



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 39-2000

To Adopt Amendment Number OP93-132
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:

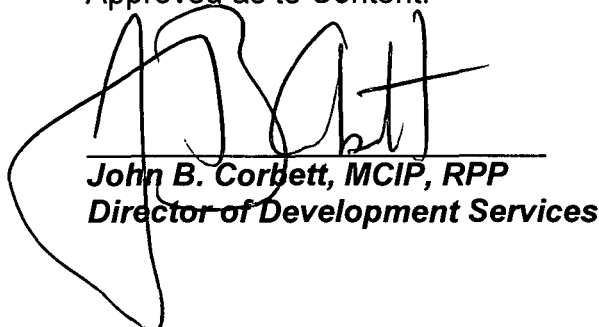
1. Amendment Number OP93- 132 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

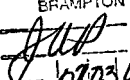
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 8th day of March, 2000.


Peter Robertson, Mayor


Len Mikulich, City Clerk

Approved as to Content:


John B. Corbett, MCIP, RPP
Director of Development Services

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

DATE 07/23/00

**AMENDMENT NUMBER OP93- 132
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

1.0 PURPOSE:

The purpose of this amendment is to:

- Designate lands located in Downtown Brampton on John Street east of Main Street South (known municipally as 16, 18 and 20 John Street) to permit high density residential development; and,
- Apply special policies to set out density and building height limitations and prescribe planning policy that promotes high quality architectural design.

2.0 LOCATION:

The lands subject to this amendment are specifically located on the north side of John Street approximately 62. metres (203 feet) east of Main Street South. The property has a total area of 0.16 hectares (0.4) acres and has frontage on John Street of approximately 42.0 metres (138 feet).

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 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93-132

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 Brampton Central Secondary Plan (being Chapter 7, of Part IV – Secondary Plans, as amended) are hereby further amended:

- (1) by adding, after policy 5.1.2.8 the following:

“5.1.2.9 The lands located on the north side of John Street, approximately 62 metres (203 feet) east of Main Street South (having an area of 0.16 hectares or 0.4 acres) which are known municipally as 16, 18 and 20 John Street, may be developed for high density residential purposes at a maximum Floor Space Index of 9.5, density of 211 units per hectare (522 units per acre), and a maximum building height of 25 storeys, subject to the provisions of “Special Policy Area Number 5” in section 5.6.5 of this chapter. A maximum of 204 apartment dwelling units shall be permitted.

- (2) by adding to the legend of Schedule SP7(C) the following:

“Special Policy Area No. 5”

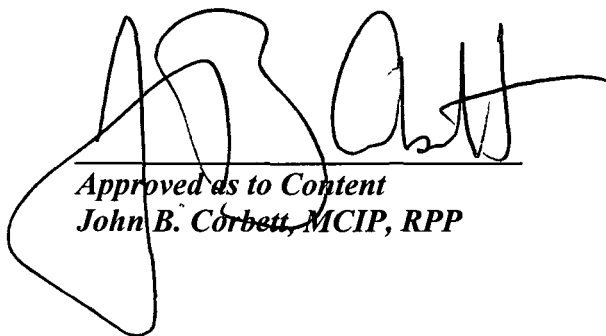
- (3) by identifying on Schedule SP7(C) the lands shown outlined on Schedule “A” to this amendment as “Special Policy Area Number 5”

(4) by adding thereto the following as section 5.6.5:

“5.6.5 The lands identified as “Special Policy Area Number 5 on Schedule SP7(C) may be developed for high density residential purposes subject to the density and massing provisions of policy 5.1.2.9 of this plan and the following policies:

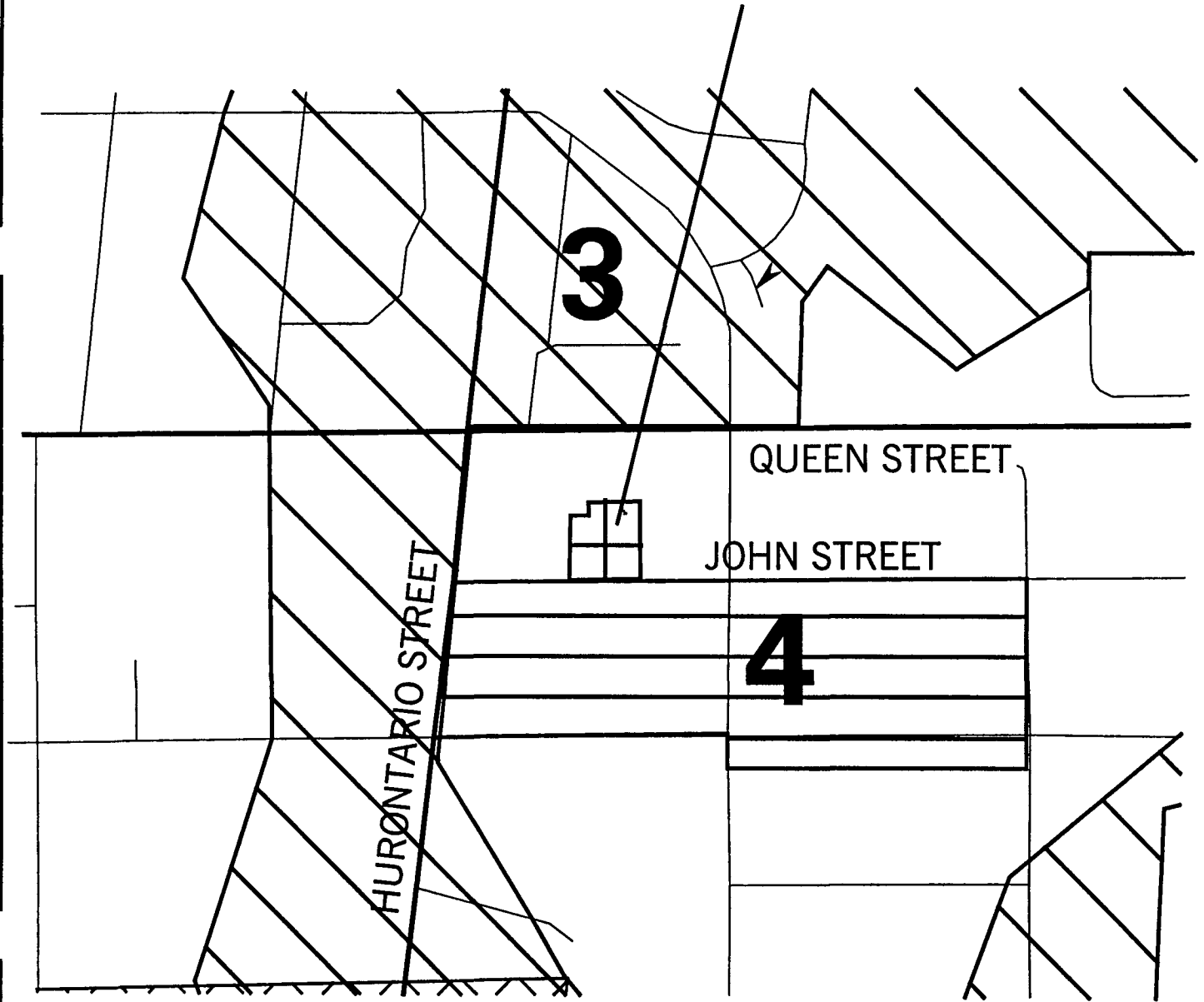
In accordance with section 5.1.1.5 City Council has determined that increased densities are appropriate for lands within Special Policy Number 5 to implement the residential intensification objectives of this plan. To promote attractive built form and high quality architectural design development of the site shall be consistent with the following design principles:

- (i) a pitched roof design shall be constructed which articulates the roof line of the building;
- (ii) the entire area between the apartment dwelling and John Street shall be landscaped except for access locations;
- (iii) all balcony railings shall be enclosed with opaque materials;
- (iv) building facades shall be constructed with predominately brick and glazing with a variety of window sizes and treatments including bay windows, solariums and balconies; and,
- (v) in accordance with the design principles of Appendix “B” of this plan, building setbacks will be required from John Street to foster appropriate streetscape design in relation to the building height and massing on the site.”



Approved as to Content
John B. Corbett, MCIP, RPP

LANDS TO BE DESIGNATED AS SPECIAL POLICY AREA NO. 5

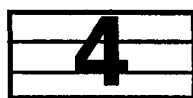


EXTRACT FROM SCHEDULE SP7(C) OF THE DOCUMENT KNOWN AS THE DOWNTOWN SECONDARY PLAN

LEGEND



SPECIAL POLICY AREA NO. 3



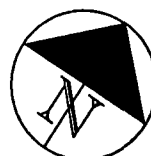
SPECIAL POLICY AREA NO. 4



SPECIAL POLICY AREA NO. 5

OFFICIAL PLAN AMENDMENT OP93 #. 132

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2000 02 11

Drawn by: CJK

File no. C1E5.42

Map no. 60-62J

**AMENDMENT NUMBER OP93-132
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA**