



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 76-2011

To Adopt Amendment Number OP 2006- 056
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 OP 2006 - 056 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 30th day of March 2011.

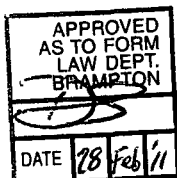
SUSAN FENNELL - MAYOR

PETER FAY - CLERK

Approved as to Content:

Adrian Smith
Director, Planning Policy and Growth Management

C10E03.010 & C10E03.011



AMENDMENT NUMBER OP 2006 - 056
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 056
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment to permit the development of the subject lands for retail, office and prestige industrial uses and to provide specific policies for the appropriate development of these "gateway" lands.

2.0 Location:

The lands subject to this amendment are located on the southwest corner of Queen Street East (Regional Road 107) and Highway 50 (Regional Road 50). The property has a frontage of approximately 350 metres (1,150 feet) on Queen Street East, and approximately 430 metres (1,410 feet) on Highway 50 and is located in part of Lot 3, Concession 10, EHS, 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 41: Bram East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 056.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Bram East Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP41(a) of Chapter 41 of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Office Node and Mixed Commercial/Industrial" to " Special Policy Area 12 - Office Node and Mixed Commercial/Industrial";

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- (2) by deleting on Schedule SP41(a) of Chapter 41 of Part II :
Secondary Plans, the local road designation as shown on Schedule A to this amendment.
- (3) by adding to Section 3.2.11 the following:

“Special Policy Area 12 (Office Node and Mixed Commercial/Industrial)”

The lands shown outlined as “Special Policy Area 12” on Schedule SP41(a) shall be used for retail, office and prestige industrial purposes in accordance with the Office Node and Mixed Commercial / Industrial designations subject to:

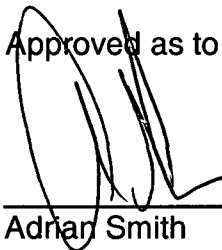
- a) Encouraging the development of office space by applying a restriction on the amount of retail and service commercial development along the Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) frontage of the site until a minimum amount of office development has been developed anywhere on the lands in advance of or in conjunction with retail and service commercial development.
- b) The land use permissions of both the Office Node and Mixed Commercial / Industrial designation shall apply to the entire lands of the Special Policy Area 12 subject to industrial uses requiring large outdoor storage areas, motor vehicle sales establishment, garden centres, automotive related uses, and stand alone retail uses with a gross floor area of less than 930 square metres not being prominently visible from Regional Road 107 (Queen Street).
- c) The on-site driveways shall operate as an internal road to accommodate access opportunities from the lands to the south to Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50).
- d) Development in the Office Node and Mixed Commercial / Industrial designation shall adhere to the following Urban Design principles:
 - i. The Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) frontages shall have minimal or no parking located between buildings and the street. Additional

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landscaping will be required where areas with one row of parking are retained.

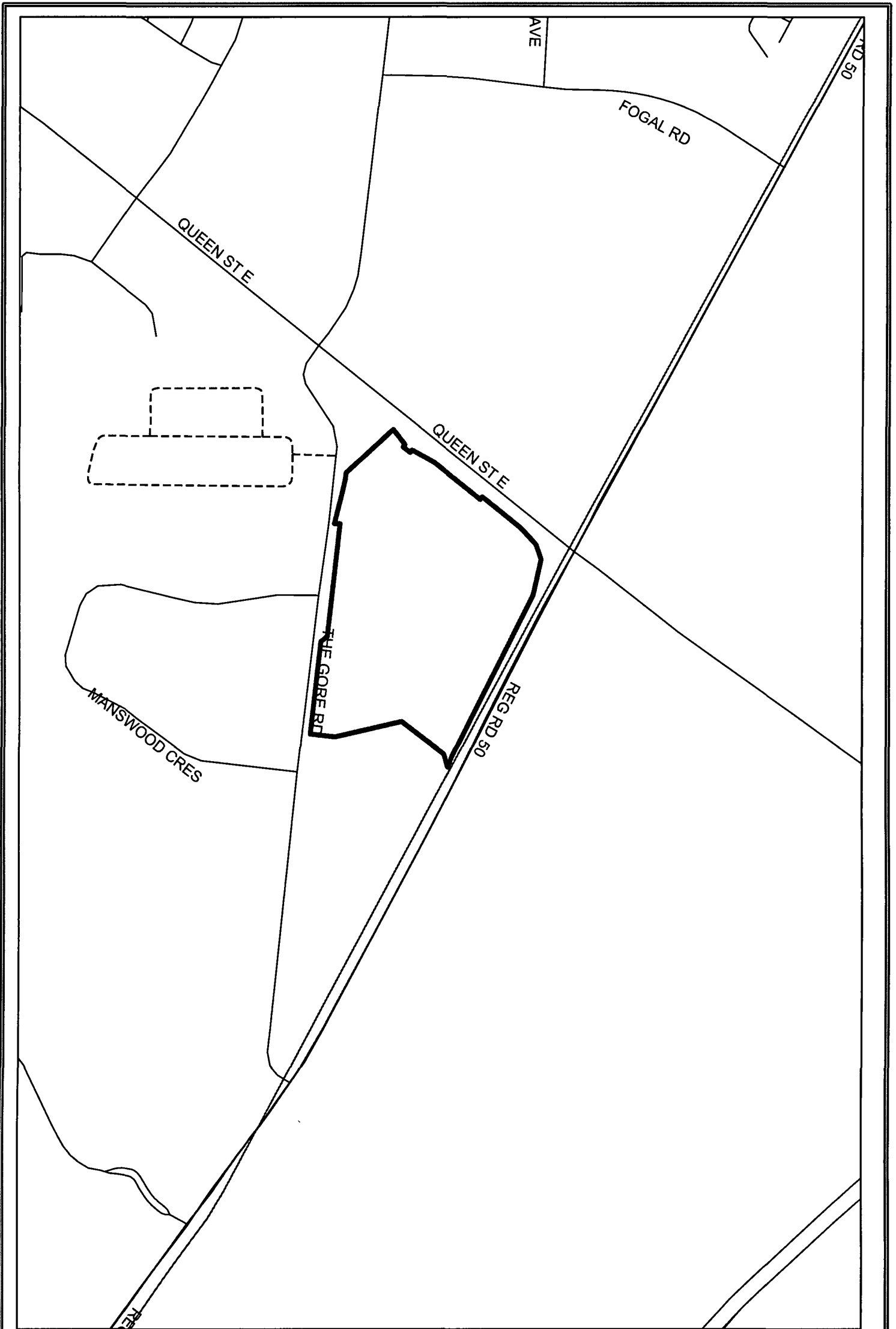
- ii. A multiple storey building (minimum 3 storey building height) is to be located at the Regional Road 107 (Queen Street) and Regional Road 50 (Highway 50) corner of the site.
- iii. A principal building associated with any gas bar shall be located adjacent to Regional Road 107 (Queen Street) or Regional Road 50 (Highway 50) so that the building can screen the gas bar pump islands from the street.
- iv. Buildings shall have good quality and aesthetically attractive building materials and make use of glazing, roofline variation, and corner features.
- v. Landscape treatments shall be applied along The Gore Road frontage to ensure appropriate landscape screening between the site and the adjacent residential uses.
- vi. Convenient and safe pedestrian access shall be provided throughout the site and Pedestrian facilities such as street furniture will be provided along walkways between buildings and the adjacent public roads, and will include appropriate weather protection.
- vii. Service and loading areas shall be screened from all streets.
- viii. Drive-through facilities should not be located between buildings and any public roads.”

Approved as to Content:



Adrian Smith
Director, Planning Policy and Growth Management

C10E03.010 & C10E03.011



SUBJECT LANDS
 PROPOSED STREETS
 BUILT STREETS



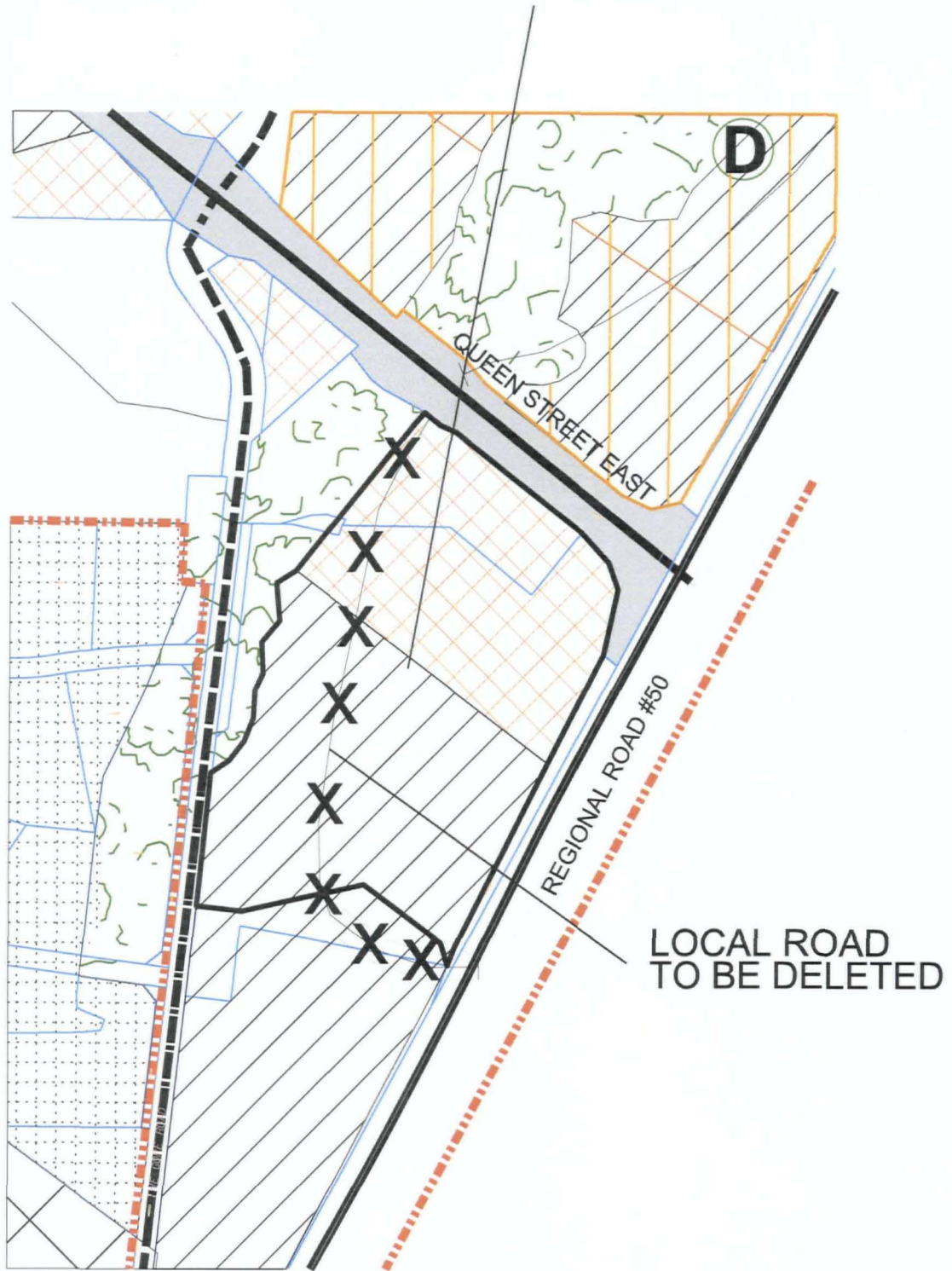
PLANNING,
DESIGN &
DEVELOPMENT



Date: 2011/01/24 Drawn By: CJK
File: C10E03.010zkm

Key Map By-Law 76-2011

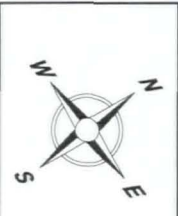
LANDS TO BE DESIGNATED " SPECIAL POLICY AREA 12
- OFFICE NODE & MIXED COMMERCIAL/INDUSTRIAL"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

- | | | | |
|---------------------------|-------------------------------|-----------------------|--|
| RESIDENTIAL LANDS: | | ROAD NETWORK : | |
| | Estate Residential | | Minor Arterial |
| | Low Density | | Local Road |
| EMPLOYMENT LANDS: | | OPEN SPACE: | |
| | Office Node | | Valleyland |
| | Mixed Commercial / Industrial | | Storm Water Management Facility |
| | | | Secondary Plan Boundary |
| | Highway | | Special Policy Area 12 (Office Node & Mixed Commercial/Industrial) |
| | Major Arterial | | |

OFFICIAL PLAN AMENDMENT OP06 #. 056



CITY OF BRAMPTON
Planning, Design and Development

Date: 2011 01 24 Drawn by: CJK

File no. C10E03.010zbla

Schedule A