

Amended as per  
OMB Order #2884  
dated Nov 5, 2007



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 255 - 2006

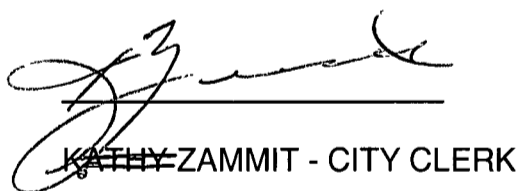
To Adopt Amendment Number OP93 - 265  
to the Official Plan of the  
City of Brampton Planning Area

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, hereby enacts the following:

- Amendment Number OP93 265 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 2 day of August, 2006.

  
SUSAN FENNELL - MAYOR

  
KATHY ZAMMIT - CITY CLERK

Approved as to Content:

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

APPROVED AS TO FORM LAW DEPT BRAMPTON
WCE
DATE 06 09 07

AMENDMENT NUMBER OP 93- 266  
TO THE OFFICIAL PLAN

OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this amendment is:

- To establish a new secondary plan known as the “Kennedy Road South Revitalization Area Secondary Plan” which will implement the recommendations of the Kennedy Road South Revitalization Study (June 2006) and which will be established in accordance with Section 5.4 of Part I of the City of Brampton Official Plan, identified as Secondary Plan Number 54 on Schedule “G” of Part I (the General Plan) of the Official Plan; and,
- To amend the existing land use schedules and policies of Secondary Plan Area 17 (The Brampton East Secondary Plan) and Secondary Plan Area 18 (The Brampton East Industrial Secondary Plan) as they apply to the “Kennedy Road South Revitalization Area Secondary Plan”.

2.0 Location

The lands subject to this amendment are generally described as the lands on either side of Kennedy Road South, north of Steeles Avenue and south of the CN tracks. The lands include all properties fronting onto Kennedy Road except for the northeast quadrant of Steeles Avenue and Kennedy Road South (former AMC Plant). The lands are identified as Secondary Plan Area 54 on Schedule “G” to the Official Plan for the City of Brampton Planning Area.

The lands subject to this amendment constitute the entire area of land shown on Schedule A – SP 54 (A) attached to this amendment.

3.0 Amendment and Policies Relative Thereto:

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

- (i) by changing on Schedule “A”, GENERAL LAND USE DESIGNATIONS thereto, the designation of “INDUSTRIAL” to “BUSINESS INDUSTRIAL” as shown on Schedule A to this amendment;
- (ii) by revising Schedule “G” (Secondary Planning Areas) of the Official Plan, to identify the new secondary plan boundaries for “Secondary Plan Area 54” identified as the “lands subject to this Amendment” on Schedule “B” and the revised boundaries of Secondary Plan Areas 17 and 18;
- (iii) by revising the boundaries of Plate 8 to Secondary Plan Area 17 and Plate 9 to Secondary Plan Area 18 in order to remove the lands subject to Secondary Plan Area 54;
- (iv) by amending the Section 1.1 General Description of Section B2.5 of Secondary Plan Area 17 and 18 by adding the following:

“While the Brampton East and Brampton East Industrial District Secondary Plan policies are not applicable to the Kennedy Road South Revitalization Area lands, the general policies in Section 1.1 and 3.3 shall apply to the Kennedy Road South Revitalization Area Secondary Plan 54

for the purpose of calculating land area, developed area, population and medium and high density residential areas”;

- (v) by deleting Section 4.3 and 4.4, of Section 4.0 Commercial Areas in both Secondary Plan Areas 17 and 18;
- (vi) by deleting Section 4.8 and 4.13 from Section 4.0 Commercial Areas in Secondary Plan Area 18;
- (vii) by adding thereto, under Part II: SECONDARY PLANS, “Area 54 Kennedy Road South Revitalization Area” and the following:  
  
“Chapter 54 of Part II of the Official Plan, as it applies to Secondary Plan Area 54 shall constitute the Kennedy Road South Revitalization Area Secondary Plan”;
- (viii) by adding to Part II Chapter 54 thereof, as Schedules “SP54(A)”;
- (ix) by adding the following text to Part II – Secondary Plans, as Chapter 54.

**CITY OF BRAMPTON OFFICIAL PLAN  
PART II  
CHAPTER 54  
KENNEDY ROAD SOUTH REVITALIZATION AREA  
SECONDARY PLAN AREA 54**

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<sup>1</sup> This Table of Contents is provided for convenience only and is not to be considered an official part of Chapter 38, Part II of the Official Plan

## **1.0**            **PURPOSE**

The purpose of this chapter, together with Schedules SP54(A) is to establish, in accordance with Section 5.4 of the Official Plan for the City of Brampton Planning Area, detailed planning policies for the lands on either side of Kennedy Road South, north of Steeles Avenue and south of the CN tracks. The lands include all properties fronting onto Kennedy Road except for the northeast quadrant of Steeles Avenue and Kennedy Road South (former AMC Plant) and total 71.25 hectares in area (176 acres).

This Secondary Plan sets out the detailed land use and policy framework for the area known as the Kennedy Road South Revitalization Area. This Chapter identifies Secondary Plan Area Number 54 by three well defined areas (residential, industrial and commercial) fronting a major arterial road. The intent of the Secondary Plan is to provide a controlled land use planning framework which also allows a series of initiatives to improve the functionality and appearance of street frontages and a clearer definition of the three land use areas. The Secondary Plan also provides for a set of urban design and sustainability guidelines to be used in the area.

This Chapter specifies the desired pattern of land use and the transportation network, and provides a set of urban design and sustainability guidelines to achieve high quality, efficient and orderly urban development within the Kennedy Road South Revitalization Area Secondary Plan Area.

The general policies of Secondary Plan Areas 17 and 18 with respect to the overall development area, population and facilities shall continue to apply. The policies of Secondary Plan Areas 17 and 18 with respect to areas designated for medium and high density development shall also continue to apply to the Kennedy Road South Revitalization Area.

## **2.0**            **LOCATION**

The lands subject to the policies of this amendment are:

- comprised of a total area of approximately 71.25 hectares (176 acres);
- generally described as lands on either side of Kennedy Road South, north of Steeles Avenue and south of the CN tracks; and,
- shown as the lands subject to this amendment on each of the schedules attached hereto.

## **3.0**            **EFFECT OF THIS CHAPTER AND ITS RELATIONSHIP TO THE OFFICIAL PLAN**

Lands subject to Secondary Plan Number 54 outlined on Schedule SP54(A) shall be developed in accordance with the policies of this chapter (Chapter 54 of Part II) and with Schedule SP54(A) attached thereto, and also in accordance with all other relevant policies and schedules of the City of Brampton Official Plan.

Accordingly, this Kennedy Road South Revitalization Area Secondary Plan shall not be interpreted as a free standing Official Plan document. The policies herein are designed to supplement those of the Official Plan, not to replace or repeat them. An accurate understanding of all the policies pertaining to the Secondary Plan Number 54 Area can only be achieved by reading the overall Official Plan together with Chapter 54.

The Kennedy Road South Revitalization Area Secondary Plan is intended to replace portions of the Brampton East Secondary Plan (Number 17) and the Brampton East Industrial Secondary Plan (Number 18), as amended.

#### 4.0 GENERAL OBJECTIVES AND CRITERIA

In addition to the goals enunciated in the General Plan (Part I), the following general objectives/criteria constitute the basis for the formulation of the Kennedy Road South Revitalization Area Secondary Plan in that it:

- continues to function as an area with Kennedy Road South as a major arterial road which serves three distinct land use areas: commercial to the north, residential and institutional to the southwest and industrial to the southeast. The areas are not expected to significantly change in terms of land use in the foreseeable future.
- is expected to continue to provide flexible and affordable commercial space for a variety of businesses;
- continues to maintain a healthy, stable industrial area on the east side of Kennedy Road;
- promotes the redevelopment and improvement of the lands through the designation of clearly defined residential, commercial and industrial areas along Kennedy Road South;
- provides a response to the concerns and issues associated with the area by proposing a framework in which initiatives to improve the area can be easily implemented;
- provides a detailed level of urban design to improve the public and private realms including pedestrian networks;
- is sensitive to a wide range of land use considerations to ensure that redevelopment occurs in an orderly and efficient manner;
- promotes the consolidation of driveways along Kennedy Road South to alleviate fragmentation;
- considers the need to study the future collector road network to the east of the Secondary Plan Area;
- recognizes, protects and ensures the continuation and appropriate expansion of existing industrial operations; and,
- promotes increased ridership on public transit by improvements to bus shelters and access to bus stop locations.

The primary objective for the existing residential area in the Kennedy Road South Revitalization Area is to create a more positive street frontage along Kennedy Road and improve the pedestrian realm.

The primary objective for the commercial areas is to provide for a more cohesive commercial corridor with improved design and accessibility. It is also a primary objective to provide an opportunity for the redevelopment of the consolidated parcels immediately south of Clarence Street on the east side of Kennedy Road which clearly prohibits incompatible uses such as motor vehicle repair, service, body shop or sales establishments.

The primary objective for the industrial areas on the east side of Kennedy Road is to maintain and strengthen the existing employment uses and allow for expansion.

## **5.0 LAND USE PRINCIPLES**

As a result of a comprehensive land use planning and transportation study known as the Kennedy Road South Revitalization Study completed by Brook McIlroy (June 2006), several recommendations were made to revitalize the Kennedy Road South Revitalization Area and provide for a planning framework in which to implement land use and transportation related changes in both the short and long term planning horizon.

All development proposals shall comply with the urban design and sustainability guidelines for the Kennedy Road South Revitalization Area as provided in Appendix A.

The following policies shall be considered in conjunction with all development applications in the Kennedy Road South Revitalization Area:

### **5.1 Residential**

5.1.1 The residential lands which front onto Kennedy Road South provide for a range of multiple housing types including townhouses and high-rise apartments. The primary objective in the residential areas is to improve the pedestrian realm, the interconnection of open space and pedestrian movement.

5.1.2 Medium and high density residential uses shall continue to be permitted within the residential areas in accordance with the policies of the Official Plan.

5.1.3 Future consideration for limited live-work uses in the residential designations shall be subject to appropriate urban design and traffic studies. Implementation of live-work uses shall require an amendment to the Official Plan and the Zoning By-law.

### **5.2 Institutional**

5.2.1 The Kennedy Road South Revitalization Area contains a community soccer recreational centre and a public elementary school. There is also an existing long term care facility. It is intended that these uses are expected to continue in the foreseeable future.

5.2.2 Expansions to the existing institutional uses shall be permitted and implemented through the Zoning By-law and be subject to land use and traffic studies.

### **5.3 Commercial**

5.3.1 The commercial areas in the Kennedy Road South Revitalization Area are comprised of a range of commercial uses and include a convenience commercial centre, a neighbourhood commercial centre and a highway commercial use. There is also a mix of service commercial and industrial commercial uses which front onto Kennedy Road South. There is an older shopping centre on the east side of Kennedy Road South just south of Clarence Street and a mix of retail and service commercial uses scattered along the east side of Kennedy Road South. It is intended that the area continue to permit a range of community serving commercial uses. Redevelopment in the commercial areas shall aim to improve urban design and accessibility and create more cohesive commercial centres.



### 5.3.2 Convenience Commercial

5.3.3 The existing convenience commercial centre located at the northwest corner of Kennedy Road South and Steeles Avenue is designated as *Convenience Commercial* and shall continue to serve the day to day needs of the surrounding community and employment area.

### 5.3.4 Neighbourhood Commercial

5.3.5 In the long term, redevelopment of the existing commercial plaza designated *Neighbourhood Commercial* at Kennedy Road South and Rambler Drive shall be encouraged to provide for a mixed-use form of development, including offices on the second floor and continue to be compatible with the existing residential area. Redevelopment of these lands shall promote development closer to the street and promote superior urban design.

### 5.3.6 Highway Commercial

5.3.7 The existing service station located at the northwest corner Kennedy Road South and Rambler Drive is designated *Highway Commercial*. It will continue to serve the surrounding community and any redevelopment shall be compatible with the existing residential community and incorporate superior urban design.

5.3.8 No motor vehicle repair, service, body shop or sales establishments shall be permitted.

### 5.3.9 District Commercial

5.3.9.1 The lands located south of Clarence Street on the east side of Kennedy Road South are designated *District Commercial*. The uses permitted shall be in accordance with the *District Commercial* policies of the Official Plan.

5.3.9.2 Redevelopment shall proceed where possible on the basis of consolidation of all of the lands to provide for a new commercial centre. There shall be limitations on the number and location of drive-thru facilities which shall be implemented through the Zoning By-law.

5.3.9.3 Redevelopment of the lands shall be undertaken in accordance with a comprehensive site plan which provides for shared parking, access, signage and landscaping. A new ring road shall be encouraged to service the new development and development shall be encouraged to move closer to the street.

### 5.3.10 Service Commercial

5.3.10.1 The lands located on the west side of Kennedy Road South, south of Clarence Street and north of the existing long term care facility are designated *Service Commercial* and shall be encouraged to develop as a commercial corridor.

5.3.10.2 A range of service commercial uses shall be permitted including service and office uses, accessory retail and restaurants. Commercial schools shall be permitted. While existing auto-related service commercial uses shall be permitted to continue, no new motor vehicle repair, service, body shop or sales establishments shall be allowed.

5.3.10.3 New infill development and redevelopment shall proceed with the consolidation of existing vehicular access driveways. Access to and from Kennedy Road South shall continue to be restricted. Parking shall be directed away from the street edge towards the rear of buildings.

5.3.10.4 The lands immediately north of the existing long term care facility shall be carefully considered for redevelopment and provide for service commercial uses which are compatible with the adjacent institutional use.

5.3.10.4 No outdoor storage of goods or materials may be permitted.

#### **5.4 Mixed Industrial/Commercial**

5.4.1 The areas located on the west side of Kennedy Road South, north of Clarence Street and along the east side of Kennedy Road South are designated *Mixed Industrial/Commercial*.

5.4.2 A range of service commercial and light industrial uses shall be permitted including service and office uses, accessory retail and restaurants. No new motor vehicle repair, service, body shop or sales establishments shall be permitted. No warehouse distribution centres shall be permitted.

5.4.3 No outdoor storage of goods or materials may be permitted.

#### **5.5 Industrial**

5.5.1 The existing industrial areas located on the east side of Kennedy Road South shall continue to be designated as *Industrial* and shall continue to permit a wide range of industrial uses including manufacturing, processing, repair and servicing, and warehousing.

5.5.2 While the existing retail and service commercial uses will be permitted to continue, new retail and service commercial uses shall be limited and implemented through the Zoning By-law. Such uses shall be restricted to locations at the front of the industrial buildings. No distribution centres shall be permitted.

5.5.3 No outdoor storage, or outdoor display or sale of goods and materials shall be permitted.

5.5.4 Notwithstanding Section 5.5.3 above, existing outside storage areas within the Industrial designation shall continue to be recognized, although expansion of same or the development of new open storage areas shall not be permitted.

5.5.5 Special Industrial Policy Area 1

5.5.5.1 Permitted industrial uses on the lands designated Special Policy Area 1 on SP54(A) shall include warehousing, manufacturing, cleaning, packaging, processing, repairing or assembling of goods, foods or material within an enclosed building. Non-Industrial uses permitted shall include limited retail and service commercial uses which shall be defined by the zoning by-law.

### **6.0 URBAN DESIGN AND SUSTAINABILITY GUIDELINES**

The following are general principles for urban design to be applied to all lands within the Kennedy Road South Revitalization Secondary Plan Area. All development proposals shall comply with the Urban Design and Sustainability Guidelines found in Appendix A. Sites that redevelop shall be subject to the Urban Design and Sustainability Guidelines.

The following key principles of urban design shall be addressed to improve the public and private realms:

- Improvements to landscaping and open space interconnections and integration;
- Improvements to the streetscape through the provision of street-oriented building design, lighting, street furniture, changes to surface parking areas and improved signage; and,
- Improvements to pedestrian connections and the creation of mid-block pathways, where appropriate.

## **7.0 TRANSPORTATION NETWORK**

### **7.1 General Provisions**

7.1.1 The general intent of this chapter is to ensure the development and maintenance of an efficient transportation network that will:

- (i) maximize accessibility to and within the Secondary Plan Area with no new access driveways to be permitted on Kennedy Road South;
- (ii) to promote the consolidation of driveways along Kennedy Road South to alleviate fragmentation;
- (iii) consider the need to study a future collector road network to the east of the Secondary Plan Area;
- (iv) accommodate the scope of redevelopment prescribed by the Secondary Plan, commensurate with the capacity of the local road network;
- (v) promote increased ridership on public transit through improvements to bus shelters and access to bus stop locations;
- (vi) encourage adequate and safe rail facilities; and,
- (vii) provide new pedestrian and cycling connections as part of redevelopment applications and where applicable, improvements to existing pedestrian and cycling pathways.

### **7.2 Road Network**

7.2.1 Consideration shall be given to the creation of new East-West and North-South roads on the east side of Kennedy Road South outside of the Secondary Plan Area as provided in the urban design and sustainability guidelines (Appendix A). These potential roads shall be the subject of a further land use and transportation study to be undertaken by the City.

### **7.3 Railway Corridor**

7.3.1 All proposed development will be required to undertake noise and vibration studies, to the satisfaction of the City of Brampton and the Ministry of the Environment and Energy in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse noise and vibration that have been identified.

7.3.2 Development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the City in consultation with the appropriate railway authority.

## **8.0 WATER SERVICING AND SANITARY SEWER**

8.1 New development within the Secondary Plan Area shall be subject to the capacity of existing piped municipal sanitary sewers and any necessary capacity reinforcements.

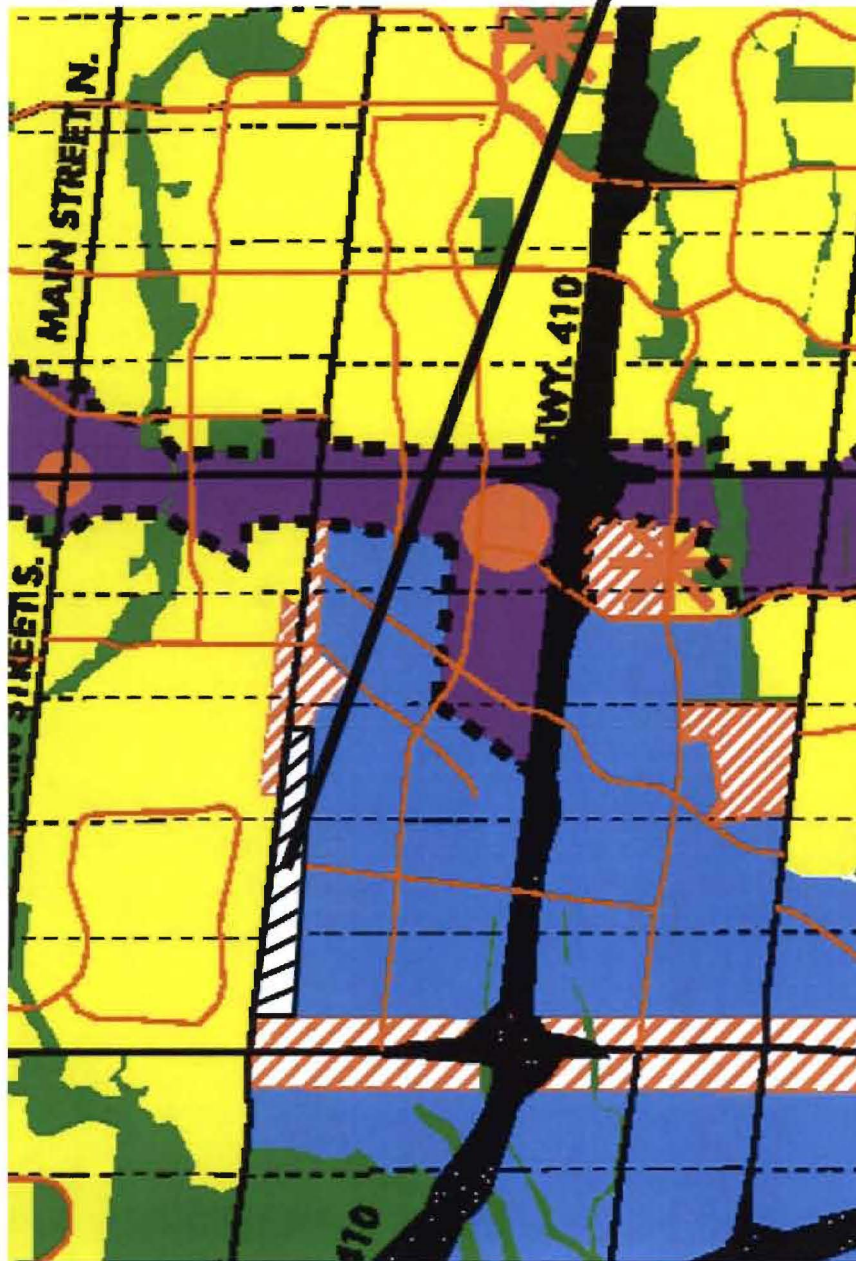
## **9.0 IMPLEMENTATION**

9.1 The provisions of Section 5.0 of the Brampton Official Plan shall apply to the implementation and interpretation of this Chapter.

9.2 The various terms used in the policies of this Secondary Plan shall be interpreted in accordance with the definitions in the Official Plan, or in accordance with any supplementary definitions in this Chapter, or if they are not specifically defined in either, in accordance with conventional planning or general usage.

# Extract From Schedule 'A' General Land Use Designations


Lands Subject To This  
Amendment To Be Changed  
From Industrial To Business  
Industrial

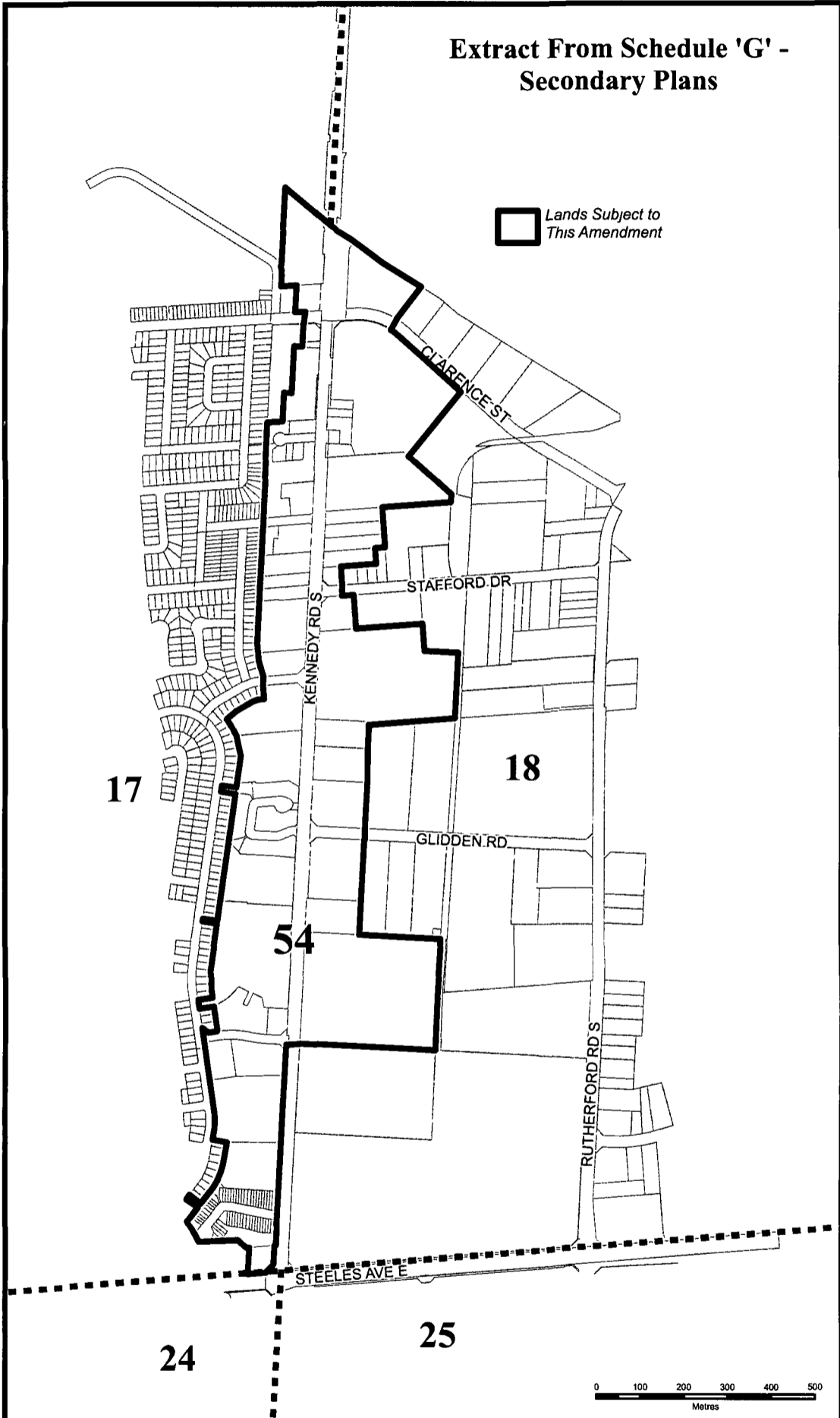


Area Subject to This Amendment



**Extract From Schedule 'G' -  
Secondary Plans**

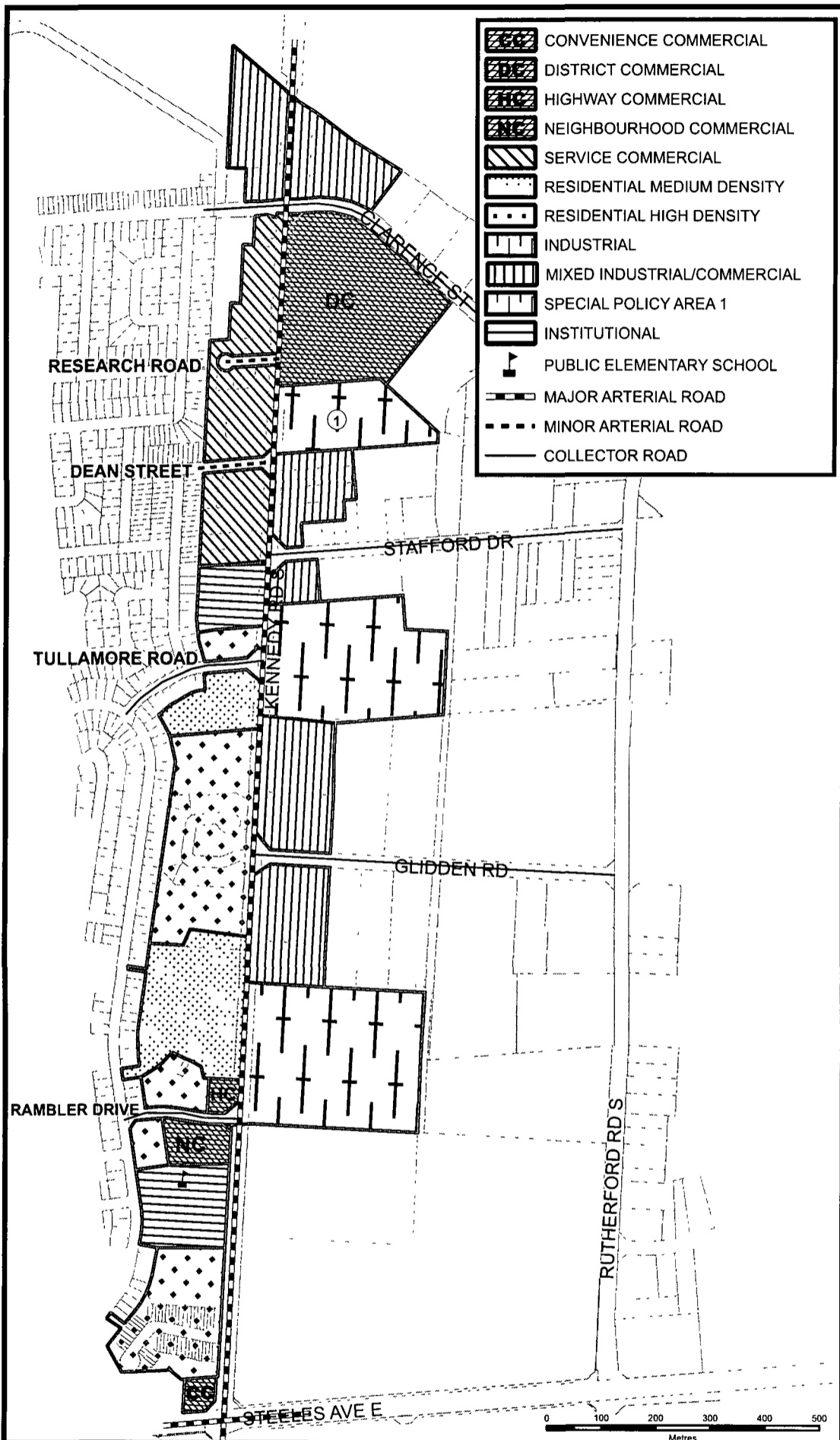
 Lands Subject to  
This Amendment



Schedule 'B' to Official Plan  
Amendment Number OP93- **266**  
Schedule 'G' Secondary Plan Areas



**CITY OF BRAMPTON**  
Planning, Design and Development  
Date July 28, 2006  
File No  
Drawn By SA



Schedule 'C' to Official Plan  
 Amendment Number OP93- **266**  
 Schedule SP54(A) to the Kennedy Road  
 Revitalization Area Secondary Plan No 54



**CITY OF BRAMPTON**  
 Planning, Design and Development  
 Date July 28, 2006  
 File No \_\_\_\_\_ Drawn By SA