



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 172-98

To Adopt Amendment Number OP93- 95
to the Official Plan of the
City of Brampton Planning Area

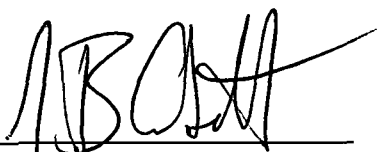
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

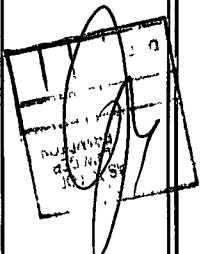
1. Amendment Number OP93- 95 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Region of Peel for approval of Amendment Number OP93- 95 to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 15th day of July, 1998.


PETER ROBERTSON - MAYOR


LEONARD J. MIKULICH - CLERK


Approved as to Content
John B. Corbett, M.C.I.P., R.P.P.



AMENDMENT NUMBER OP93- 95
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93- 95
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Redesignate the lands adjacent to the south-west quadrant of Kennedy Road and Queen Street East to permit Mixed Commercial/High Density Residential development; and,
- apply a Special Policy Area designation to the lands shown outlined on Schedule "A" to this amendment to permit a mixed-use development consisting of a mixed use - high density residential and office uses and street level retail and service commercial uses.

2.0 Location:

The lands subject to this amendment are specifically located on the south side of Queen Street East approximately 100 metres west of Kennedy Road. The site has an area of approximately 17,860 square metres (4.4 acres) and is located in part of Lot 5, Concession 1 E.H.S., 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:

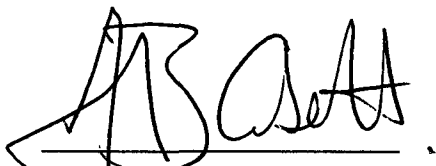
- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 17: The Brampton East Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP93- 95.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Brampton East Secondary Plan (being subsection B2.5 of Chapter B1 of Section B of Part C, and Plates 8 and 8(A) thereto, as amended) are hereby further amended:

- (1) by adding to the legend of Plate Number 8 thereto, the land use designation of "Mixed Use Commercial/High Density Residential";

- (2) by adding to the legend of Plate Number 8 thereto, the land use designation of "Special Policy Area Number 2";
- (3) by changing the land use designation of the lands shown outlined on Plate Number 8 thereto from "Highway Commercial" and "Residential Low Density" to "Mixed Commercial/High Density Residential" and "Special Policy Number 2";
- (4) By adding to subsection 10 thereto, the following as section 10.2:

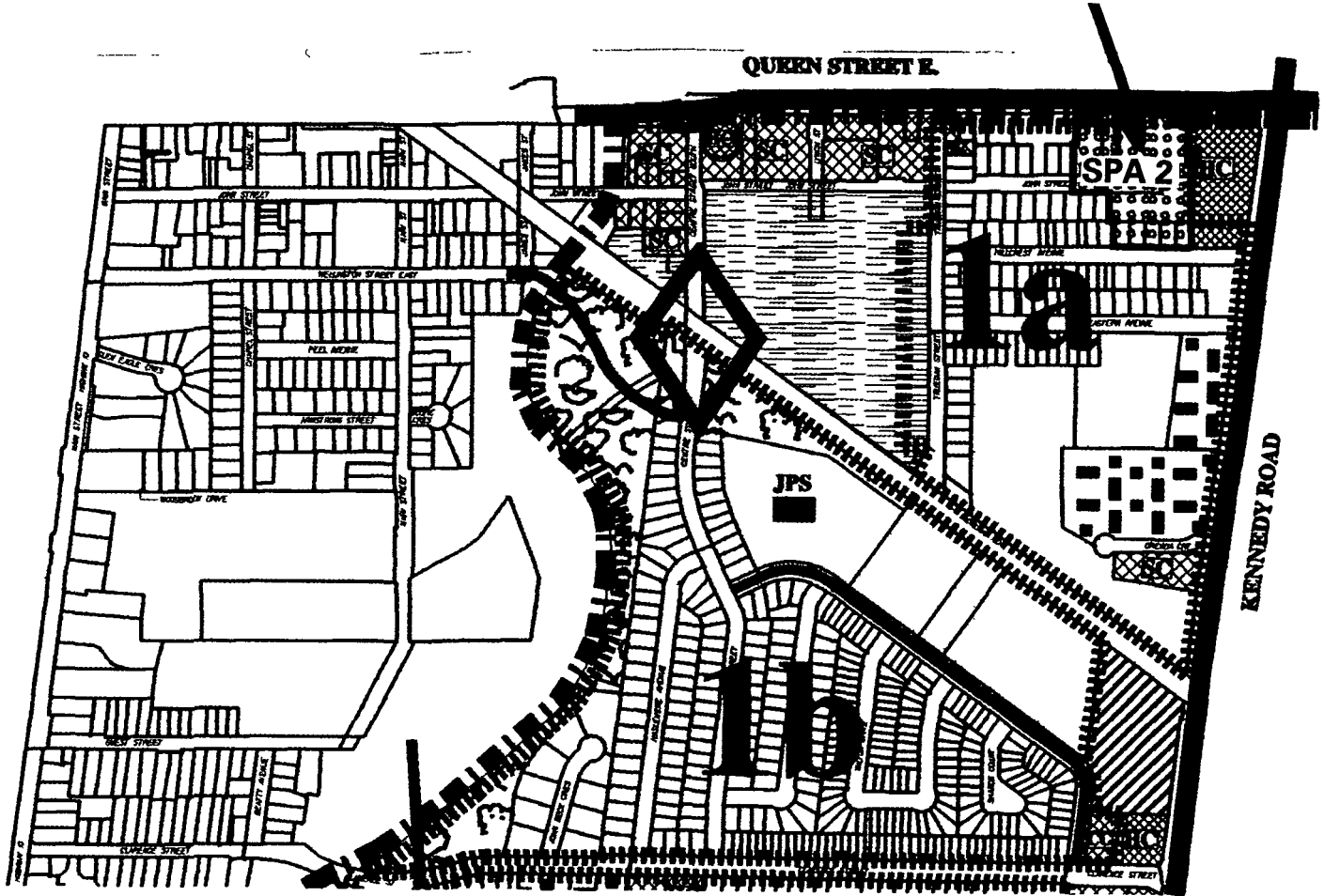
"10.2 The lands shown outlined as Special Policy Area Number 2 and designated "Mixed Use Commercial/High Density Residential" on Plate 8 may be used for mixed-use purposes comprising residential apartment dwelling uses, offices, restaurants, and retail and service commercial uses. The overall gross floor area shall not exceed 60,325 square metres of which the gross floor area of apartment dwelling uses shall not exceed 49,877 square metres. The maximum building height shall be 22 stories and the height of any portion of a building shall not exceed the horizontal distance between that portion of the building and a lot line abutting a residential zone. Commercial uses shall not be permitted within 80 metres of Hillcrest Avenue."



Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "HIGHWAY COMMERCIAL" AND "LOW DENSITY RESIDENTIAL" TO "MIXED COMMERCIAL/ HIGH DENSITY RESIDENTIAL" AND "SPECIAL POLICY AREA # 2"

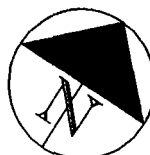


EXTRACT FROM PLATE No. 8 OF THE DOCUMENT KNOWN AS THE BRAMPTON EAST SECONDARY PLAN

- | | | | | | |
|--|--|--|---------------------------------|--|---------------------|
| | RESIDENTIAL LOW DENSITY | | INDUSTRIAL | | MAJOR ARTERIAL ROAD |
| | RESIDENTIAL MEDIUM DENSITY | | INSTITUTIONAL | | MINOR ARTERIAL ROAD |
| | RESIDENTIAL HIGH DENSITY | | SENIOR PUBLIC SCHOOL | | COLLECTOR ROAD |
| | NEIGHBOURHOOD COMMERCIAL | | JUNIOR PUBLIC SCHOOL | | GRADE SEPARATION |
| | CONVENIENCE COMMERCIAL | | SEPARATE SCHOOL | | |
| | HIGHWAY COMMERCIAL | | PARKS AND OPEN SPACE | | |
| | DISTRICT COMMERCIAL | | PLANNING DISTRICT BOUNDARY | | |
| | SERVICE COMMERCIAL | | NEIGHBOURHOOD BOUNDARY & NUMBER | | |
| | MIXED USE COMMERCIAL/ HIGH DENSITY RESIDENTIAL * | | | | |
| | SPA 2 SPECIAL POLICY AREA 2 * | | | | |

Note: * To Be Added to Legend of Plate No. 8

OFFICIAL PLAN AMENDMENT No. 0P93-95



CITY OF BRAMPTON
Planning and Building

Date: 1998 07 10

Drawn by: CJK

File no. C1E5.37

Map no. 60-56K

Schedule A

Background Material to
Amendment Number OP93- 95

Attached are copies of planning reports dated January 6, 1998 and a report dated February 10, 1998 forwarding the notes of the Public Meeting held on February 4, 1998 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were received with respect to the proposed amendment:

Region of Peel:	(November 29, 1996 and September 10, 1997)
Peel Board of Education	(December 16, 1996)
Dufferin-Peel Catholic District School Board	(January 8, 1997)
M.P.N. Holdings Ltd.	(January 27, 1998)
Antorisa Investments Ltd.	(January 29, 1998)
Mr. Frank Gobbato and Mrs. Luigina Gobbato	(no date)