

**Adoption of Official Plan Amendment OP2006-256 (By-law 172-2023)  
and Zoning By-law 173-2023**

**227 Vodden Street East**

**Date of Decision: October 18, 2023**

**Date of Notice: October 30, 2023**

**Last Date of Appeal: November 20, 2023**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 172-2023, to adopt Official Plan Amendment OP2006-256, and By-law 173-2023, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Gagnon Walker Domes Ltd. - Centennial Mall Brampton Ltd. – Ward 1 (File No.OZS-2022-0001 & OZS-2022-0046).

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

**The Purpose and Effect of the Official Plan Amendment:** To amend the City of Brampton Official Plan and Secondary Plan Area 6, Brampton Flowertown Secondary Plan Land Use Schedule 6, by deleting the “District Retail” designation on Schedule A2 as shown on Schedule ‘A’ of this amendment. Official Plan Amendment OP2006-256, is to also amend the Brampton Flowertown Secondary Plan by deleting the “Neighbourhood Retail” designation and replacing it with “High Density Residential” and “Special Site Area 6” designation as shown on Schedule ‘B’ of this amendment to permit high density residential and mixed residential and commercial uses on the property.

**The Purpose and Effect of the Zoning By-law Amendment:** To permit medium to high density residential and mixed residential and commercial uses on the property.

**Location of Lands Affected:** 227 Vodden Street East, legally described as Part of Block H and XF, Plan 889 in the City of Brampton.

**Obtaining Additional Information:** A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk’s Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Any further inquiries or questions should be directed to Andrew Ramsammy, Planner, Planning, Building and Growth Management Services at 905-874-3485 or [Andrew.Ramsammy@brampton.ca](mailto:Andrew.Ramsammy@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

**When and How to File an Appeal:** Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than November 20, 2023**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

**The Notice of Appeal must:**

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 172 - 2023

To adopt Amendment Number OP-2006-256 to the Official Plan of the City of  
Brampton Planning Area

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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-2006-256 to the Official Plan of the City of  
Brampton Planning Area is hereby adopted and made part of this By-law

ENACTED and PASSED this 18<sup>th</sup> day of October, 2023.

Approved as to  
form.

2023/09/18

SDSR

Approved as to  
content.

2023/09/25

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 256

To the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – 256  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the City of Brampton Official Plan and the Brampton Flowertown Secondary Plan to change the land use designation of the lands shown on Schedule 'A' to this amendment to permit the development of medium to high density residential and mixed use buildings.

2.0 Location:

The lands subject to this amendment are known municipally as 227 Vodden Street East. The lands are located approximately 770 metres (2,526 feet) north of Queen Street East, having a frontage of approximately 285 metres (935 feet) along Kennedy Road North, 190 metres (624 feet) along Vodden Street East and 275 metres (901 feet) along Hansen Road North. The lands are legally described as Part of Block H and XF, Plan 889 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 deleting the "District Retail" designation on Schedule A2 – Retail Structure, as shown on Schedule 'A' to this amendment.

3.2 The portions of the document known as Brampton Flowertown Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) by amending Schedule 6 of Chapter 45: Brampton Flowertown Secondary Plan, by deleting the "Neighbourhood Retail" designation and replacing it with a "High Density Residential" and "Special Site Area 6" designation as shown outlined on Schedule 'B' to this amendment.

- (2) by adding the following clauses under Section 8.0,  
Special Site Areas:

"8.5 Lands shown on Schedule 6 as **Special Site Area 6** known municipally in 2023 as 227 Vodden Street East, shall be redeveloped (to be permitted incrementally) to provide a more broadly based mix of residential housing types complemented by locally serving non-residential uses within mixed-use buildings and shall be subject to the following:

- i.) Notwithstanding Section 4.2.1.2 of the Official Plan, low-rise, mid-rise and high-rise apartment buildings and mixed-use buildings, stacked townhouses, back-to-back townhouses and street townhouses shall be permitted. Non-residential uses in accordance with Section 4.3.5 of the Official Plan are also permitted within the first storey above grade within new apartment buildings and mixed-use buildings. Stand-alone commercial buildings existing at the time of the passing of this amendment are also permitted in the interim as development phasing is advanced pursuant to Section 4.3.4 of the Official Plan.
- ii.) Notwithstanding the provisions of the "High Density" designation of this Plan or any other Official Plan policy to the contrary, the lands shall be developed in accordance with the following principles:
  - a. A maximum gross residential density of 465 units per hectare is permitted.
  - b. A maximum gross Floor Space Index of 3.75 is permitted.
  - c. Individual buildings, blocks and phases may exceed the maximum permitted overall gross site density and Floor Space Index.
  - d. The predominant built form shall be high-rise, except that mid-rise and low-rise built forms shall only be permitted abutting Hansen Road North.
  - e. Development will provide a mix of building types, variation of building heights and

transition and scale.

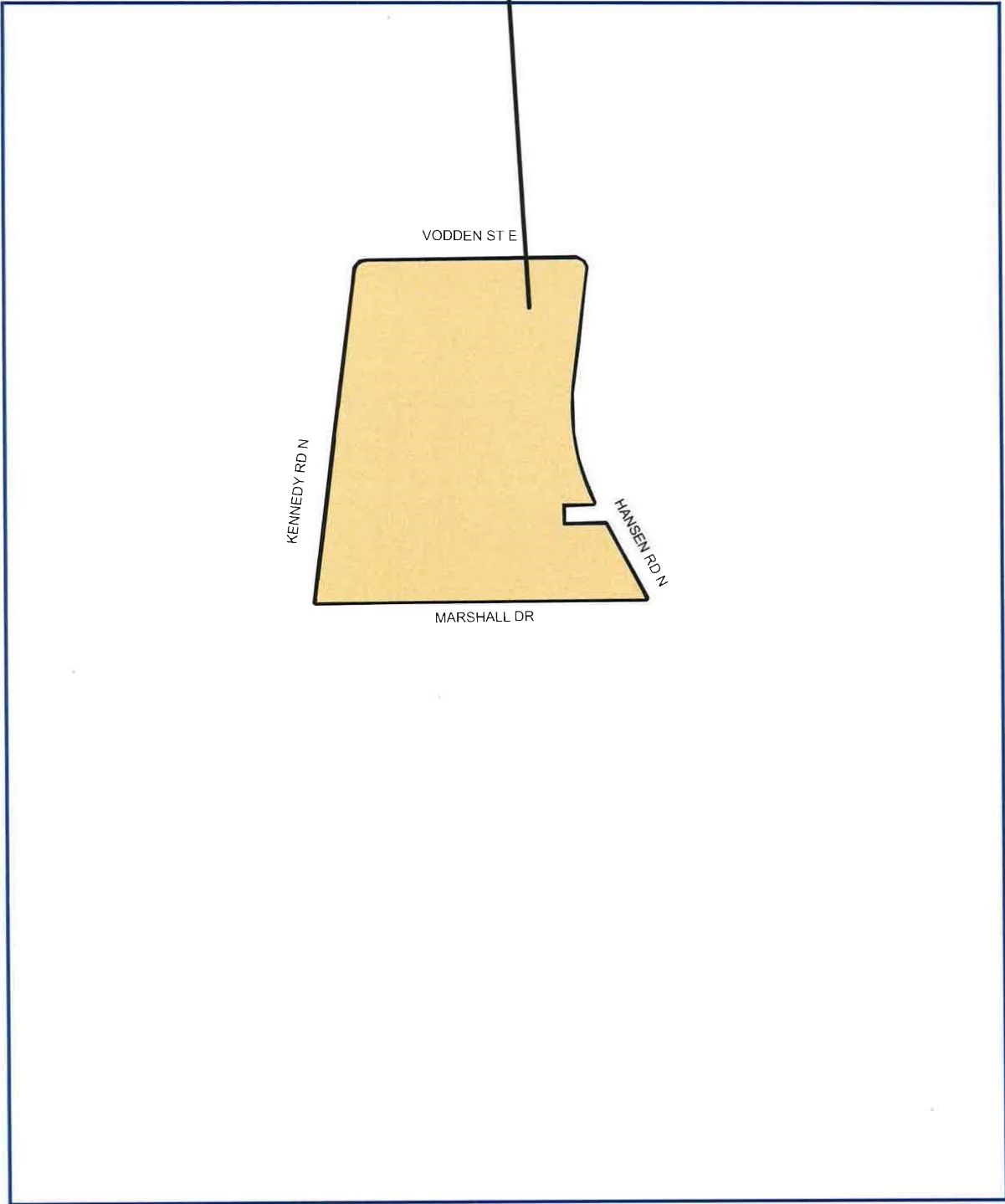
- f. The tallest building heights shall be directed towards Kennedy Road North to provide appropriate transitions in height to existing adjacent uses. High-rise buildings located along Kennedy Road North shall provide a minimum building height of 26 storeys and may be developed up to a maximum building height of 39 storeys.
- g. High-rise buildings without direct frontage along Kennedy Road North shall be limited to a maximum building height of 18 storeys.
- h. A maximum of 7 high-rise buildings are permitted.
- i. The portion of all buildings fronting Kennedy Road North shall include street oriented retail uses on the ground level. Common residential areas of the building shall also be permitted fronting Kennedy Road North, however, retail frontage shall constitute the majority of the Kennedy Road North streetscape façade along the ground floor.
- j. For that portion of the lands abutting Hansen Road North, a maximum building height of 6 storeys is permitted.
- k. New development shall demonstrate a high level of design, high-quality building materials, well articulated façades, and the incorporation of building and site elements that contribute to a strong pedestrian streetscape.
- l. Outdoor amenity spaces are encouraged at the ground level and shall be functional, interesting and engaging spaces that are encouraged to be connected to public and/or private streets or other communal areas, and encourage social interaction for people of all ages and abilities through the inclusion of elements such as recreational features, seating, landscaping. The delineation and

location of private outdoor amenity spaces will be confirmed at the detailed design stage.

- m. Off-street surface parking shall be limited for new mid-rise and high-rise development. Surface parking areas shall continue to serve the existing commercial buildings in the interim as development is phased.
  - n. A new replacement supermarket/grocery store shall be located within the development prior to, or concurrent with, the completion of the final phase of development.
  - o. An orderly, coordinated and phased approach to development shall be provided with respect to the provision of transportation, servicing and other infrastructure requirements that support the development of complete communities.
- iii) Shall be designed with the general intent of achieving financial sustainability through the provision of municipal infrastructure and services in an efficient and financially prudent manner;
- iv) Subsequent phases of development may proceed subject to the receipt of a Functional Servicing Report and studies that consider municipal infrastructure requirements such as stormwater management, water and wastewater and transportation and site access that address capacity, configuration, and staging in the context of individual sites and the totality of the lands subject to these special site policies to the satisfaction of the City and Region.
- v) In the event of a conflict between this amendment and the Brampton Official Plan and/or Brampton Flowertown Secondary Plan, this amendment shall prevail."



"DISTRICT RETAIL" TO BE DELETED

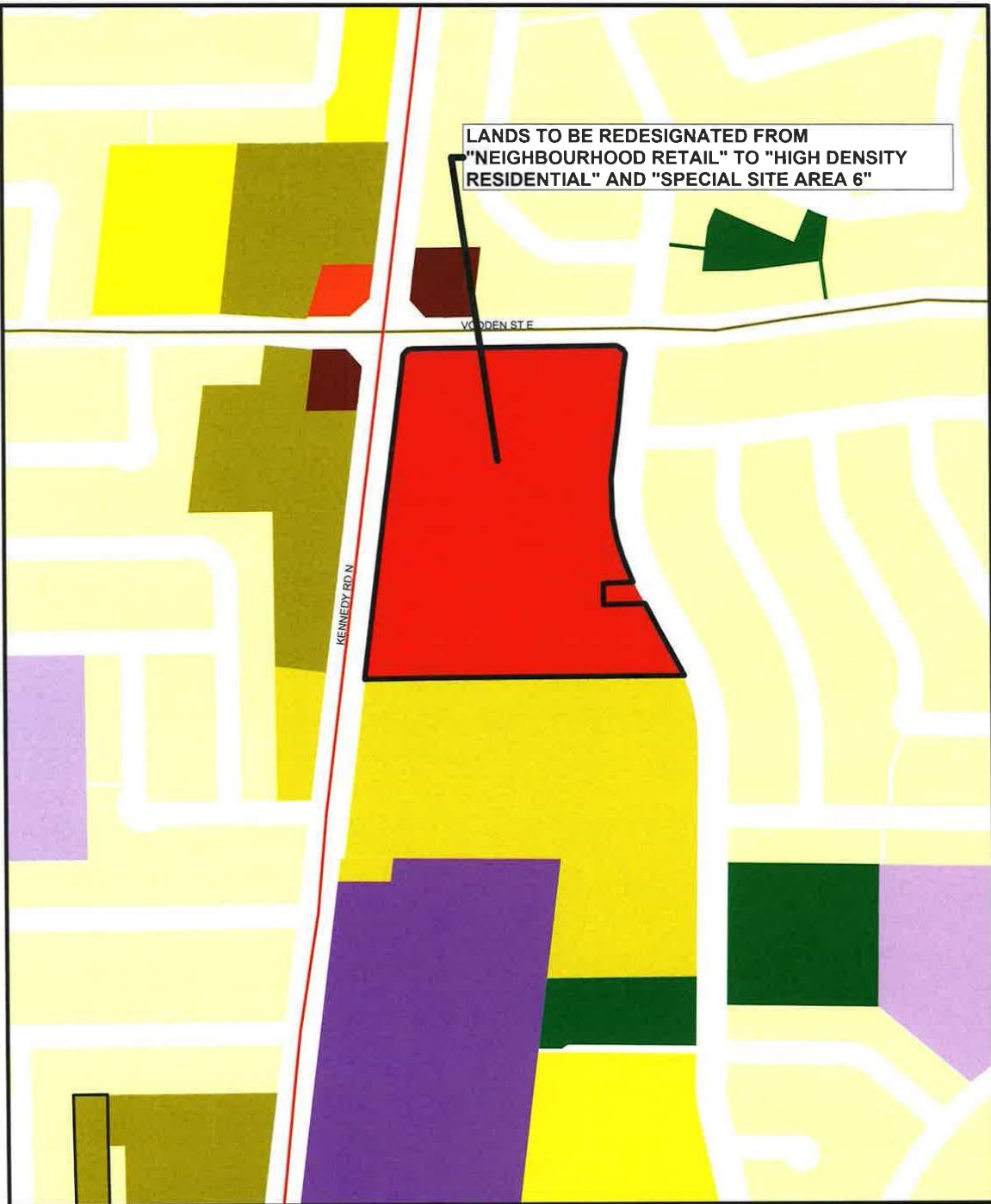


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

Legend

 DISTRICT RETAIL





EXTRACT FROM SCHEDULE SP6 OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

| COMMERCIAL  | RESIDENTIAL  | INSTITUTIONAL   | OPEN SPACE   | ROADS  |
|---|--|---|--|--|
| <ul style="list-style-type: none"> <li>NEIGHBOURHOOD RETAIL</li> <li>DISTRICT RETAIL</li> <li>CONVENIENCE RETAIL</li> <li>HIGHWAY COMMERCIAL</li> <li>SERVICE COMMERCIAL</li> <li>HIGHWAY AND SERVICE COMMERCIAL</li> </ul> | <ul style="list-style-type: none"> <li>LOW DENSITY RESIDENTIAL</li> <li>MEDIUM DENSITY RESIDENTIAL</li> <li>MEDIUM-HIGH DENSITY RESIDENTIAL</li> <li>HIGH DENSITY RESIDENTIAL</li> </ul> | <ul style="list-style-type: none"> <li>ELEMENTARY SCHOOL</li> <li>MIDDLE SCHOOL</li> <li>SECONDARY SCHOOL</li> <li>GENERAL EMPLOYMENT 1</li> <li>PLACE OF WORSHIP</li> <li>INSTITUTIONAL</li> </ul> | <ul style="list-style-type: none"> <li>NATURAL HERITAGE SYSTEM</li> <li>RECREATION OPEN SPACE</li> <li>CEMETERY</li> <li>RAILWAY</li> <li>SPECIAL SITE AREA</li> <li>SPECIAL POLICY AREA</li> <li>SECONDARY PLAN BOUNDARY</li> </ul> | <ul style="list-style-type: none"> <li>COLLECTOR ROAD</li> <li>MINOR ARTERIAL ROAD</li> <li>MAJOR ARTERIAL ROAD</li> <li>PROVINCIAL HIGHWAY</li> </ul> |
| <b>UTILITY</b><br><ul style="list-style-type: none"> <li>UTILITY</li> </ul>   |  | <b>EMPLOYMENT</b><br><ul style="list-style-type: none"> <li>GENERAL EMPLOYMENT 1</li> </ul>   |  |  |



**BRAMPTON**  
Flower City

0 0.04 0.07 0.15 0.22  
Kilometres



**SCHEDULE B TO OFFICIAL PLAN AMENDMENT OP2006# 256**

**BY-LAW 172-2023**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 173 - 2023

To Amend Comprehensive Zoning By-law 270-2004, as amended

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. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

| From:                                    | To:  |
|--|--|
| "COMMERCIAL THREE –<br>3065 (C3 – 3065)" | "RESIDENTIAL APARTMENT B –<br>3728 (R4B – 3728)" |

(2) By adding the following Sections:

"3728 The lands designated R4B – 3728 on Schedule A to this by-law:

3728.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4B Zone
- 2) Only in conjunction with a building containing an apartment dwelling, the uses permitted in the C2 Zone, except that a service station or gas bar shall not be permitted

3728.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No Requirement
- 2) Minimum Lot Width: No Requirement
- 3) Minimum Lot Depth: No Requirement
- 4) Minimum Yard Depth to a Municipal Street or Private Laneway:

- a. Kennedy Road North: 0.0 metres
- b. Vodden Street East: 1.5 metres
- c. Hansen Road North: 3.0 metres
- d. Other Municipal Street: 3.0 metres
- e. Private Laneway: 3.0 metres

- 5) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- 6) Minimum Setback for Parking Structure Below Established Grade: 0.0 metres
- 7) Minimum Tower Setback to a Municipal Street or Private Laneway:
  - a. Kennedy Road North: 3.0 metres
  - b. Vodden Street East: 4.5 metres
  - c. Private Laneway: 6.0 metres
- 8) For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys
- 9) Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North
- 10) Minimum Separation Distances Between Buildings:
  - a. Building Towers: 25.0 metres
  - b. Building Portions Between 4 to 8 Storeys: 15.0 metres
  - c. Building Portions Between 1 to 3 Storeys: 11.5 metres
- 11) Notwithstanding 3728.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:
  - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres
  - b. Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres
- 12) For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres
- 13) Maximum Building Height: 122.0 metres, except that:
  - a. For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted
  - b. For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted
  - c. For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted

14) Notwithstanding 3728.3(13), the following shall be exempt from the calculation of building height:

- a. Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres
- b. A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height

15) Minimum Ground Floor Height 4.5 metres

16) Maximum Tower Floorplate: 800 square metres

17) Maximum Floor Space Index (FSI): 4.75

18) Maximum Number of Dwelling Units: 1,185

19) Minimum Non-Residential Gross Floor Area: 1,500 square metres

20) Maximum Lot Coverage: No Requirement

21) Minimum Landscaped Open Space: 10% of the lot area

22) Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.

23) Motor Vehicle Parking:

- a. Minimum parking requirement for an apartment dwelling use is 0.5 parking spaces per dwelling unit for residents and 0.20 parking spaces per dwelling unit for visitors.
- b. Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in Section 3728.1 of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.

24) Bicycle parking:

- a. A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit
- b. A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
- c. A maximum of 50% of the required bicycle parking shall be vertical spaces
- d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - (1) A building or structure
  - (2) A secure area such as a supervised parking lot or enclosure; or
  - (3) Within bicycle lockers
- e. The dimensions for required bicycle parking spaces shall be:
  - (1) A horizontal bicycle parking space shall have a minimum

- length of 1.8 metres and a minimum width of 0.6 metres
- (2) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres
- f. Bicycle parking must be located on the same lot as the use or building for which it is required

- 25) Minimum Number of Loading Spaces per Building: 1 space
- 26) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street
- 27) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare
- 28) For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas
- 3728.4 All lands zoned R4B – 3728 shall be treated as a single lot for zoning purposes.
- 3728.5 Notwithstanding any section of the By-law, the erection or use of building or structures on the lands outlined on Schedule A to this By-law shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

ENACTED and PASSED this 18<sup>th</sup> day of October, 2023.

Approved as to  
form.



2023/09/18

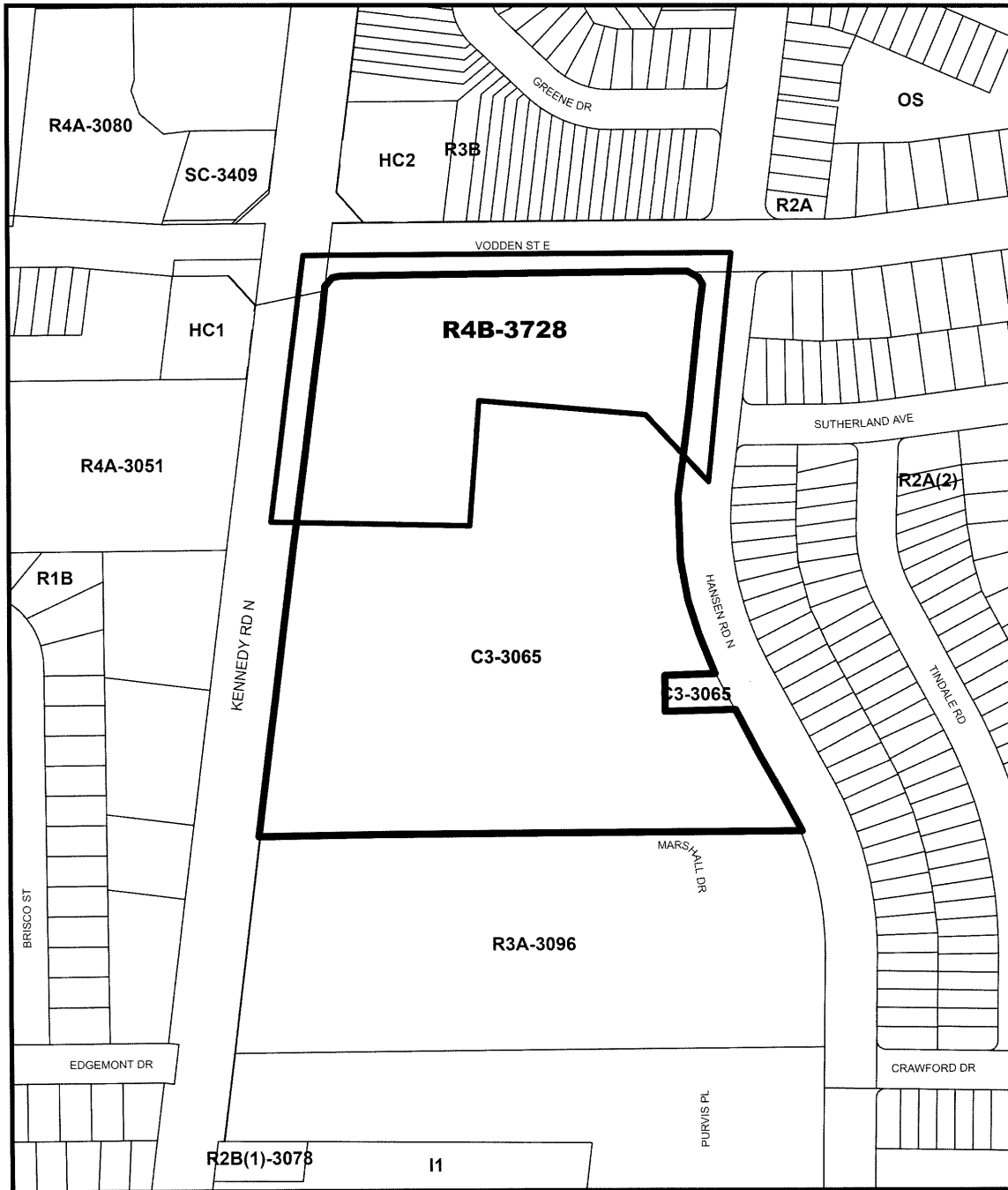
SDSR

Approved as to  
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2023/09/25

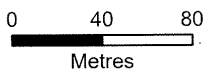
AAP

  
\_\_\_\_\_  
Patrick Brown, Mayor  
\_\_\_\_\_  
Peter Fay, City Clerk



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2023/09/06

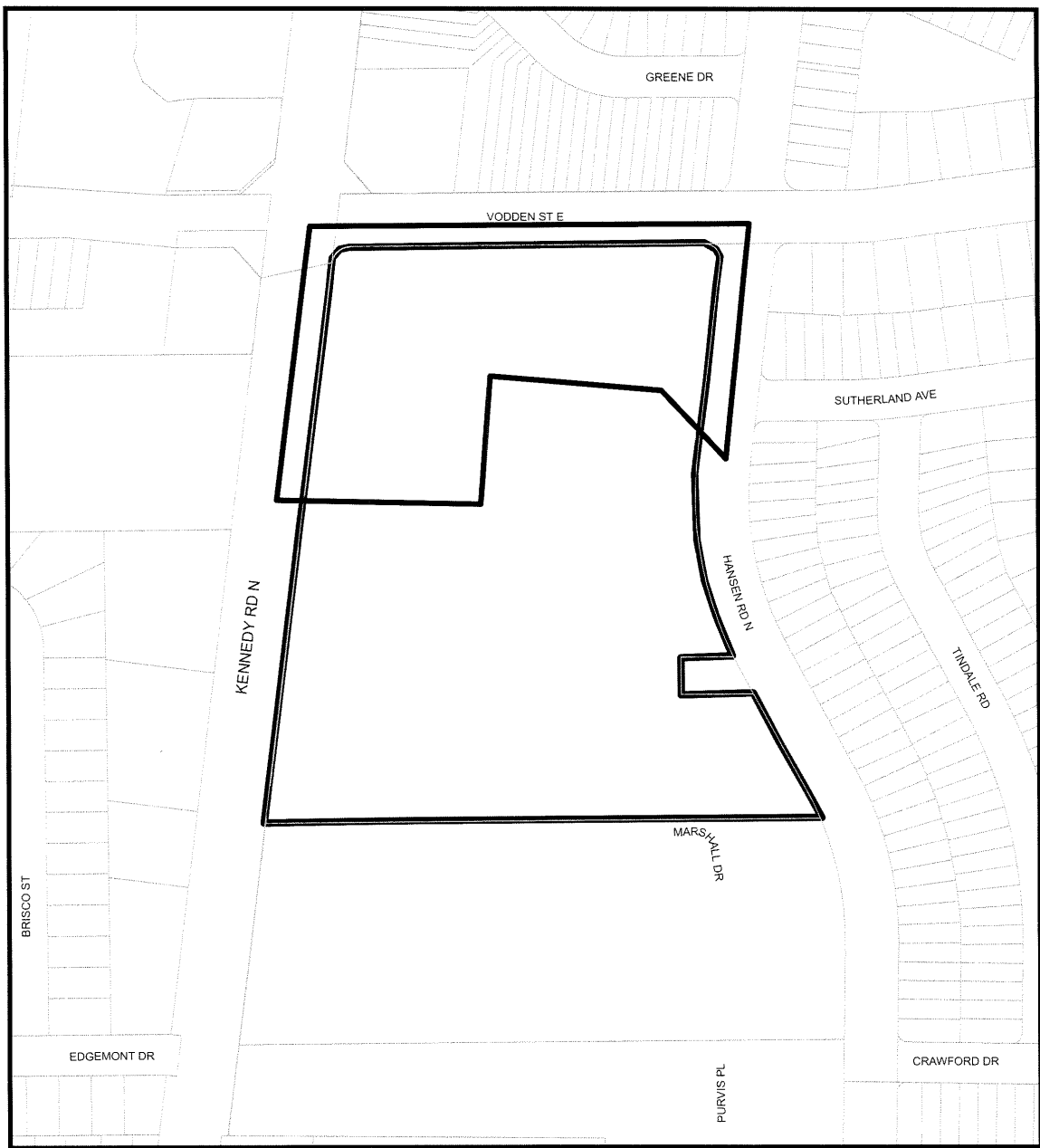



227 VODDEN ST E

BY-LAW 173-2023

SCHEDULE A






 SUBJECT LAND



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

0 35 70

  
Metres  
OZS-2022-0029

Author: CAntoine

Date: 2023/09/07



KEY MAP

BY-LAW 173-2023