



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

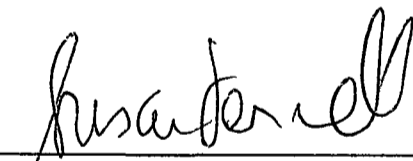
Number 262-2001

To Adopt Amendment Number OP93- 170
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- 170 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 10th day of September 2001.

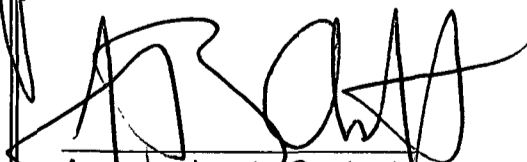


 SUSAN FENNELL - MAYOR



 LEONARD J. MIKULICH - CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON
DATE: <u>11/11</u>


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

AMENDMENT NUMBER OP93- 170
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to permit an increase in floor space index on the subject lands from 3.5 to 5.7 to allow for the development of a 20-storey residential apartment building containing ground floor commercial and retail uses.

2.0 Location:

The lands subject to this amendment are located on the west side of George Street North, north of Queen Street West. The property has an area of 0.35 ha (0.88 ac) and frontage on George Street North of 56.6 metres (185 ft), and is located on part of Lot 6, Concession 1, W.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 7 : The Downtown Brampton Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 170.

(2) by adding to Chapter 7 thereof the following:

“5.1.2.10 Notwithstanding the maximum density permissions as set out in subsection 5.1.2.3 and Table 1 thereof, the lands on the west side of George Street North, approximately 35 metres north of Queen Street West, municipally known as 11 George Street North, may be developed for high-density residential apartment purposes at a maximum density of 5.7 F.S.I. with a maximum building height of 20 storeys (excluding that portion of the building height used for mechanical penthouse purposes), subject to provisions of “Special Policy Area Number 6” in section 5.6.6 of this Chapter.”

(3) by adding to the Legend of Schedule SP7(C) of Chapter 7, the following:
“Special Policy Area No. 6”

(4) by identifying on Schedule SP7(C) of Chapter 7 the lands shown outlined on Schedule "A" to this amendment as "Special Policy Area Number 6."

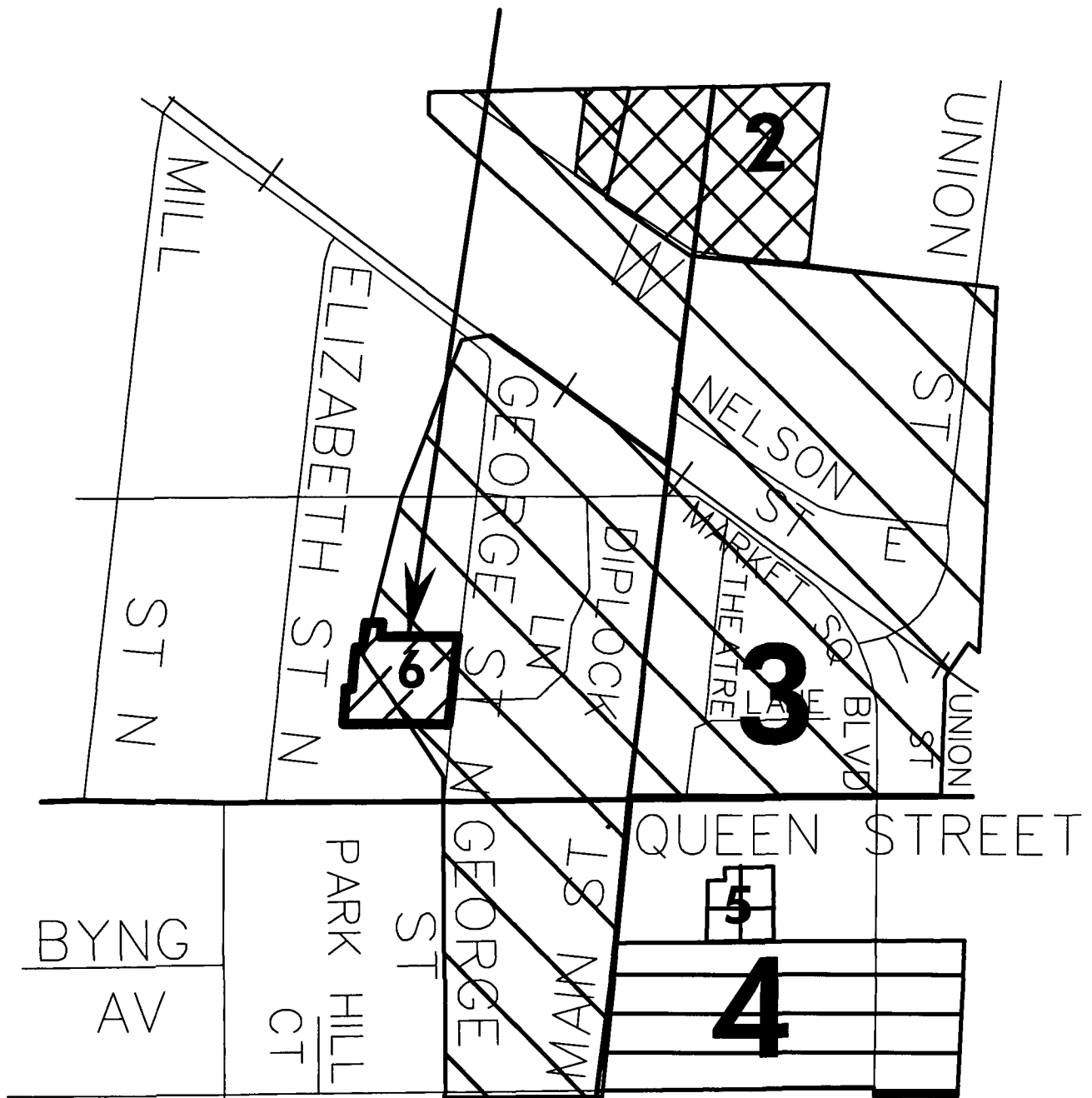
(5) By adding to Chapter 7 thereof, the following as section 5.6.6:

"5.6.6 The lands identified as Special Policy Area Number 6 on Schedule SP7(C) may be developed for high density residential purposes subject to the density provisions of policy 5.1.2.10 and the following policies:

In accordance with section 5.1.1.5, City Council has determined that an increase in density is appropriate for the lands within Special Policy Number 6 to implement the residential intensification objectives of this Plan. To promote attractive built form and high quality architectural design, development of the site shall be consistent with the following design principles:




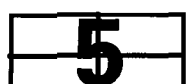
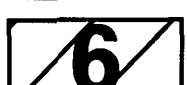
- To provide for an appropriate pedestrian scale and street enclosure, the building shall be designed to have the lower floors sited at, or close, to the street line and the upper floors setback from the lower floors at a height above street level approximately equal to the width of the street.
- The majority of the portion of the ground floor level of the building facing the street shall be used for commercial and retail purposes that shall have public access to the street.
- Open space in the form of landscaped or recreational areas, or both, shall be provided on the site to provide an appropriate amount of outdoor amenity space for residents.
- The building shall be constructed with an articulated roof design such that all mechanical rooftop equipment is screened.
- Balconies shall be designed in a manner to effectively screen contents on the balconies from exterior views."

LANDS TO BE DESIGNATED SPECIAL POLICY AREA #6



EXTRACT FROM SCHEDULE SP7(C) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

LEGEND

-  SPECIAL POLICY AREA NO. 2
-  SPECIAL POLICY AREA NO. 3
-  SPECIAL POLICY AREA NO. 4
-  SPECIAL POLICY AREA NO. 5
-  SPECIAL POLICY AREA NO. 6

OFFICIAL PLAN AMENDMENT OP93 #. 170

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 2001 07 13

Drawn by: CJK

File no. C1W6.61

Map no. 42-161N

