



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 4-98

To Adopt Amendment Number OP93- 81
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- 81 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment Number OP93- 81 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 12th day of January, 1998 .


PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
WCS
DATE Feb 10

Approved as to Content:



William H. Winterhalt, MCIP, RPP
Director of Planning Policy and Research

AMENDMENT NUMBER OP93- 81
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 81
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to incorporate a Housing Mix/Density Flexibility Policy into the Secondary Plan for Area Number 28 (The Sandringham Wellington Secondary Plan), applicable to each of its defined Sub-Areas, in order to:

- respond to more varied housing market demands, and
- encourage the provision of varied, innovative and affordable housing.

2.0 Location:

The lands subject to this amendment are those lands located within the whole of Secondary Plan Area Number 28 (The Sandringham-Wellingdale Secondary Plan). More specifically, the subject lands are bounded by Countryside Drive to the north, Airport Road to the east, Heart Lake Road to the west and Bovaird Drive to the south, and they comprise all of Lots 11 to 15 of Concessions 3, 4, 5 and 6, E.H.S. in the geographic Township of Chinguacousy, now in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 28: Sandringham-Wellington as set out in Part II: Secondary Plans, Amendment Number OP93- 81.

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Sandringham-Wellington Secondary Plan (being Chapter 28 of Part IV - Secondary Plans, as amended) are hereby further amended:

- (1) by deleting subsection 5.1.14a of Section 5.1, Residential, of Chapter 28 of Part IV – SECONDARY PLANS, thereof, and substituting therefor the following new subsection:

“5.1.14a Notwithstanding the housing mix and density ranges prescribed in Policy 5.1.2 and associated Table 1, in Policies 5.1.9 and 5.1.10 and associated Table 3 of Appendix A, and in Policies 5.1.11 and 5.1.13, a development proponent within each Sub-Area identified on Schedule SP 28(B) may be permitted to substitute additional townhouse density units for semi-detached density units and/or semi-detached density units for single family density units for the purposes of encouraging the provision of varied, innovative and affordable housing, provided that:

- i) such substitutions are approved by City Council for a specific area prior to offers of purchase and sale on adjacent lands;
- ii) the non-apartment dwelling unit count is restricted to 95% of the maximum that could theoretically have been achieved with reference to all other relevant policies of this plan within each Sub-Area identified on Schedule SP 28 (B), based on reasonable assumptions about the development of all lands within each such Sub-Area;
- iii) 80% of the original minimum single family density requirement, based on the proposed total unit count, is maintained within each Sub-Area;
- iv) the number of structurally detached dwelling units equals at least 100% of the originally required minimum number of single family density lots plus 20% of the originally required minimum number of semi-detached density lots within each Sub-Area, based on the proposed total unit count;
- v) when requested, an analysis satisfactory to the City and the School Boards demonstrates that any resulting shifts in expected student yields can be reasonably accommodated;

- vi) when requested, an analysis satisfactory to the City and any other affected transportation jurisdictions demonstrates that any resulting shifts in expected traffic generation can be reasonably accommodated;
- vii) when requested, appropriate reviews or analyses demonstrate to the satisfaction of the City that the additional dwelling units can be reasonably accommodated with respect to any increased demands for other essential services such as parks and recreation, libraries and health services; and
- viii) the extra dwelling units to be added to any density category pursuant to this policy are provided in a variety of structural dwelling unit types or lot shapes so that the overall variety of housing forms in the development is not substantially decreased.”

Approved as to Content:



William H. Winterhalt, MCIP, RPP
Director of Planning Policy and Research