



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

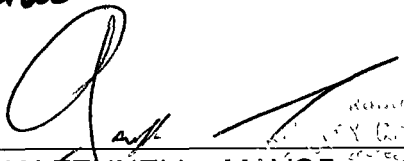
Number 349-2006


To adopt Amendment Number OP93-**272**
to the Official Plan of the City
of Brampton Planning Area

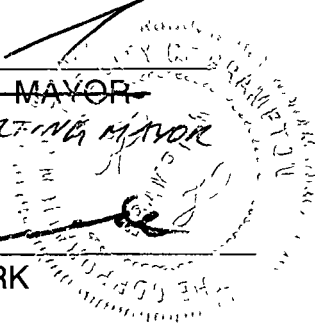
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP93- **272** to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

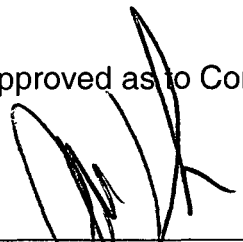
READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this 11 day of, October 2006


~~SUSAN FENNEL - MAYOR~~
 G. MANNING - ACTING MAYOR


 K. ZAMMIT - CLERK



Approved as to Content:



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

APPROVED AS TO FORM LAW DEPT BRAMPTON	
DATE	<u>Oct 11/06</u>

AMENDMENT NUMBER 93- 272
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to re-designate the lands from "Medium Density Residential" to "Central Area Mixed Use".

The amendment would permit the development of an apartment building on the subject lands.

2.0 Location:

The lands subject to this amendment have an area of approximately 0.62 hectares (1.53 acres) and are located on the south side of Queen Street East, east of James Street and north of the Canadian National Rail Line (including lands on both the north and south side of John Street). The lands are described as Part of Lot 5, Concession 1, E.H.S.

3.0 Amendments and Policies Relative Thereto:

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: Downtown Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93- 272.
- (2) by changing on Schedule SP 7(a) of Chapter 7 of Part II: Secondary Plans, the land use designation of the lands from "Medium Density Residential" to "Central Area Mixed Use" as outlined on Schedule 'A' to this amendment.
- (4) by adding on Schedule SP 7(c) of Chapter 7 of Part II: Secondary Plans, a Special Policy Area 7 designation, as shown on Schedule 'B' to this amendment.
- (5) by adding to Chapter 41 of Part II: Secondary Plans the following:

"Amend Section 5.1.2.7 with the following:

"In accordance with section 5.1.1.5, an increase in density is appropriate for the lands within the Central Area Mixed Use designation to implement the residential intensification objectives of this Plan. To promote attractive built form and high quality architectural design, development of the site shall implement the following:

"The ground floor level of the building facing the Queen Street East shall be used for commercial and retail purposes and have public access to the street."

"A landscaped area shall be provided in between the building and the street edge in the form of hard and soft landscaping and shall be encouraged to be provided on any outdoor terraces/ balconies of the building, which are located above-ground."

"The building shall be constructed with an articulated roof design such that all mechanical rooftop equipment is screened."

"Development of these lands shall be transit-oriented, provide for and include a mixed of commercial, office and residential uses and implement a strong and attractive urban edge to the Queen and James Street frontages."

“The building architecture shall provide landmark building elements such as a strong base, which anchors the building within the streetscape and a unique and defining cap, which provides an attractive focal point within the downtown Brampton skyline.”

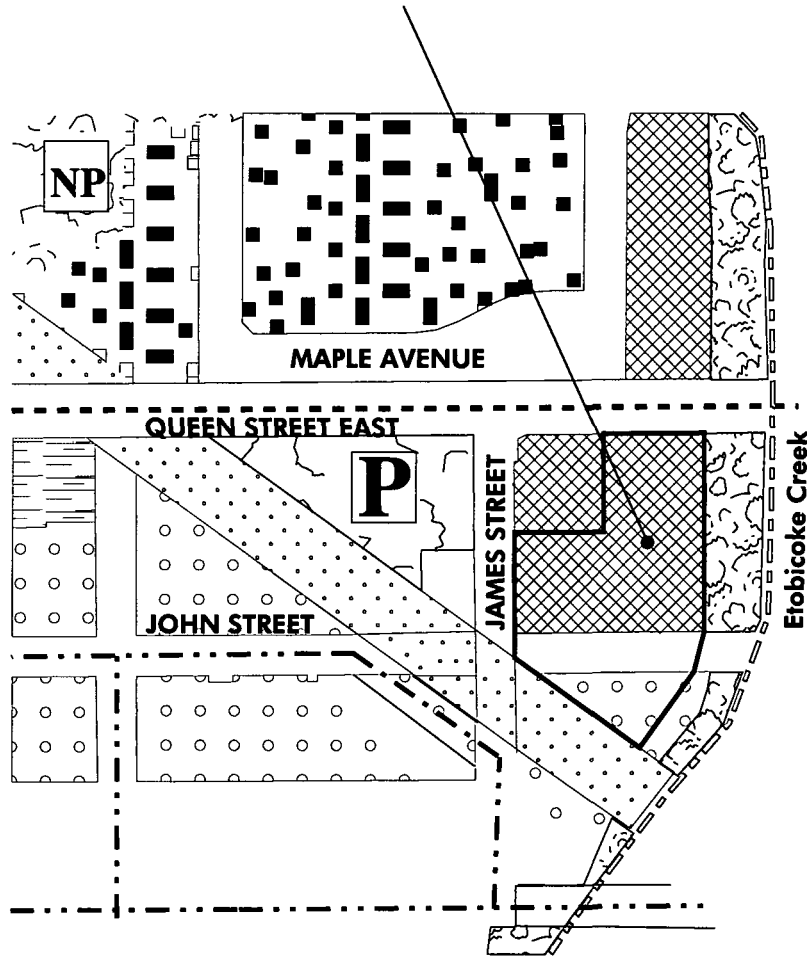
“Building design shall provide for extensive articulation to the building façade. These elements, along with significant architectural treatment for the building’s top shall be used to control the mass and bulk of the building.”

Approved as to Content:



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

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL - Medium Density" TO "COMMERCIAL - Central Area Mixed Use"

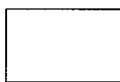
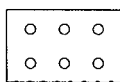



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE CITY OF DOWNTOWN BRAMPTON SECONDARY PLAN

LAND USE

----- Secondary Plan Boundary

RESIDENTIAL

-  Low Density
-  Medium Density
-  Medium High / High Density

COMMERCIAL

-  Central Area Mixed Use

INSTITUTIONAL

-  Institutional

PUBLIC OPEN SPACE

-  Parkette
-  Neighbourhood Park
-  Valleylands

TRANSPORTATION

-  Transportation Facilities
-  Minor Arterial Road
-  Collector Road
-  Local Road

OFFICIAL PLAN AMENDMENT OP93 #. 272

Schedule A



CITY OF BRAMPTON
Planning, Design and Development

Date: 2006 08 15

Drawn by: CJK

File no. C1E5.54opaa

Map no. 60-72

In the matter of the *Planning Act*, R.S.O. 1990, as amended, sections 17 and 34:

And in the matter of the City of Brampton By-law 349-2006 being a by-law to adopt Official Plan Amendment OP93-272 and By-law 350-2006 to amend Zoning By-law 270-2004 as amended - DCK Developments Inc. (File C1E5.54)

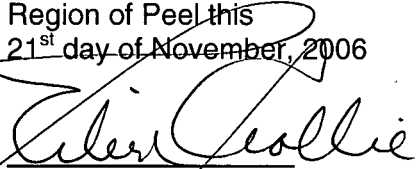
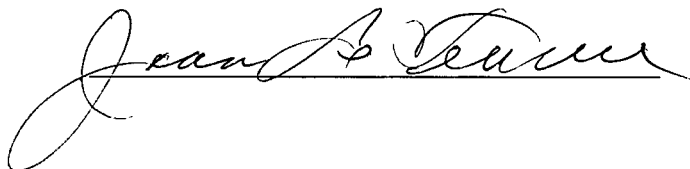
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, 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 349-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 11th day of October, 2006, to adopt Amendment Number OP93-272 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 350-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 11th day of October, 2006, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 349-2006 as required by section 17(23) and By-law 350-2006 as required by section 34(18) of the *Planning Act* was given on the 20th day of October, 2006, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP93-272 is deemed to have come into effect on the 10th day of November, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
8. Zoning By-law 350-2006 is deemed to have come into effect on the 11th day of October, 2006, in accordance with Section 34(19) 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)
21st day of November, 2006)


A Commissioner, etc.,
EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.