



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 073-2004

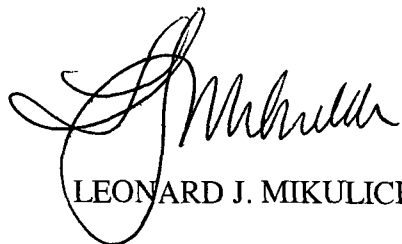
To Adopt Amendment Number OP93- 238  
to the Official Plan of the  
City of Brampton Planning Area

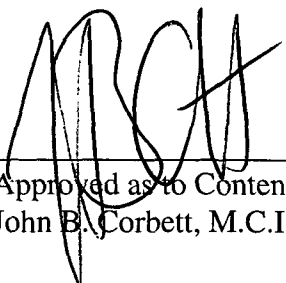
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- 238 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  
13<sup>th</sup> day of September 2004.

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CLERK

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

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
Feb 4 2004  
Aug 27 / 04

AMENDMENT NUMBER OP93- ~~238~~  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add implementing policies to the City of Brampton Official Plan concerning Community Block Plans, and to amend the Bram East Secondary Plan, Chapter 41, to add Community Block Plan policies.

2.0 Location:

The lands subject to this amendment with respect to the amendment to the City of Brampton Official plan are those of the City as a whole. The lands applying to the amendment to the Bram East Secondary Plan, Chapter 41, are those comprising the Bram East Secondary Plan (Area 41), described generally as lands bounded by Castlemore Road to the north, Goreway Drive to the west, Regional Road 50 (formerly Highway 50) to the east and the northerly limit of the Claireville Conservation Area south of Regional Road 107 (formerly Highway 7) to the south, within Lots 2 to 10, Concessions 8 to 11, N. D.

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 41 : The Bram East Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-~~238~~.

(2) By adding to Section 5.4 thereof the following:

“5.4.12 Secondary plans may be implemented through the submission of Community Block Plans which shall facilitate a comprehensive planning approach for sub-areas in the secondary plans. The requirements for the preparation and approvals of Community Block Plans are set out in detail in the applicable secondary plan. Generally, Community Block Plans are intended to co-ordinate the overall layout of arterial, collector and strategic local roads, and the location, configuration and size of parks (and other City facilities), schools, storm water management facilities, and institutional, commercial and industrial sites for a pre-defined sub-area within the applicable secondary plan. Open space corridors, valleylands,

woodlots and other natural features are shown and planned on the Community Block Plan. Secondary plan policy will further detail Community Block Plan requirements including appropriate supporting studies and process requirements. Approved supporting studies for the Community Block Plans may replace, or be supplemented by, individual studies submitted in conjunction with applications for plans of subdivisions. Development approvals may be withheld until a Community Block Plan is approved by Council in accordance with the applicable secondary plan.”

3.2 The document known as the Bram East Secondary Plan, being Chapter 41 of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

(1) by adding to Section 6.2 (Implementing Measures) thereof, the following:

“6.2.10 The submission and approval of a Community Block Plan is a prerequisite to the approval of applications for plans of subdivisions within sub-areas 1 and 2 of this Secondary Plan. Community Block Plans shall be prepared in accordance with Section 7.0 of this chapter (Chapter 41, The Bram East Secondary Plan).”

(2) by adding thereto the following:

**“7.0 COMMUNITY BLOCK PLAN**

**7.1 General Provisions**

7.1.1 The Community Block Plan establishes an overall unifying vision for the community it represents, and shall consist of the following components:

- i) Community Structure
- ii) Open Space
- iii) Street Network
- iv) Streetscapes
- v) Edges and Gateways
- vi) Site Planning and Built Form

vii) Growth Management

The Community Block Plan may comprise smaller neighbourhoods each reflecting an individual theme or focus element but still reflecting, in whole or in part, the overall community vision.

7.1.2 The Community Block Plan includes, but is not necessarily limited to, the following:

- i) Refining a concept plan to include an accurate layout of the Arterial and Collector roads, development blocks, buffers, open space and stormwater management facilities;
- ii) Schematically indicating residential lot sizes and lot density mixes in the various development blocks where applicable;
- iii) Overlaying the existing property ownership and any current draft plans of subdivision;
- iv) Highlighting special community features to be incorporated;
- v) Providing additional text and graphics necessary to explain how the block plan conforms to the community vision; and
- vi) Instituting the City's Growth Management Program.

7.1.3 A Community Block Plan is required prior to draft plan of subdivision approval of the first subdivision application in any sub area of the Secondary Plan. The sub areas for the Bram East Secondary Plan area are shown on Appendix A to this Plan. The Community Block Plan must meet the design objectives of this Secondary Plan and the City's Development, Design Guidelines. Design principles shall include those requirements established for open space, street network, streetscapes, edges and gateways and built form.

7.1.4 As part of the Block Plan process, a Master Environmental Servicing Plan (MESp) shall be prepared, to the satisfaction of the City and the Toronto and Region Conservation Authority to demonstrate that issues of stormwater management, infiltration are addressed and that limits of constraints of valleylands, woodlots, wetlands and field swales are properly defined.

## 7.2 Design Objectives

The following design policies, in conjunction with the City's Development Design Guidelines, shall be incorporated into the Community Block Plan to provide criteria for the development of both the public realm and private lands to create an attractive, safe and pedestrian friendly environment:

- 7.2.1 Development will be based on an interconnected system of public streets and pedestrian routes that facilitate continuous and direct movement throughout the Secondary Plan Area;
- 7.2.2 Streets and buildings will be designed and developed to ensure attractive streetscapes, and to promote social interaction, transit use and safety;
- 7.2.3 The layout of the streets, configuration of lots and siting of buildings shall ensure that:
  - i) there are a variety of frontage arrangements adjacent to primary public streets;
  - ii) unobstructed road frontage adjacent to public open spaces will be encouraged;
  - iii) streets and open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of significant views;
  - iv) service and parking facilities are integrated into the design of buildings to minimize disruption to the safety and attractiveness of the adjacent public realm;
  - v) pedestrian ease of access and enjoyment of public streets and other outdoor spaces are encouraged; and,
  - viii) the safety and security for all persons in public places including streets, parks, and amenity areas are promoted through the design and siting of buildings, entrances,

walkways, and parking areas to provide visibility and opportunities for informal surveillance.

7.2.4 Development will reinforce the importance of public and institutional buildings in the community and enhance the role of these buildings through design, location and orientation;

7.2.5 Development will be compatible with adjacent and neighbouring development.

### **7.3 Community Structure**

7.3.1 An integrated community structure with balanced land uses shall be created through the following measures:

- i) design integrated and co-ordinated Community Block Plans in which the components of the Community Block Plans reinforce one another to achieve the design objectives;
- ii) promoting mixed-use environments at major focal points in the community;
- iii) distributing land uses within the Community Block Plan to promote integration and compatibility of the various components;
- iv) creating smooth transitions or buffers, where required, to mitigate or resolve conflicts in land use; and
- v) incorporating existing natural and cultural features.

### **7.4 Open Space**

7.4.1 The open space component of the Community Block Plan will:

- i) have a system of public parks, open spaces, linkages and roads to serve the community based on the assessment of anticipated population, the locations of significant natural features and proposed public and community facilities;

- ii) show the size, location and configuration of parks, open space and community facilities;
- i) link existing and proposed open space to create a continuous, co-ordinated open space through the community;
- ii) confirm the extent of continuous and unobstructed road frontage to parks and open space subject to section 7.2.3 of this Chapter;
- iii) use Green Connector Roads and the Pedestrian/Bikeway System to connect open space, community facilities, and destinations of public interest;
- iv) connect the open space to adjacent open space systems and the city-wide system of open space;
- v) promote community accessibility and movement through a system of pedestrian trails and bikeways within the natural valleylands in a sustainable manner;
- vi) identify limits of all stormwater management features proposed within and outside of the public park system;
- vii) identify locations of landmark landscape features for detailed design consideration and establish a design vision for parks, open space and community facilities; and,
- viii) be supported by an approved implementation strategy.

## **7.5 Street Network**

7.5.1 The purpose of the street network component of the Community Block Plan is to ensure that the public realm is recognized and enhanced. This can occur through the following:

- i) the establishment of a hierarchy of primary streets within the community to ensure connection through the street network to facilitate ease of movement;
- ii) street patterns which create and reinforce major focal points within the community;
- iii) a street network to reinforce pedestrian and bicycle activity together with the open space;

- iv) street alignments which facilitate accessibility and visibility to existing features and open space;
- v) requirements for the mobility impaired, such as safety and security features at all bus stops, standards for the placement of street furniture, and sidewalk maintenance and design, including curb cuts so as to provide a continuous barrier free path to transit services; and,
- vi) requirements for traffic calming measures.

## **7.6 Streetscape**

7.6.1 The streetscape component of the Community Block Plan shall express the image and character of the community through the relationship of the built form to the street and the role and significance of the overall hierarchy of the road network..

7.6.2 Typical street sections shall be developed with Community Block Plans to illustrate how the components of the streetscape combine to achieve a high quality environment and enhance the public domain, reinforce pedestrian scale spaces and promote the character and identity of the community. These shall illustrate:

- i) Width of street right-of-way;
- ii) Roadway pavement width;
- iii) Boulevard widths, boulevard landscaping / tree locations;
- iv) Pedestrian sidewalks;
- v) Bicycle paths, if applicable;
- vi) Streetlight locations;
- vii) Minimum building setbacks and projections;
- viii) Relationship to garages; and
- ix) Signing and seating locations.



## **7.7 Edges and Gateways**

- 7.7.1 Edges have a significant role in determining the interface with adjacent land uses and blocks. Along Arterial Roads, which are the primary edges of a community, a variety of street patterns will be encouraged including cul-de-sacs and service roads (window streets).
- 7.7.2 Gateway intersections usually occur at the intersection of Arterial Roads with Primary Roads of the community. At these locations the sense of entrance, arrival and movement shall be reinforced by the surrounding built form and site planning. Community image and identity shall be conveyed through detail design, built form and entrance features.
- 7.7.3 Gateway intersections shall be coordinated with the City's Gateway Beautification Program.

## **7.8 Built Form**

- 7.8.1 In order to achieve high quality streetscapes a high standard of built form is required. In residential areas this shall include:
- i) Diversity in lot widths, house forms and lot depths;
  - ii) Gradual transition of height, setback, scale and massing along individual streetscapes;
  - iii) Streetscape variety through alternatives in façade treatment, massing, roof lines and architecture; and
  - iv) Innovative housing forms and housing types; and,
  - v) Garage placement.

## **7.9 Growth Management**


- 7.9.1 The growth management component of the Community Block Plan will ensure that growth and development is staged and sequenced in a manner that ensures coordination between the development that occurs and the infrastructure required to support that growth. This

part of the plan will be undertaken in accordance with the City's growth management objectives and guidelines for the relevant sub area as well as the overall City and will address the following matters:

- i) Coordination of the planned arterial and collector road network improvements with the level and distribution of development such that components of the transportation system required for any portion of the sub area are committed or operational prior to, or coincident with development;
- ii) provision of school sites within the various stages of development, including the initial stage, to reasonably accommodate the planned levels of growth;
- iii) the efficient utilization of public investments in sanitary sewer and water supply infrastructure;
- iv) accommodations to allow the early and efficient delivery of transit service;
- v) appropriate staging of implementing the recommendations of the Master Environmental Servicing Plan including construction of stormwater management facilities; and,
- vi) Staging and sequencing issues associated with other public objectives such as the timely provision of recreation facilities for new residents, the image and quality presented by the City's public realm, and maintaining a viable upscale image throughout the construction period in upscale executive areas.

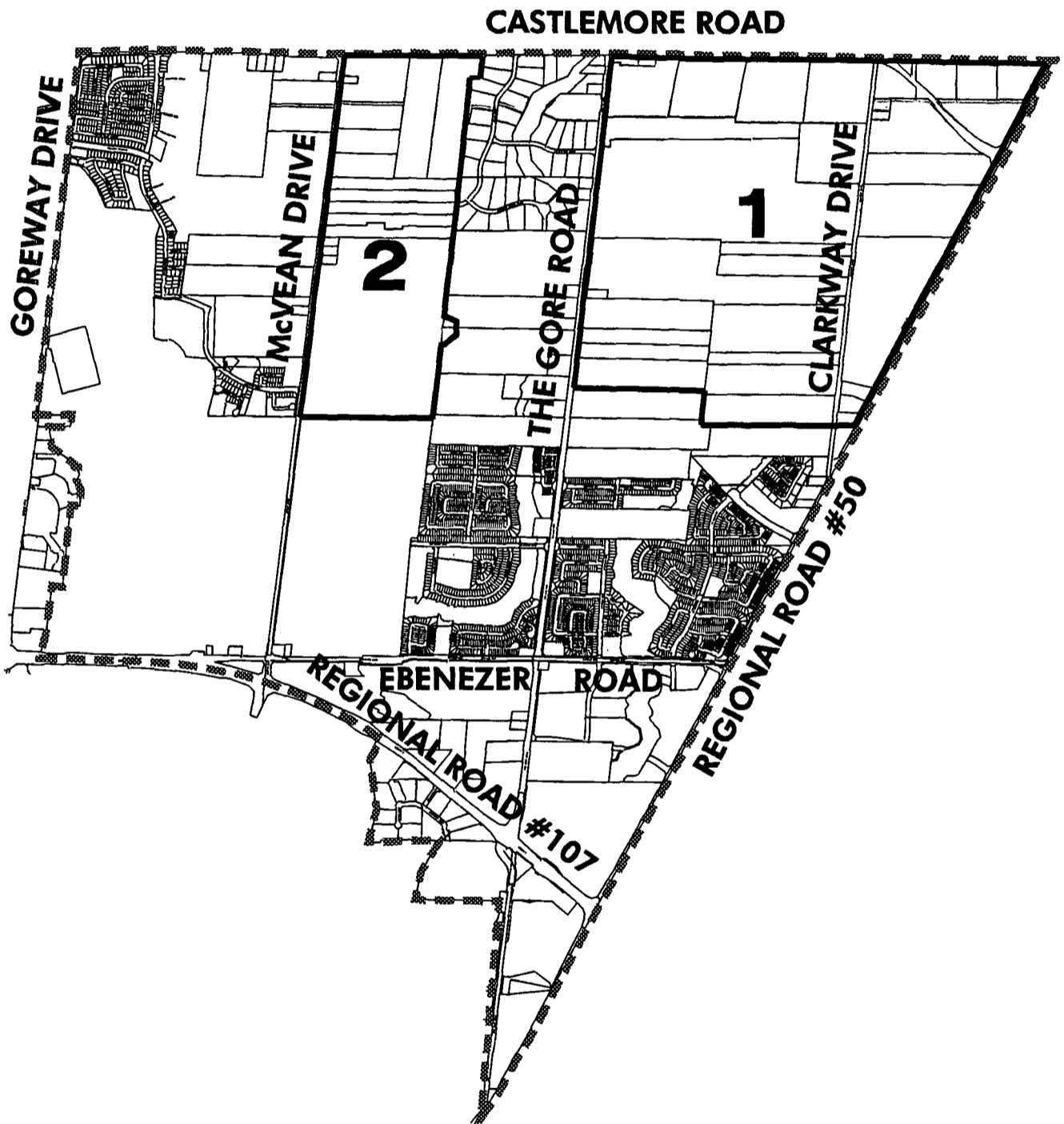
7.9.2 In accordance with relevant Official Plan policies, various indicators of the financial integrity of the City such as tax rates, capital contribution levels, ratio of residential to non-residential assessment, reserve fund levels, user charges, service levels, debt ratios, and overall growth rates will be monitored so that measures can be taken to phase or direct growth in the Secondary Plan Area and other areas of the City should this become necessary to maintain an appropriate degree of financial integrity.”

- (3) by adding thereto "Appendix A – BRAM EAST SECONDARY PLAN SUB-AREAS", as shown as Appendix A to this Amendment.



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

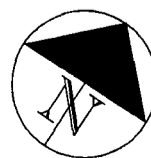


**LEGEND**

-  Sub-Areas
-  Area of the Secondary Plan



**APPENDIX A  
BRAM EAST SECONDARY PLAN  
SUB AREAS**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2004 07 21

Drawn by: CJK

File no. P26SP41B

Map no. -

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  
273-2004 being a by-law to adopt Official Plan Amendment OP93-238  
Bram East Secondary Plan - File: P26SP 41

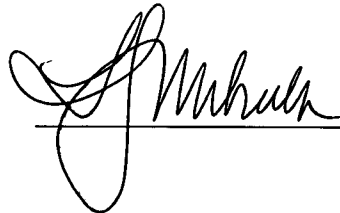
DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

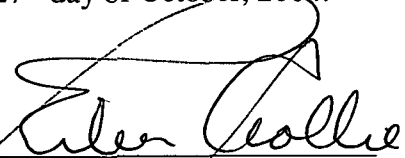
1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 273-2004 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 13<sup>th</sup> day of September, 2004, to adopt Amendment Number OP93-238 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 273-2004 as required by section 17(23) of the *Planning Act* was given on the 24<sup>th</sup> day of September, 2004, 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. OP93-238 is deemed to have come into effect on the 15<sup>th</sup> day of October, 2004, 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 )  
27<sup>th</sup> day of October, 2004. )



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A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**