USE STRUCTURE

3.1 The predominant land uses within the Gore Meadows Secondary Plan Area shall be residential and Natural Heritage System, integrated through a connected network of parks, open spaces, multi-use trails, and supporting institutional and community uses to create a complete, compact, and connected community.

3.2 Land use designations are shown on Schedule 56-2– Gore Meadows Master Plan

a) The full extent of maximum development permissions stated within each land use designation may not be achievable on every site, due to site-specific factors including, but not limited to, minimum lot area requirements, design principles, compatibility and transition to adjacent development, negative environmental impacts, transportation, stormwater management, cultural heritage resources, land use compatibility and/or infrastructure capacity.

b) Changes to the location or alignment of the street network, parks and open space shown on Schedule 56-2, will not require an amendment to this Plan provided that its general intent and purpose is maintained.

3.3 Low-Rise Residential

a) Lands designated "Low-Rise Residential" will consist of single detached dwellings, street townhouse, back-to-back townhouse, rear lane townhouse, and stacked townhouses.
b) building heights within the Low-Rise Residential designation shall not exceed three storeys.
c) Lands within the Low-Rise Residential designation will allow for gentle intensification in selected residential areas in a manner that is compatible with other uses and densities within the Secondary Plan Area.
d) Opportunities will be created for a range and mix of housing types suitable for the spectrum of current and future Brampton residents, where appropriate.
e) Development within the Low-Rise Residential designation shall implement appropriate architectural style, and streetscape character to ensure compatibility with adjacent development and to maintain a cohesive neighbourhood character.

3.4 Mixed Use Mid Rise

a) Lands designated Mixed-Use Mid-Rise shall be developed with with a range of residential uses including street townhouse dwellings, stacked townhouse dwellings, and mid-rise apartment buildings
b) Building heights for apartment buildings within the Mixed-Use Mid-Rise designation shall not exceed six (6) storeys.
c) At-grade commercial, retail, service commercial, and office uses shall be permitted within mid-rise apartment building typologies where appropriate to support daily community needs and create active street frontages.
d) Buildings shall be sited close to public streets to establish a strong and consistent street edge, with parking, servicing, and loading areas located at the rear, side, or underground where feasible.
e) Development shall be designed to minimize overlook, ensure access to natural light, provide adequate building separation, and maximize opportunities for landscaped open space, pedestrian amenity, and high-quality urban design.

3.5 Mixed-Use High Rise

a) Lands designated Mixed-Use High-Rise will be predominately developed in alignment with the Mixed-Use Mid-Rise policies and shall include the uses identified within the Mixed-Use Mid-Rise designation and shall also permit high-rise residential buildings.
b) Building heights within the Mixed-Use High-Rise designation shall not exceed twenty-two (22) storeys.
c) High-rise buildings shall be designed with appropriate tower separation distances, setbacks, and transitions to adjacent lower-density areas to ensure compatibility, minimize shadow, and privacy impacts Neighbourhood.

3.5 Low Rise Residential Estate Transition Area

a) Lands designated Transition Area on Schedule 56-4 shall be developed to provide an appropriate transition between the adjacent Residential Estate neighbourhood to the north.
b) On lands designated as “Transition Area” on Schedule 56-4, only single detached dwellings shall be permitted.
c) Development within the Transition Area designation shall ensure an appropriate built form transition through larger lot widths, reduced density, and enhanced architectural character consistent with estate residential neighbourhoods.
d) A minimum lot frontage of 14 metres (45 feet) shall be provided for single detached dwellings within the Transition Area.

4 PRECINCT AREA STRUCTURE

Precinct Plans form part of the City of Brampton Official Plan and are consolidated as a further Chapter of this Gore Meadows Secondary Plan.

4.1 The Gore Meadows Secondary Plan Area is organized into Two (2) distinct Precinct Areas. Each Precinct Area has its own identity and Precinct Plan and will be guided by the policies in this Secondary Plan.

4.2 Schedule 52-3 Gore Meadows Precinct Plan Areas identifies the boundaries of two (2) Precinct Areas, each of which have a unique Precinct Plan. These Precinct Areas are:

a) Precinct Plan Area 56-1 Gore Meadows East Precinct Plan; and

b) Precinct Plan Area 56-2 Gore Meadows West Precinct Plan.

4.3 Precinct Areas will serve as the basis for the comprehensive planning framework set out in this Plan.

4.4 Precinct Plans:

a) Establish the location, scale and character of streets;
b) Establish the location of parks, public spaces and conceptual built form; and

c) Identify a Natural Heritage System of linked natural heritage features and areas and provide for their enhancement;

4.5 The two (2) Precincts will be connected by the Natural Heritage System, including existing and new streets, trails, natural areas, parks and open spaces, and define the physical structure of this Secondary Plan.

5 GORE MEADOWS EAST PRECINCT

To ensure functionality and land use compatibility, the development of the Gore Meadows East Precinct (Schedule 56-3) shall be subject to the following policies:

5.1 Street Network

5.1.1 The application of Alternative Development Standards for roads and municipal infrastructure shall be considered for use in the East Precinct Plan. This includes an Alternative local road right-of-way width of 16.5 metres, which will be further refined as part of the development approval process.

5.1.2 Any public right-of-way identified through the development application process shall be protected and secured through the submission of a Draft Plan of Subdivision Application. Final road alignments will be determined through the development approval process.

5.2 Active Transportation Network

5.2.1 A key objective of the East Precinct Plan is to ensure a coordinated network of sidewalks and multi-use trails that provide safe and continuous pedestrian connections with the planned neighbourhood park and the Gore Meadows Community Centre.

5.2.2 Continuous sidewalks shall be provided to prioritize pedestrians and cyclists by creating an uninterrupted path for active travelers. Where continuous sidewalks or raised crosswalks are utilized, tactile indicators or other devices should be implemented to help ensure that visually impaired users are able to discern different travel spaces.

5.2.3 Parks and open spaces will include multi-purpose recreational trails linked to the street network.

5.3 Urban Design

5.3.1 All development within the Gore Meadows East Precinct shall be developed in accordance with the approved Urban Design Brief prepared by NAK Design Strategies and dated June 2025 for these lands.

5.3.2 Community gateway features shall be located at both primary entrances along The Gore Road. Community gateways may include a combination of features such as enhanced medians, gateway structures, hard and soft landscaping treatments, as well as enhanced built form massing and building architectural treatments. They will be provided to provide visual cues of entry into a community.

5.3.3 Lots located at locations that have highly visible side elevations that face public streets or significant community features such as neighbourhood parks will include a combination of high-quality architectural detail and treatments, as well as other features such as increased glazing, a prominent location of primary entrances and wrap around porches.

6 GORE MEADOWS WEST PRECINCT

To ensure functionality and land use compatibility, the development of the Gore Meadows West Precinct (Schedule 56-4) shall be subject to the following policies:

6.1 Natural Heritage System

6.1.1 Areas designated within the Natural Heritage System are shown schematically on Schedule 56-4). The precise boundaries of the Natural Heritage System will be finalized through the completion of Environmental Implementation Reports (EIRs) and Environmental Impact Studies (EISs) in support of the Precinct Plan through the development approvals process.

6.1.2 The natural heritage system, parks and open spaces will be given a high profile within the community as visible and accessible public amenities and interconnected to the greatest extent practicable where it has been demonstrated not to adversely impact the health and function of the NHS. The final location of trails will be confirmed through the draft plan stage of approval in consultation with the City and Toronto and Region Conservation Authority. Additional environmental studies prepared in support of draft plans will evaluate where trails would be appropriate in consideration of adjacent environmental hazards and/or ecological sensitivities.

6.1.3 The illumination of parking facilities will be directed away from the Natural Heritage System and illumination of trails minimized to reduce disturbance to wildlife and ecosystems to the greatest extent practical.

6.2 Servicing and Stormwater

6.2.1 A Master Servicing Report (MSP) for the Gore Meadows West Precinct Plan must be completed in accordance with a Terms of Reference approved by and to the satisfaction of the City, Region, and Toronto and Region Conservation Authority.

a) Through the MSP, the applicant must investigate the feasibility of Low Impact Development (LID) Stormwater Management (SWM) measures via field investigations and provide the extent of the Runoff Volume Control (RVC) target (i.e. 27mm) that can be achieved via infiltration and/or filtration-based LID measures. The applicant must also outline how the outstanding RVC target will be met in the MSP. RVC may be used to achieve multiple CLI ECA SWM criteria.

b) Through the site-specific development application process (e.g. draft plans of subdivision and site plans), a Functional Servicing Report (FSR) must be completed in accordance with Terms of Reference approved by and to the satisfaction of the City, Region, and Toronto and Region Conservation Authority. The FSR must demonstrate compliance with the recommendations of the Master Servicing Report.

6.2.2 If a development proposal includes lands to be dedicated for a public street, the applicant must provide sufficient ROW width to accommodate the stormwater feature(s), such that the development does not create and/or increase risk to flooding or cause any deterioration of effluent water quality.

6.2.3 Development shall have adequate regard for sustainable water conservation technologies and low impact development (LID) measures for stormwater volume control.

6.3 Institutional Lands

6.3.1 Lands designated “Institutional” shall permit a range of institutional and community uses, including: places of worship, public and private schools, parks, recreation facilities, Long Term Care Facilities;

6.3.2 A minimum site area of 1.21 hectares (3 acres) is required for institutional purposes, up to a maximum of 3.24 hectares (8 acres)

6.3.3 If it has been determined by the Commissioner of Planning, Building and Growth Management that the lands designated Institutional are no longer required for institutional purposes after five years has passed from the date of registration of the plan of subdivision, the lands may be released for uses permitted in the Residential Low-Rise designation, without an amendment to this Plan.

6.3.4 Institutional lands shall provide opportunities for connections to the multiuse trail system, public parks, and city-owned lands within and adjacent to the Gore Meadows Community Centre.

6.3.5 Institutional land uses will be secured through the appropriate development approvals process and agreements, which will outline the anticipated timing and phasing to ensure their timely provision to support growth

6.4 Community Design Guidelines

6.4.1 Community Design Guidelines shall be prepared to the satisfaction of the City, prior to approval of any Draft Plan of Subdivision within the Gore Meadows West Precinct. Community Design Guidelines represent a refinement of the planning vision of the community, and shall include, but are not limited to the following:

a) The overall community design vision, including the intended character of streetscapes, open spaces, and built form;
b) A streetscape framework, including street hierarchy, built form relationships; landscape treatments, and the integration of utilities and streetscape elements;
c) The location and design of community gateways, focal points, and landmark features, where appropriate;
d) The integration of the Natural Heritage System, including maintaining and enhancing visual and physical connections to natural system features and open space areas;
e) The design of the public realm, including parks, open space, and the pedestrian environment, to support a high-quality, accessible, and connected community;
f) General built form and architectural direction to ensure a consistent and high standard of design across the community;
g) Support a connected and integrated mobility network, including public sidewalks, cycling infrastructure, and multi-use trails that provide safe and convenient access throughout the community and to adjacent areas;
h) Designate appropriate ‘transition’ areas for the development of upscale executive housing that is compatible with the adjacent Toronto Gore Rural Estate Residential community and identify appropriate transition strategies to ensure compatibility; and
i) Direction for parks and open space, including programming, design intent, and opportunities to reinforce community identity.

7 COST SHARING

7.1 In addition to Development Charges, the City, where and as appropriate, shall require the use of area-specific development charge by-laws or front ending agreements under The Development Charges Act, Developer Cost Sharing Agreements or other suitable arrangements, among landowners, in order to implement development of the Secondary Plan Area and fairly allocate related costs of development. However, the City will not negotiate or be party to such agreements but must be assured, and ascertain, that the document assigns cost sharing in a reasonable manner.

7.2 The City shall require that a Developer Cost Sharing Agreement sufficient to ensure the equitable implementation of this Chapter is executed with all developers within any Draft Plan of Subdivision as signatory, and copies thereof provided to the City prior to the draft approval of any Subdivision Plans within the Secondary Plan area. After ascertaining that the Developer Cost Sharing Agreements deals with all pertinent matters equitably and can reasonably be imposed on all developers in the Secondary Plan Area, the City will commit to doing so in each case through appropriate conditions of Subdivision or Development Approval.”