



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 110-2001

To Adopt Amendment Number OP93- 156  
to the Official Plan of the City of Brampton Planning Area

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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- 156 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

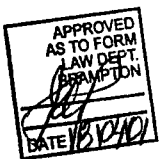
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this 23rd day of April, 2001.

  
SUSAN FENNEL - MAYOR

  
LEONARD J. MIKULICH - CLERK

Approved as to Content:

  
William H. Winterhalt, MCIP, RPP  
Director, Planning Policy & Research



**OP93- 156**  
**TO THE OFFICIAL PLAN**  
**OF THE CITY OF BRAMPTON PLANNING AREA**

**1.0 PURPOSE**

The purpose of this amendment is to revise certain designations within the Bram East Secondary Plan and to provide detailed policies for the subject lands through the introduction of Special Policy Area 4 (McVean Corridor).

**2.0 LOCATION**

The lands subject to this amendment are bounded by McVean Drive on the east, Castlemere Road on the north, Goreway Drive on the west, and the West Humber River Valley/Claireville Conservation Area on the south and southwest (referred to as the McVean Corridor).

**3.0 AMENDMENT AND POLICIES RELATIVE THERETO**

Part II - Secondary Plans, Chapter 41 (the Bram East Secondary Plan) is hereby amended:

- (1) by deleting from Schedule SP41(a), the existing designations within the area labeled as “Area subject to this amendment” on “Schedule A” and replacing them with the designations shown on “Schedule A” to this amendment, within that same labeled area, in order to implement the following changes:
  - (i) Identifying the lands bounded by McVean Drive, Castlemore Road, Goreway Drive and the West Humber River Valley/Claireville Conservation Area as “Special Policy Area 4 (McVean Corridor)”
  - (ii) Deleting the “Medium Density Residential”, “Cluster/High Density Residential” and “Neighbourhood Retail” designations from the north side of Williams Parkway, west of McVean Drive, and replacing them with “Institutional-Senior Public School” and “Neighbourhood Park” designations
  - (iii) Deleting the “Institutional-Senior Public School” and “Community Park” designations from the south side of Williams Parkway, west of McVean Drive, and replacing them with “Neighbourhood Retail” and “Low/Medium Density Residential” designations
  - (iv) Relocating the “Neighbourhood Park” designation and the two adjoining “Institutional-Elementary School” designations in the area west of McVean Drive and south of Castlemore Road from a location extending along the north south collector road to a location extending along the east west collector road
  - (v) Deleting the “Convenience Retail” and “Institutional - Place of Worship” designations at the northeast corner of Goreway Drive and the proposed east-west Collector Road and relocating the “Institutional - Place of Worship” designation to the southeast corner of Goreway Drive and and Castlemore Road
  - (vi) Redesignating five areas in the vicinity of the West Humber River Valley from “Low/Medium Density Residential” to “Low Density Residential Special Policy Area 4A (Executive Housing)”
  - (vii) Redesignating the lands south of Castlemore Road, between Goreway Drive and McVean Drive, from “Low Density Residential” to “Low/Medium Density Residential” and “Low Density Residential Special Policy Area 4B (Large Lot Detached Residential)”
  - (viii) Redesignating lands on the west side of McVean Drive, south of Williams Parkway, immediately adjacent to the “Conservation Lands” designation, from “Low/Medium Density Residential” to “Medium Density Residential Special Policy Area 4C”
  - (ix) Relocating the “Storm Water Management Facility” symbol on the north side of the Humber River Valley, east of Goreway Drive, to a location further east
  - (x) Relocating the “Storm Water Management Facility” symbol on the east side of the Humber River Valley, south of Williams Parkway, to a location further east; and

- (2) by deleting Policy 3.1.1g and replacing it with the following Policies 3.1.1g to 3.1.1k as follows:

“3.1.1g The special policy area designated as “Special Policy Area 4 (McVean Corridor)” is to be developed in accordance with a community vision that includes the following principles:

- Integration of the community development concept with the natural environment and features, including maintaining visual and physical access to the valleylands;
- Establishment of community gateways, through the use of design features such as medians;
- Creation of special streets of distinctive character, emphasizing view corridors to the valley, through the use of design measures including medians, manor houses, and parkettes;
- Establishment of community focal points, through the location and design of neighbourhood parks, institutional uses (schools and churches), and traffic circles;
- Creation of a green corridor, extending from the Humber River easterly along the north side of Williams Parkway, and incorporating the existing woodlot;
- Provision of a variety of housing choices of high-quality expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves, including upscale executive housing units, executive townhousing and manor houses.

3.1.1h Within Special Policy Area 4 (McVean Corridor), a minimum of 200 upscale executive housing units on lots with minimum frontages of 18 metres (60 feet) are to be provided, exclusive of the lots within Special Policy Area 4B along the south side of Castlemore Road.

3.1.1i Prior to draft plan of subdivision or zoning approval within Special Policy Area 4 (McVean Corridor), a “community vision block plan” shall be prepared which establishes a street hierarchy plan, a community open space plan, a built form plan and an enclaves plan to achieve the principles enunciated in Section 3.1.1g. The “community vision block plan” shall also address and incorporate the requirements of Section 5.7 regarding Urban Design Guidelines.

3.1.1j As a condition of draft plan of subdivision approval within Special Policy Area 4 (McVean Corridor), proponents shall submit for the approval of the City and by a ‘qualified architectural and landscape consultant’ adequate architectural and urban design concepts in accordance with the overall community vision block plan required by policy 3.1.1i, and any special requirements set out in policy 3.1.20b.”

3.1.1k In accordance with Sections 3.3.14 and 5.5 of this Secondary Plan and the West Humber River Subwatershed Study, a master drainage plan for Special Policy Area 4 shall be approved by the City and the Toronto and Region Conservation Authority, prior to the registration of any individual plan of subdivision.; and

- (3) by adding new Policies 3.1.20a and 3.1.20b, as follows:

“3.1.20a On the lands designated Low Density Residential Special Policy Area 4A (Executive Housing) in the vicinity of the West Humber River Valley, between Goreway Drive and McVean Drive, only upscale executive housing development is permitted, in accordance with Section 3.1.1h. The following policies will apply:

- i) only single detached homes shall be permitted
- ii) at least 200 upscale executive lots shall be provided having a minimum lot frontage of 18 metres (60 feet) and at least 50 of the 200 lots shall have a lot frontage of 21 metres (70 feet) or greater
- iii) the upscale executive lots shall have a minimum lot depth of 33 metres (110 feet) and a portion of the lots shall have a depth greater than the minimum
- iv) appropriate streetscape and landscaping enhancement shall be provided to enhance the executive housing areas.

3.1.20b The architectural and urban design concepts applying to this area are intended to create upscale executive housing enclaves with a distinctive character. They shall be consistent with the policies applying to Executive Housing in Part I, Sections 3.3 and 4.1.2 of the Official Plan, and shall address but not be limited to the following:

- Appropriate integration of a community development concept with the natural environment and features, including maintaining visual and physical access to the valleylands;
- The prescription of architectural designs and forms to ensure distinctive and high quality buildings and a strong neighbourhood character; and
- Provision of appropriate architectural and landscape design concepts to create an identifiable prestige streetscape consistent with the special attributes of the lands.”; and

(4) by adding a new policy 3.1.20c, as follows:

“3.1.20c In the area designated Low Density Residential Special Policy Area 4B (Large Lot Detached Residential) on the south side of Castlemore Road, between Goreway Drive and McVean Drive, the following policies will apply:

- i) only single detached homes shall be permitted
- ii) lots shall have a minimum lot frontage of 21 metres (70 feet) and a minimum lot depth of 42.5 metres (140 feet)
- iii) a high quality of architectural design will be required.”; and

(5) by adding a new policy 3.1.11a, as follows:

“3.1.11a In the area designated Medium Density Residential Special Policy Area 4C on the west side of McVean Drive, south of Williams Parkway, the following policies will apply:

- i) only an upscale townhouse development shall be permitted of high-quality expressed through attention to detail in the architecture, choice of building materials, siting, building elevations, roof lines, integration with natural features, landscaping and other special features
- ii) zoning for the intended use shall not proceed until detailed site and design plans have been submitted to the satisfaction of the City clearly demonstrating the upscale character of the project, careful integration with the surrounding upscale neighbourhood and natural features and the retention of existing mature vegetation wherever possible.”.

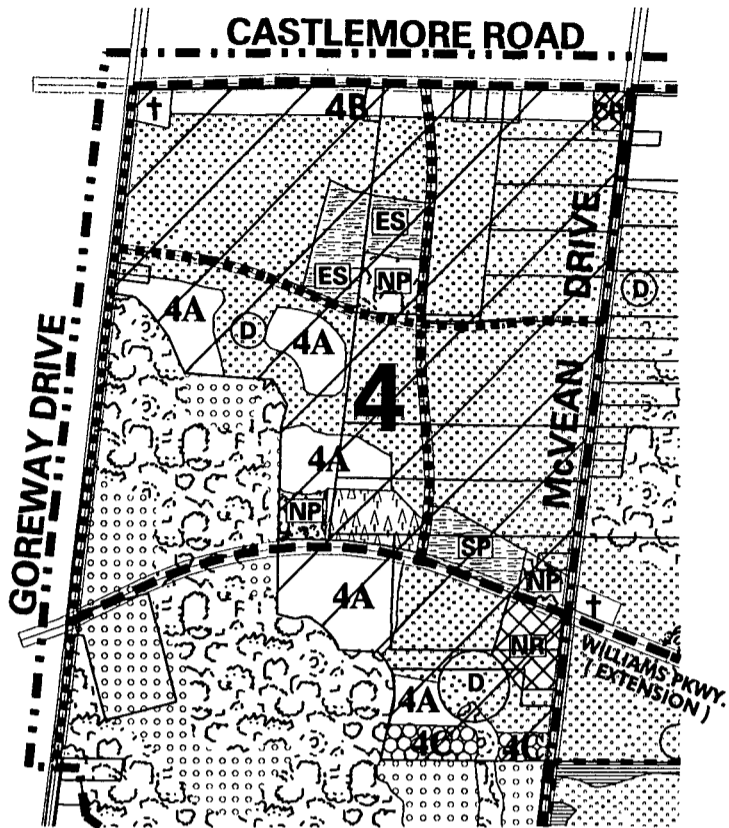
(6) by adding a new policy 3.3.7a, as follows:

“3.3.7a Notwithstanding the Neighbourhood Park policies of Part 1, Section 4.5 and other relevant policies, the Neighbourhood Park identified on SP41(a) on the north side of Williams Parkway west of McVean Drive may be increased in size up to 10 hectares (25 acres) in the event that the community park functions required for the Bram East Secondary Plan cannot be met at Community Park designations elsewhere in the Secondary Plan area.

Approved as to Content:



William H. Winterhalt, MCIP, RPP  
Director, Planning Policy & Research



**BRAM EAST  
SECONDARY PLAN  
SCHEDULE SP41 (a)**




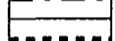

**RESIDENTIAL LANDS:**

-  Estate Residential
-  Low Density
-  Low / Medium Density
-  Medium Density
-  Cluster / High Density

**EMPLOYMENT LANDS:**

-  Office Node
-  Mixed Commercial / Industrial
-  District Retail
-  Neighbourhood Retail
-  Convenience Retail

**ROAD NETWORK**







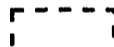
-  Highway
-  Major Arterial
-  Minor Arterial
-  Collector Road
-  Local Road

 "AREA SUBJECT TO THIS AMENDMENT"  
SPECIAL POLICY AREA 4  
( McVEAN CORRIDOR )

**OPEN SPACE:**

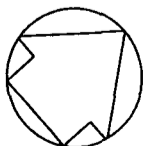
-  Valleyland
-  Conservation Lands
-  Private Commercial Recreation
-  Community Park
-  Neighbourhood Park
-  Woodlot
-  Storm Water Management Facility
-  Cemetery

**INSTITUTIONAL:**

-  Elementary School (JK-5 or JK-8)
-  Senior Public School (6-8)
-  Secondary School (9-O.A.C.)
-  Place Of Worship
-  Fire Hall
-  OPA 201 (Woodlands)
-  Secondary Plan Boundary

*\*( Transportation Corridor Conceptual Alignment -- Approvals and alignment to be determined.)*

**CITY OF BRAMPTON**



Date: 2000 09 08 Prepared by: C.R.E.  
File no. p26new.dgn Map no. 50 - 19 C

**OFFICIAL PLAN AMENDMENT No.93 156  
SCHEDULE A**

**DRAFT SECONDARY PLAN DESIGNATIONS  
BRAM EAST - McVEAN CORRIDOR  
PLANNING AND BUILDING DEPARTMENT**