

City-Initiated Official Plan and Zoning By-law Amendments to implement the new Bramalea Mobility Hub Secondary Plan Area 9



Public Notice

May 13, 2019



Open House- 6:15 p.m. - 6:45 p.m. 1st



Public Meeting - 7:00 p.m. 4th floor, Council Chambers



City Hall
2 Wellington St. W.
Brampton

Information is available in an alternative/accessible format upon request.

Purpose and Effect

The Bramalea GO station and surrounding area is designated as a Mobility Hub in the Growth Plan and Brampton's Official Plan because of its existing and planned level of regional rapid transit service. Mobility Hubs are intended to accommodate a concentration of higher density mixed uses that support higher order transit, and are generally identified as an area covering an approximate 800 metre radius from the station.

The area surrounding the Bramalea GO is currently developed with industrial uses, in accordance with existing zoning permissions, which are not consistent with the vision for this area to develop for higher density mixed uses.

In October 2017, an Interim Control By-law (ICBL) was adopted to freeze any development within the mobility hub area while a study was undertaken to recommend the appropriate policy framework compatible with the transit oriented development envisioned for this area.

The Bramalea Mobility Hub Land Use Study recommends expanding the boundaries of the existing Bramalea Rd. South Gateway Secondary Plan to include all lands within the 800 metre radius in order to initiate planning for the mobility hub area in accordance with Provincial Policies.

Staff is proposing to implement the new "Bramalea Mobility Hub Secondary Plan", which will guide future planning for this area. Existing policies within the Bramalea Rd. South Gateway Secondary Plan will continue to apply until a comprehensive Master Plan for the entire area is undertaken, which will establish land uses and the appropriate distribution of intensity and urban form.

It is also proposed to rezone lands within the new secondary plan to remove existing heavy industrial permissions which are considered incompatible with a mobility hub, and to add office uses as a permitted use.

Important Information about making a submission

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed plan of subdivision, proposed official plan amendment or proposed zoning by-law amendment before the City gives or refuses to give approval to the draft plan of subdivision, or before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

We value your input...

Any person may express their support, opposition or comments to this application.

How can I get involved?

- Attend the Public Meeting.
AND/OR
- Send comments to Claudia LaRota, RPP, MCIP, Policy Planner (905-874-3844) or to claudia.larota@brampton.ca
AND/OR
- Mail / Fax comments to:
Planning and Development Services
2 Wellington Street West, 3rd Floor
Brampton ON L6Y 4R2 or
Fax: (905) 874-2099
- If you wish to be notified of the decision of the City in respect of this proposal, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

More Information

- For more information on the proposed amendments, please visit City Hall, Third floor between 9:00 a.m. and 4:00 p.m. during the regular business week.

Note: In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law until at least 30 days after the date of a statutory public meeting.

If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.

