



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 362-2009  
To Adopt Amendment Number OP 2006- 034  
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 OP 2006 - 034 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 9th day of December 2009 .

  
SUSAN FENNELL - MAYOR

  
PETER FAY - CLERK

Approved as to Content:

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

C09E05.020

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>M. Rea</i>
DATE <u>27 11 09</u>

AMENDMENT NUMBER OP 2006 - 034  
to the Official Plan of the  
City of Brampton Planning Area

**AMENDMENT NUMBER OP 2006 - 034  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA**

**1.0 Purpose:**

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to this amendment to permit the development of a hotel, an office and other retail uses in the context of the mixed commercial/industrial uses already permitted on the site and to provide specific policies for the development of the subject lands.

**2.0 Location:**

The lands subject to this amendment are located on the northeast side of McVean Drive and Queen Street East in Part of Lot 5 Concession 9 , N.D. in the City of Brampton, Regional Municipality of Peel designated as Parts 1 and 2 Reference Plan 43R- 27720.

**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 OP 2006- 034 .

**3.2** The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Bram East Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

- 1) by adding to the legend of Schedule SP41(a): "Special Policy Area 11 (Mixed Commercial/Industrial)"
- 2) by changing on Schedule SP 41(a) of Chapter 41 of Part II : Secondary Plans, the land use designation of the lands shown outlined on Schedule A to this amendment from "Mixed Commercial/Industrial" to "Special Policy Area 11 (Mixed Commercial/Industrial)";

- 3) by adding Section 3.2.26 to 3.2.30 of Chapter (41) of Part II :  
Secondary Plans:

“Special Policy Area 11 (Mixed Commercial/Industrial)”

- 3.2.26 The lands shown as “Special Policy Area 11 (Mixed Commercial/Industrial)” on Schedule SP41(a) shall be developed for mixed commercial/industrial uses in accordance with policy 3.2.11, excluding any policies related to “Special Policy Area 8”. Additional uses that may be permitted under “Special Policy Area 11 (Mixed Commercial/Industrial)” shall include a hotel, supermarket, office and retail related uses. Warehouse distribution centres shall not be permitted within the “Special Policy Area 11 (Mixed Commercial/Industrial)” designation.
- 3.2.27 Non-industrial buildings, excluding specialty food and grocery stores, shall be restricted to a minimum Gross Leasable Area (GLA) of 697 square metres (7,500 square feet). Units within those non-industrial buildings shall have a minimum GLA of 232 square metres (2,500 square feet).
- 3.2.28 Individual developments are permitted at a maximum density of 0.5 Floor Space Index (FSI) within the “Special Policy Area 11 (Mixed Commercial/Industrial)” designation. Lot sizes shall generally be a minimum of 3,000 square meters.
- 3.2.29 To evaluate the merits of a development proposal within the “Special Policy Area 11 (Mixed Commercial/Industrial)” designation, the City may require the submission of a tertiary development concept to demonstrate how the area can be comprehensibly developed.
- 3.2.30 The following urban design and development principles shall apply to “Special Policy Area 11 (Mixed Commercial/Industrial)”:
- i. All buildings shall have significant articulation and superior architectural treatment, with upscale building

- materials, glazing, roofline variation, and corner features;
- ii. Convenient, safe pedestrian access shall be provided to the subject site and supported with articulated entrances facing the street;
  - iii. Service/loading areas shall be incorporated into building designs and screened from view through appropriate fencing and landscaping;
  - iv. No parking shall be permitted between buildings and Queen Street East, McVean Drive and Ebenezer Road. In areas where parking is abutting the street, appropriate landscaping shall be required to provide adequate screening to improve the visual amenity of the area;
  - v. Drive-through facilities shall only be permitted in association with a bank, trust company or financial company.
  - vi. Building facades along Queen Street East shall include glass fenestration and be supportive of active pedestrian uses, i.e. patios, restaurants, double-sided retail opportunities;
  - vii. Built form and architecture along the Ebenezer Road frontage shall be sympathetic to adjacent residential uses;
  - viii. The northeast corner of Queen Street East and McVean Drive will feature a multiple storey building that will be four or more storeys in height;
  - ix. Upscale landscaped treatment shall be provided along Queen Street East, McVean Drive and Ebenezer Road in recognition of this visibly prominent location and its proximity to residential uses."

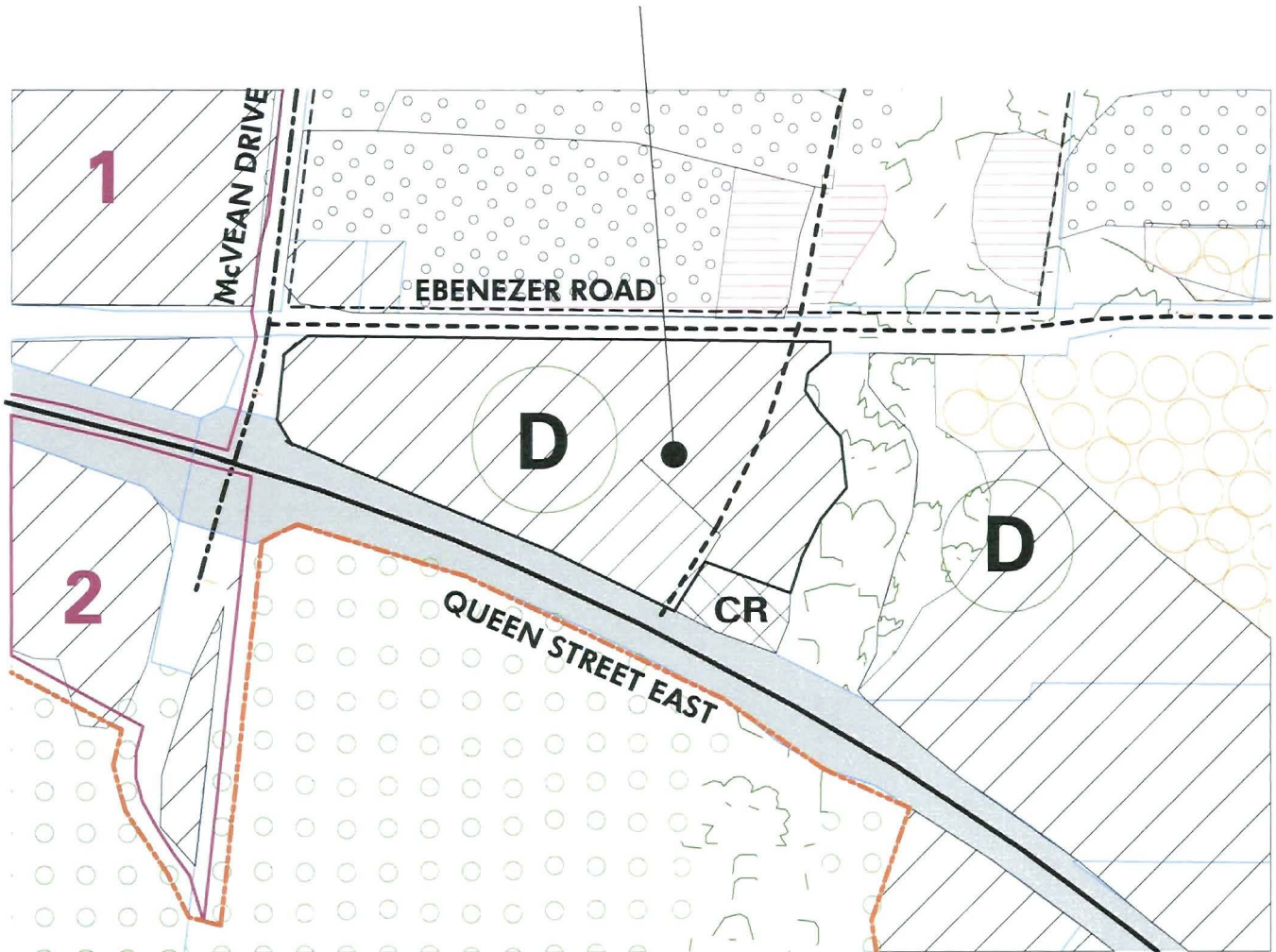
Approved as to Content:



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

# LANDS TO BE REDESIGNATED FROM "MIXED COMMERCIAL / INDUSTRIAL" TO "SPECIAL POLICY AREA 11 (Mixed Commercial/Industrial)"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

	<b>RESIDENTIAL LANDS:</b> Low / Medium Density		<b>Special Policy Area 1 ( Office )</b>
	Medium Density		<b>Special Policy Area 2 ( Public Use / Commercial )</b>
	<b>EMPLOYMENT LANDS:</b> Mixed Commercial / Industrial		<b>Special Policy Area 11( Mixed Commercial/Industrial )</b>
	Convenience Retail		
	<b>ROAD NETWORK</b> Highway		<b>OPEN SPACE:</b> Valleyland
	Minor Arterial		Conservation Lands
	Collector Road		Private Commercial Recreation
	Local Road		Storm Water Management Facility
			OPA 201 WOODLANDS
			Secondary Plan Boundary

OFFICIAL PLAN AMENDMENT OP06 #. 034



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

Date: 2009 11 13 Drawn by: CJK

File no. C09E05.020\_OPA\_A

Schedule A

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 362-2009 being a by-law to adopt Official Plan Amendment OP2006-034 and By-law 363-2009 to amend Zoning By-law 270-2004 as amended – Candevcon Limited - Woodspring Homes Ltd File C09E05.020)

DECLARATION

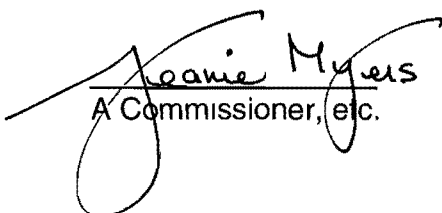
I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

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 362-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 9<sup>th</sup> day of December, 2009, to adopt Amendment Number OP2006-034 to the City of Brampton Planning Area ;
3. By-law 363-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 9<sup>th</sup> day of December, 2009, to amend Zoning By-law 270-2004, as amended
4. Written notice of By-law 362-2009 as required by section 17(23) and By-law 363-2009 as required by section 34(18) of the *Planning Act* was given on the 23<sup>rd</sup> day of December, 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
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 respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice
7. OP2006-034 is deemed to have come into effect on the 13<sup>th</sup> day of January, 2010, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.
8. Zoning By-law 363-2009 is deemed to have come into effect on the 9<sup>th</sup> day of December, 2009, 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 )  
22<sup>nd</sup> day of January, 2010 )

  
\_\_\_\_\_  
Earl Evans

  
A Commissioner, etc.

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