



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 208-2009

To Adopt Amendment Number OP06- 026

To the Official Plan of the
City of Brampton Planning Area

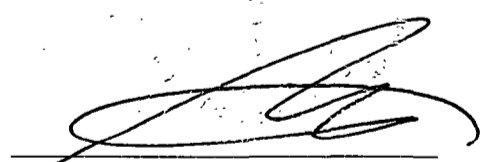
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP06- 026 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 24th day of June 2009.

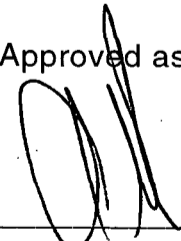


 SUSAN FENNELL – MAYOR



 PETER FAY – CLERK

Approved as to Content:



 Adrian J. Smith, MCIP, RPP
 Director, Planning and Land
 Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
<i>M. Kea</i>		
DATE	11	0609

AMENDMENT NUMBER OP06- 026

To the Official Plan of the
City of Brampton Planning Area

1.0 PURPOSE

The purpose of this amendment together with Schedule 'A' is to implement the policies of the Official Plan and the Bram West Secondary Plan through the preparation and approval of a Block Plan for Sub Area 40-2.

This amendment to Chapter 40(c) of the Bram West Secondary Plan is based on a block plan that implements the findings of a number of background component studies completed to address environmental, servicing, employment, urban design and growth management considerations. The end result is a block plan that addresses the principles of sustainability and incorporates the principles of the City's Development Design Guidelines.

2.0 LOCATION

Sub-Area 40-2 is an area of approximately 150 hectares (370 acres) within southwest Brampton, and is bounded by Steeles Avenue West to the north, Financial Drive to the east, Mississauga Road to the west and Highway 407 corridor to the south.

The lands are within the area described as Parts of Lots 13 to 15, Concession 4 SD, in the former geographic Township of Toronto, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule 'A' to this amendment.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by:

(1) by adding to the list of amendments pertaining to Secondary Plan Area Number 40: Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006-026.

(2) by adding to Part III: BLOCK PLANS, thereof as Chapter 40-2, the following new heading and associated text:

"Area 40: Bram West Secondary Plan

Part III of Chapter 40(c) of the 2006 Official Plan shall constitute the Block Plan for Sub-Area 40-2."

(3) by adding to PART III, BLOCK PLANS thereof, as Chapter 40-2, the following text:

"Chapter 40-2: Block Plan for Sub Area 40-2 of the Bram West Secondary Plan

1.0 PURPOSE

The purpose of this amendment together with Schedule 'A' is to implement the policies of the Brampton Official Plan and Chapter 40(c) of the Bram West Secondary Plan through the approval of a Block Plan for Sub Area 40-2.

This amendment to Chapter 40(c) of the Bram West Secondary Plan is based on a block plan that implements the findings of a number of background component studies completed to address environmental, servicing, employment, urban design and growth management considerations. The result is a block plan that ensures future development addresses sustainability and incorporates the principles of the City's Development Design Guidelines. This Chapter will constitute the Block Plan for Sub Area 40-2 of the Bram West Secondary Plan.

2.0 LOCATION

Sub-Area 40-2 is an area of approximately 150 hectares (370 acres) within southwest Brampton, and is bounded by Steeles Avenue West to the north, Financial Drive to the east, Mississauga Road to the west and the Highway 407 corridor to the south as outlined on Schedule 'A'.

The lands are within the area described as Parts of Lots 13 to 15, Concession 4 SD, in the former geographic Township of Toronto, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule 'A' to this amendment.

3.0 Effect of this Chapter and its Relationship to the Official Plan and Bram West Secondary Plan

Lands subject to Chapter 40-2 outlined on Schedule BP40-2 shall be developed in accordance with the policies of Chapter 40(c) of Part II and with Schedule SP40(c) and also in accordance with all other relevant policies and schedules of the Brampton Official Plan.

4.0 Sub Area 40-2 Block Plan Principles

The Sub Area 40-2 Block Plan has been designed to promote the integration and compatible interface of established and future planned land uses within the block plan and adjacent areas, to provide for a gradual transition from existing uses and incorporate natural and cultural heritage features.

The community vision for the Block Plan area incorporates the major elements of the natural and cultural heritage features of the area, its relationship to Levi Creek and related tributaries, as well as recognizing the existing and future development pattern.

The design principles for the Block Plan area are set out below:

- Provide linkages for the natural features within an open space system together with parks, view vistas, stormwater management ponds and the existing golf course;
- Provide distinct and attractive built forms which will reinforce and build upon the high design standard within

the existing Streetsville Glen residential community and fulfill the goals and development design objectives of the Official Plan and Secondary Plan for the Mississauga Road Office Centre Corridor;

- Develop a street network that promotes pedestrian accessibility to the schools, parks, open space and shopping areas;
- Contribute towards establishing an enhanced streetscape along the Mississauga Road and Steeles Ave West corridors to improve Brampton's identity and image;
- Build upon an existing infrastructure and community network to provide for the needs of the block plan and surrounding areas;
- Incorporate the restored Levi Hall heritage house at the southeast corner of Hallstone Road and the Levi Creek Valley corridor for residential, institutional, live/work or limited service/convenience commercial and office uses as set out in the zoning by-law;
- Provide for the eventual down-sizing and transition of the existing Streetsville Glen Golf Course for planned residential and employment purposes;
- Provide for higher order prestige employment opportunities with superior architecture and landscaping along the Mississauga Road and Steeles Avenue lands consistent with the Office Centre designation and planning vision in the Bram West Secondary Plan.
- Incorporate the City's Flower City Strategy through the provision of civic design elements within public areas and at strategic points in the community;

5.0 Block Plan Development Policies

There are land use sectors within this block plan area that are defined and bordered by major roads, landform and infrastructure features that provide a natural edge. These sectors are connected to one another by a network of road and pedestrian systems that provide safe access. Sub Area 40-2 shall be developed in accordance with the following policies:

- 5.1 Schedule 'A' illustrates the design attributes of the Block Plan area that addresses and implements the land use designations and policies of the Bram West Secondary Plan and Chapter 40(c). Minor adjustments and relocations of the community features and infrastructure shown on Schedule 'A' can be made without an official plan amendment as long as the general intent and policy direction of the Bram West Secondary Plan and Chapter 40(c) is maintained.
- 5.2 Prior to draft plan approval or final approval of a site plan within the Office Centre and prestige Industrial blocks in Sub-Area 40-2, a Developer Cost Sharing Agreement shall be executed. The cost sharing agreement shall provide for the shared delivery of community uses, infrastructure and features in a manner as directed by the City approvals and agreed to by the participating landowners.

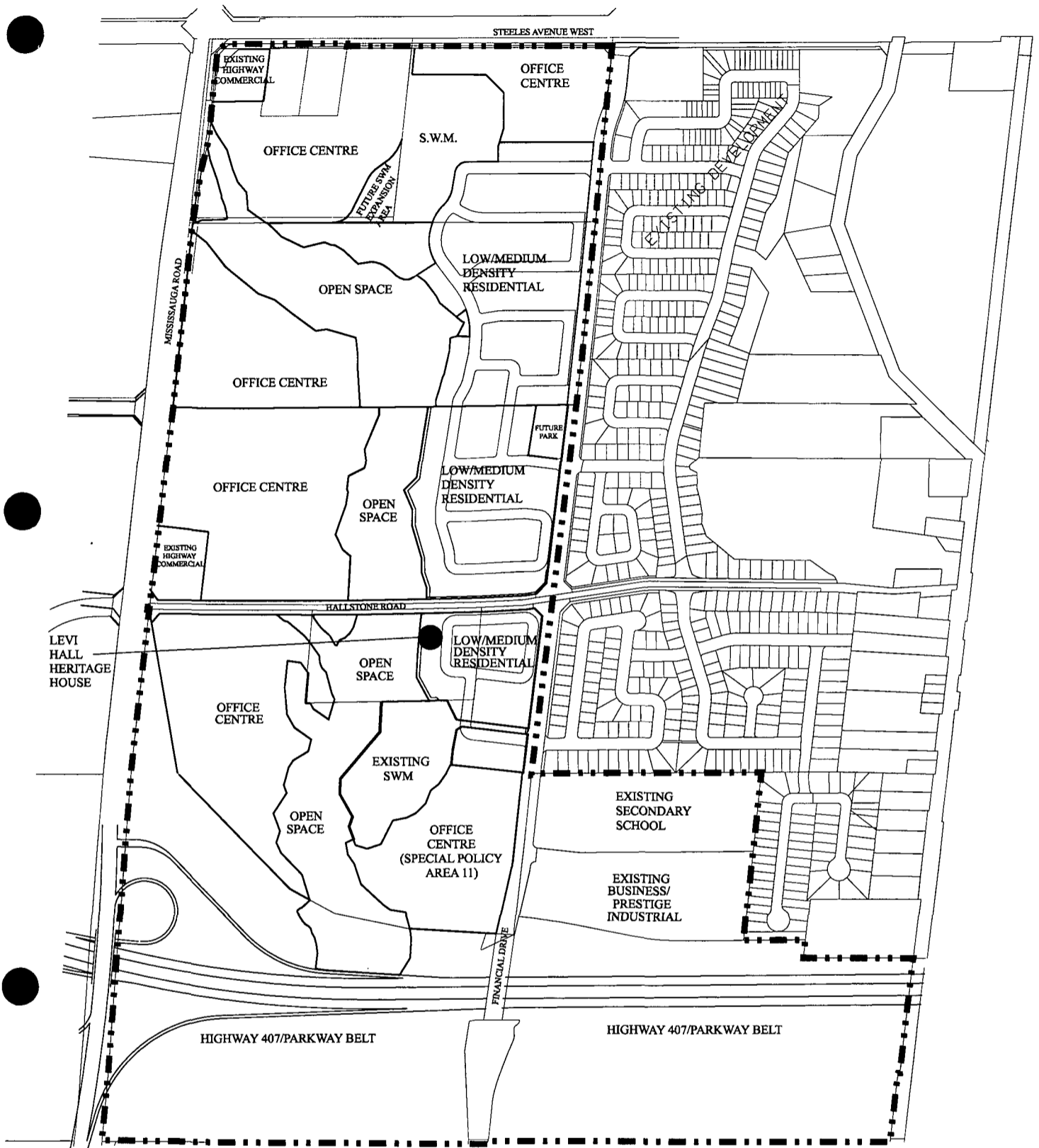
- 5.3 The developer shall agree to operate the nine-hole golf course within Sub Area 40-2 to the satisfaction of the City and the developer shall agree to gratuitously convey the valley land to the City upon the cessation of the golf course use.
- 5.4 The City shall have the right of first refusal to acquire the golf course if it is to be sold.
- 5.5 The employment lands shall be developed with a superior design, architecture, building materials and landscaping to maximize employment opportunities, enhance the financial position of the municipality and promote continuity of the overall Office Centre designation of the Bram West Secondary Plan. Interface requirements between the employment and residential designations (i.e. berms, noise walls, landscaping, etc) shall be accommodated, recognizing the priority of maximizing the full development potential of the employment lands.
- 5.6 Design Features that shall be incorporated to further enhance the 'Office Centre' and establish the Mississauga Road corridor as a prestige gateway include, but are not limited to:
- Provide appropriate building massing along Mississauga Road and Steeles Avenue that addresses the street edge to emphasize the focal role of the Office Centre area;
 - Emphasize important building features including building entrances and forecourts;
 - Provide active at grade uses
 - Provide appropriate transition (i.e. buildings, height and density) to residential uses;
 - Locate parking structures away from Steeles Avenue West and the Mississauga Road frontages.
 - Limit surface parking from Steeles Avenue West and Mississauga Road frontages and provide landscape treatment to screen surface parking from the view of the street;
 - Locate loading and service areas at the rear of buildings and screen such areas with landscaping;
 - Provide an internal common/amenity space; and
 - Provide sustainable development standards (i.e. permeable parking areas, green roofs, white roofs, bicycle racks.)
 - No drive-through's shall be permitted (with the exception of lands located at the southeast corner of Steeles Avenue West and Mississauga Road, in accordance with Section 3.5.8 in Chapter 40(c) of the Bram West Secondary Plan and the existing drive-through at the northeast corner of Hallstone Road and Mississauga Road).
- 5.7 Requirements must be included in the implementing zoning by-law for employment lands to ensure the Bram West Secondary Plan employment targets are met such as minimum height, gross floor area, floor space index, and limitations on ancillary uses such as light manufacturing to the primary office, research centre, hotel and convention centre uses; and,

- 5.8 The lands located at the northwest corner of Financial Dr. and Highway 407 within the Special Policy Area 11 may be developed for business/prestige industrial uses and shall reflect the list of performance standards outlined in Section 3.2.11 of the Bram West Secondary Plan providing opportunities for the surrounding residential communities to reside in a live-work environment and to create an effective and attractive interface between the employment lands and the adjacent residential use.
- 5.9 In recognition of the designated "Primary Gateway Area" along the Mississauga Road corridor that will be coordinated with the City's Gateway Beautification Program, the developers shall provide any additional land requirements to accommodate the City's gateway features and streetscape enhancements on Mississauga Road as a condition of development approval.
- 5.10 The developer shall contribute financially towards the City's gateway features and streetscape enhancements on Mississauga Road as a condition of development approval.

Approved as to Content:



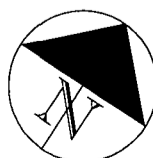
Adrian Smith, MCIP, RPP
Director, Planning & Land Development Services



OFFICIAL PLAN AMENDMENT OP06 #. 026

**Block Plan for
Sub Area 40-2
Bram-West Secondary Plan**

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 06 03

Drawn by: A.R.d.

File no. T04W15.0090PAv2

Map no. 72-34

IN THE MATTER OF the *Planning Act, R.S.O. 1990*,
as amended, section 17:

AND IN THE MATTER OF the City of Brampton By-law 208-2009
being a by-law to adopt Official Plan Amendment OP2006-026
Glen Schnarr And Associates Inc. - File T04W15.009

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

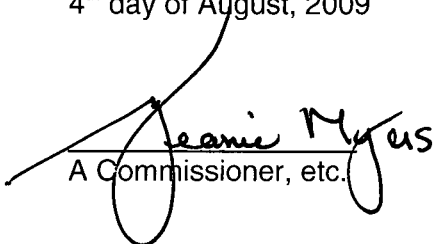
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 208-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24th day of June, 2009, to adopt Amendment Number OP2006-026 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 208-2009 as required by section 17(23) of the *Planning Act* was given on the 9th day of July, 2009, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP2006-026 is deemed to have come into effect on the 30th day of July, 2009, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
4th day of August, 2009)



Earl Evans


A Commissioner, etc.

Jeanie Cecilia Myers a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2012.