



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 130-95

To adopt Amendment Number 265
and Amendment Number 265 A
to the 1984 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 265 and Amendment Number 265 A to the 1984 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 for approval of Amendment Number 265 and Amendment Number 265 A to the 1984 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 June, 1995.

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| APPROVED AS TO FORM LAW DEPT. BRAMPTON |
| DATE <u> </u> |

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

AMENDMENT NUMBER..265

and

AMENDMENT NUMBER...²⁶⁵A

to the 1984 Official Plan

of the City of Brampton Planning Area.

AMENDMENT NUMBER.....²⁶⁵AND
AMENDMENT NUMBER.....²⁶⁵A

TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to facilitate the development of a highly innovative mixed use office/hotel trade centre complex along the Hurontario Street Corridor south of Steeles Avenue. More specifically, the lands subject to this amendment consist of 1.62 hectares (approximately 4.0 acres) located on the west side of Hurontario Street, between Steeles Avenue and Sir Lou Drive.

This amendment revises existing planning policy applying to the subject lands within the applicable secondary plan, related to density, floor space allocations and vehicular access provisions.

2.0 Location:

The lands subject to this amendment:

- o are **LOCATED** on the west side of Hurontario Street, approximately 177.39 metres (581.9 feet) south of Steeles Avenue;
- o have an **AREA** of approximately 1.62 hectares (4 acres);
- o have **FRONTAGE** of 121.88 square metres (399 feet) along Hurontario Street, and a depth of 127.79 metres; and,
- o is **COMPRISED** of Lots 7,8, 9, and 10 Registered Plan 347.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 265

The document known as the 1984 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 24, as set out in section 7.2.7.24, Amendment Number A.

3.2 Amendment Number 265A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Fletchers Creek South Secondary Plan (being Chapter A21 of Section A of Part C, and Plate Number 43, of the Consolidated Official Plan of the City of Brampton Planning Area, as amended) is hereby further amended:

(1) by deleting policy 6.8.5, and substituting therefore the following:

"6.8.5 (A) The Specialty Office-Service Commercial designation on the west side of Highway Number 10 (Hurontario Street), just south of Steeles Avenue and located on the north side of the east/west collector road, shall be developed primarily for office purposes, subject to the following development principles:

- (i) total office space will be permitted at a maximum floor space index of 1.0 times the lot area;
- (ii) ancillary (retail) commercial uses shall not exceed 10 percent of the total gross floor area;
- (iii) access to Hurontario Street and the east/west collector street shall be permitted only as determined by the City of Brampton;
- (iv) development of the office commercial blocks shall be phased relative to the completion of the internal road network, particularly the road sections comprised of the north/south internal gate off Steeles Avenue opposite the entrance to Shoppers World and the east/west collector road that terminates in a right-in/right-out intersection with Hurontario Street; and,
- (v) the City has the option to review, approve and refuse development applications or phase the construction of office commercial blocks relative to the extent of land assembly, parcel size and relationship to abutting properties in the interests of comprehensive development.

(B) The Specialty Office-Service Commercial designation on the west side of Highway Number 10 (Hurontario Street), just south of Steeles Avenue and located on the south side of the east/west collector road shall be developed for a mixed use office, hotel, exhibition and trade centre complex subject to the following development principles:

- (i) the office, hotel, exhibition and trade centre shall only be developed as a single unit and will not be permitted on an individual or free-standing basis;

- (ii) the total gross floor area for the office, hotel, exhibition and trade centre uses shall not exceed 56,500 square metres;
 - (iii) ancillary retail (commercial) shall be permitted only in conjunction with the office hotel and exhibition and trade centre, and shall comprise no more than 20 percent of the total gross floor area;
 - (iv) development on the site will be permitted at a maximum gross floor index of 3.4 times the lot area;
 - (v) development shall not be permitted until the east-west collector road which abuts the northerly limits of the site is constructed from Hurontario Street to Steeles Avenue as designated on Plate 43; and,
 - (vi) access to the east-west collector road and Hurontario Street shall be permitted only as determined by the City of Brampton.
- (2) by deleting policy 7.6 in its entirety, and changing the referencing of policy 7.7, to 7.6;
- (3) by deleting therefrom, section 10.6.2 and substituting therefore the following:
- "10.6.2. For the lands situated within the area bounded by Steeles Avenue, Highway Number 10 (Hurontario Street)), the north leg of the collector ring road (Sir Lou Drive) West of Highway Number 10 and the Fletchers Creek Valley, the following transportation related conditions of development approval will be imposed and implemented by the means of development agreements and site plan approvals:
- (i) that any development project may be phased relative to the completion of the internal road network and the ability of both Steeles Avenue and Highway Number 10 (Hurontario Street) to adequately accommodate the traffic generated by any development.
 - (ii) that access to Highway Number 10 (Hurontario) Street to the office commercial blocks on the west side of Hurontario Street, south of Steeles Avenue shall be limited to those locations and turning movements approved by the City of Brampton. It is intended that primary access to these office blocks shall be from the internal east/west collector road. The developers of the office blocks will be required to financially contribute, or construct a raised centre median on Hurontario Street to enforce the approval access restrictions.