

**Adoption of Official Plan Amendment OP 2006-254 (By-law 169-2023)****Credit Valley Secondary Plan Area 45****Date of Decision: October 18, 2023****Date of Notice: November 1, 2023****Last Date of Appeal: November 21, 2023**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 169-2023, to adopt Official Plan Amendment OP2006-254, pursuant to a City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5.

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 Credit Valley Secondary Plan Area 45, pursuant to a City-Initiated amended, to add back lands to the Springbrook Tertiary Plan that were previously removed in 2020, so that further considerations could be made to the increase in height and density for lands fronting onto Queen Street West.

**Location of Lands Affected:** the lands are approximately 10.60 hectares (26.18 acres) in size and are located at the intersection of Queen Street West and Creditview Road, extending westerly to Elbern Markel Drive and easterly towards Springbrook Creek. The extracts provided are Schedules A to D, of the Official Plan Amendment to the Credit Valley Secondary Plan Area 45, in wards 4 and 5.

**Obtaining Additional Information:** The complete by-law 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). Further enquiries or questions should be directed to Neil Chadda Policy Planner, at 905-874-2486, or [neil.chadda@brampton.ca](mailto:neil.chadda@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.

**When and How to File an Appeal:** An appeal of the by-law amendments to the Ontario Land Tribunal (OLT) must be filed with the City Clerk, Peter Fay, **no later than November 21, 2023**, shown above. 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  
905.874.2114



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 169 - 2023

To Adopt Amendment Number OP2006- 254  
to the Official Plan of the  
City of Brampton Planning

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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 OP2006- 254 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan

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

Approved as to  
form.

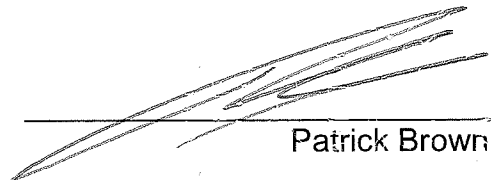
2023/10/17

SDSR

Approved as to  
content.

2023/10/14

[H. Zboqar]



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Patrick Brown, Mayor



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Peter Fay, City Clerk

**AMENDMENT NUMBER OP2006- 254**

**To the Official Plan of the  
City of Brampton Planning Area**

**1. PURPOSE**

The purpose of this amendment is to establish a policy framework to guide future development and redevelopment within the Springbrook Tertiary Plan area. This amendment sets out land use designations and related policies to achieve a higher density mixed-use vision for properties along Queen Street West between Creditview Road and Elbern Markell Drive, in a manner that they are properly integrated with the surrounding executive housing area.

**2. LOCATION**

The lands subject to this amendment are approximately 10.60 hectares (26.18 acres) in size and are located at the intersection of Queen Street West and Creditview Road, extending westerly to Elbern Markell Drive and easterly towards Springbrook Creek.

**3. AMENDMENT AND POLICIES 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 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006- 254.

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 Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

1. By amending Schedule SP45(a) to the Credit Valley Secondary Plan, to enlarge the boundaries of the Springbrook Tertiary Plan and to delete the Springbrook Settlement Area as shown on Schedule A to this amendment.
2. By amending Block Plan 45 Sub Area 2, to delete the Springbrook Special Study Area and replace it with the Springbrook Tertiary Plan, as shown on Schedule B to this amendment.
3. By amending Block Plan 45 Sub Area 5, to delete the Springbrook Special Study Area and replace it with the Springbrook Tertiary Plan, as shown on Schedule C to this amendment.
4. By deleting Schedule 45(b), and replacing it with a new Schedule 45(b), as shown on Schedule D, to this amendment.
5. By deleting Section 5.2.7 Springbrook Settlement Area in its entirety.
6. By renumbering 5.2.7.3 Springbrook Tertiary Plan as 5.2.7.
7. By deleting the following sentence: "The Springbrook Tertiary Plan is located at the intersection of Queen Street West and Creditview Road. Properties within the tertiary plan area consistent of mainly low density residential properties."
  - 2.
8. By deleting the Planning Vision paragraph in its entirety and replacing it with the following:
  3.  
"Planning Vision

The vision for this area is to maintain Springbrook as a distinct and recognizable mid-rise community with a mixed-use core centered at the intersection of Queen Street West and Creditview Road.

This will be achieved through the design excellence of its various components and directing proposed developments to be well-integrated within the existing low-density community, in a manner that protects the area's natural heritage features including: the preservation and enhancement of the existing natural amenities of the area; enhanced landscape and urban design features to create a vibrant public realm; and the provision of a variety of housing types that will utilize high-quality materials and architectural design to create a distinctive, upscale character."

9. By deleting the Principles and Objectives section in its entirety, and replacing it with the following:

"Objectives and Guiding Principles

- The objective of the Springbrook Tertiary Plan is to develop a land use plan that ensures the comprehensive redevelopment of lands within the Springbrook area, in accordance with Schedule 45(b) of this plan.
- To limit the number of accesses to both Queen Street West and Creditview Road, the Tertiary Plan contemplates the consolidation of accesses between neighbouring properties, and the creation of internal local roads that extend and connect to the existing road network in the area. A conceptual road network is identified in the Tertiary Plan, which will be further refined as part of the development approval process of applications within the Tertiary Plan area. Development applications within the Tertiary Plan shall demonstrate through the submission of transportation studies among other means, to the satisfaction of the City and the Region that a comprehensive road network, access and servicing plan can be accommodated, and that will effectively integrate development within the Plan area.
- Any conceptual roads shown on Schedule SP45(b) that are proposed as private roads, shall require public access easements to help facilitate the road connection, as per the Springbrook Tertiary Plan.
- The Tertiary Plan is also intended to ensure the protection and conservation of existing natural heritage features in the area and support a robust natural heritage system. The Tertiary Plan identifies a conceptual trail network, which provides opportunities for pedestrian access and connectivity to natural heritage features, which will also be further refined as part of the development approval process for applications within the Tertiary Plan area.
- Existing mature trees are a prominent, unified natural feature that create a strong street edge definition and canopy that should be preserved and enhanced to the extent practical. The enhancement of existing tree rows will accentuate the rural scenic qualities of Creditview Road.
- All development applications within the Tertiary Plan shall make the necessary provisions to minimize adverse impacts on existing adjacent low-density residential uses, through appropriate site design, height transitions, landscaping and buffer treatments.
- Growth Management issues shall be addressed to ensure that new development occurs in an orderly, cost effective and timely manner by coordinating the staging and sequencing of new development with the provision of municipal services required to support the development.

- Minor variations of land use boundaries and the local road pattern shall not require an amendment to this Chapter, provided the intent and objectives of the Tertiary Plan are maintained.”

10. By adding the following as c. and d. under Development Policies and renumbering the subsequent sections:

*“c. Mixed Use Medium-High Density Residential*

This designation represents the core of the Springbrook Tertiary Plan area, where higher densities are encouraged.

- i. Lands within the Mixed Use Medium-High Density Residential designation shall be developed for mid-rise apartment buildings with a maximum height of 14 storeys;
4. ii. Buildings taller than 12 storeys in height shall provide commercial uses at grade. The appropriate floor area for commercial uses will be determined through the implementing zoning by-law;
- iii. The intersections of Queen Street West with Creditview Road and Elbern Markell Drive are the gateways to the Tertiary Plan. Buildings within this designation shall be sited and orientated to address these intersections, contribute to the establishment of well-structured focal point, and create a sense of arrival and landmark conditions at these key locations; and,
- iv. Site design, landscaping and appropriate buffer treatment will be required to recognize, establish and reinforce the focal significance of this designation.”

*“d. Medium Density Residential (Mid-Rise)*

- i. Lands within the Medium Density Residential (Mid-Rise) designation shall be developed for mid-rise apartment buildings ranging in height between five (5) to (12) storeys; and,
- ii. Commercial uses may be permitted at grade.”

11. By amending the Transportation Section under Development Policies as follows:

5.

- a. By adding the words “public and private” in subsection i. after the word “coordinated”.
- b. By adding the words “public and private” in subsection ii. after the word “conceptual”.
- c. By adding the following sentence at the end of subsection iii.: “If private roads are proposed to replace public roads the applicant shall provide all required public access easements required by the City.”

12. By deleting the Servicing and Stormwater Management sections under Development Policies and replacing them with the following:

*“f. Servicing and Stormwater Management*

- i. In order to properly coordinate the appropriate provision of municipal services, including storm water management, required to support redevelopment within the Tertiary Plan, landowners within the plan will be required to submit a joint Functional Servicing Report and Storm Water Management Plan (Master Servicing Plan) or alternative, to be approved to the satisfaction of the City and the Region, prior to the approval of any development application within the Tertiary Plan.

- ii. The Stormwater Management Plan shall address such concerns as low impact development measures, flow attenuation (quantity), water detention (quantity and quality), groundwater quantity/quality issues, water balance for groundwater and natural heritage features and erosion/siltation control design requirements, as appropriate.
- iii. Adequacy of water, wastewater, and stormwater servicing capacity shall be confirmed prior to development approval.
- iv. Where water, wastewater, and stormwater servicing improvements are required by the developer, cost apportionment and construction requirements will be secured through cost-sharing agreements, or any other agreements as deemed to be appropriate by the City and the Region.
- v. In accordance with Section 4.12 and other relevant policies of the Official Plan, the City of Brampton and the Region of Peel may require servicing or phasing agreements with developers as conditions of approval to ensure that development only proceeds in a manner that does not outpace the provision of sewer, water, and stormwater services.
- vi. The Tertiary Plan shows the conceptual location of two stormwater management ponds. Alternative measures to storm water management may be proposed without an amendment to this Plan, subject to the approval of the Stormwater Management Plan.”

6.

13. By adding the following section under Development Policies, and renumbering the subsequent section:

*“g. Urban Design*

- i. A strong community identity and neighbourhood character will be established through design excellence;
- ii. A high-quality urban design, architectural treatment and streetscape will be incorporated into the fabric of the community, expressed by means of enhanced architectural character of individual buildings and structures and by features such as landscaped boulevards, entrance features, POPs, amenity areas, open space, natural features, public walkways and other public realm features, to ensure an enhanced overall community appearance, an upscale image, and a strong sense of place;
- iii. Buildings shall be sited close to the public streets to create a consistent street edge, with parking and loading located at the rear, side or underground of buildings; and,
- iv. Buildings will be located, massed and designed to limit overlook, provide access to natural light for interior spaces, and maximize opportunities for landscaped open space between buildings through the use of generous building separation distances and rear and side yard setbacks from neighbouring properties.

7.

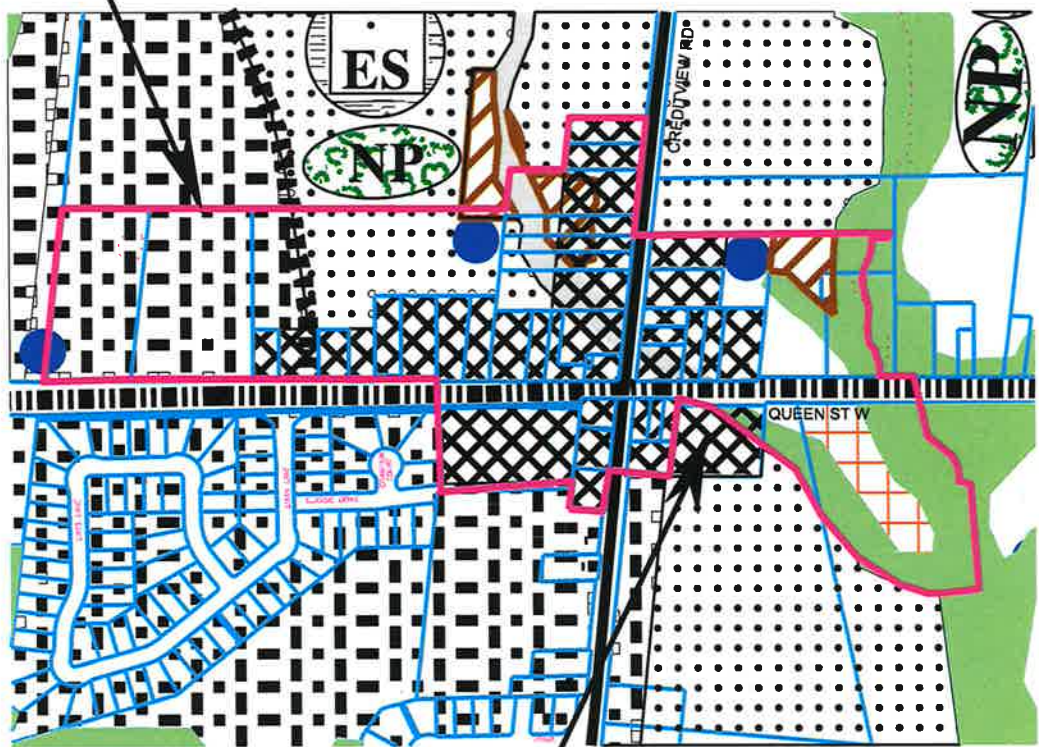
- v. To minimize impacts on neighboring properties and on the public realm, transitions between the Medium Density Residential (Mid-rise) and Mixed Use Medium-High Density Residential buildings, and existing low-density residential areas will be achieved by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the low-rise properties, generally guided by the application of an angular plane as may be set in the Zoning By-law or by other means in accordance with the urban design guidelines.
- vi. Notwithstanding the maximum permitted height within the Medium Density Residential (Mid-rise) and Mixed Use Medium-High Density

Residential designations, lands shall have regard for the context of existing areas and not solely reviewed in the 45-degree angular plane measurement from the existing low-density residential areas.

- vii. New developments shall be designed to contribute to the features, functions and linkages of the open space system.
- viii. For sites containing one or more apartment building(s) equal or greater than 12 storeys in height, outdoor amenity spaces shall:
  - Be located primarily at grade, with visual and/or physical connections to the public realm where appropriate; and,
  - Include well-designed landscaped areas and features that promote personal safety, offer privacy, consider the needs of people of all ages and abilities, and provide an attractive interface with the public realm.”



ALL DESIGNATIONS WITHIN THIS BOUNDARY TO BE DELETED  
AND REDESIGNATED AS THE "SPRINGBROOK TERTIARY PLAN"  
AND THE "SPRINGBROOK SETTLEMENT AREA" TO BE DELETED



LANDS TO BE REDESIGNATED FROM  
"SPRINGBROOK SETTLEMENT AREA"  
TO "LOW DENSITY 1"

EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

**RESIDENTIAL**

- Executive Residential**
- Low Density 1**
- Low Density 2**
- Medium Density**
- ~~Springbrook Settlement Area~~**

**INSTITUTIONAL**

- Separate Elementary School**
- Springbrook Tertiary Plan Area**

**OPEN SPACE**

- Primary Valleyland**
- Terrestrial Features**
- Neighbourhood Park**
- Potential Stormwater Management Ponds**

**INFRASTRUCTURE**

- Minor Arterial Roads**
- Collector Roads**









EXTRACT FROM BLOCK PLAN 45-5

## LEGEND

<b>H</b> HERITAGE FEATURE	<b>1</b> LIVE/WORK BUILDING	 REGIONAL CONTROL SWMP EXPANSION
 GATEWAY	<b>2</b> 3 to 4 STOREY APARTMENT	 SUBJECT TO FURTHER ASSESSMENT OF THE LIMIT OF DEVELOPMENT
	<b>3</b> TOWNHOUSE - END CAP	 LIMIT OF DEVELOPMENT
		 LIMIT OF GRADING



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



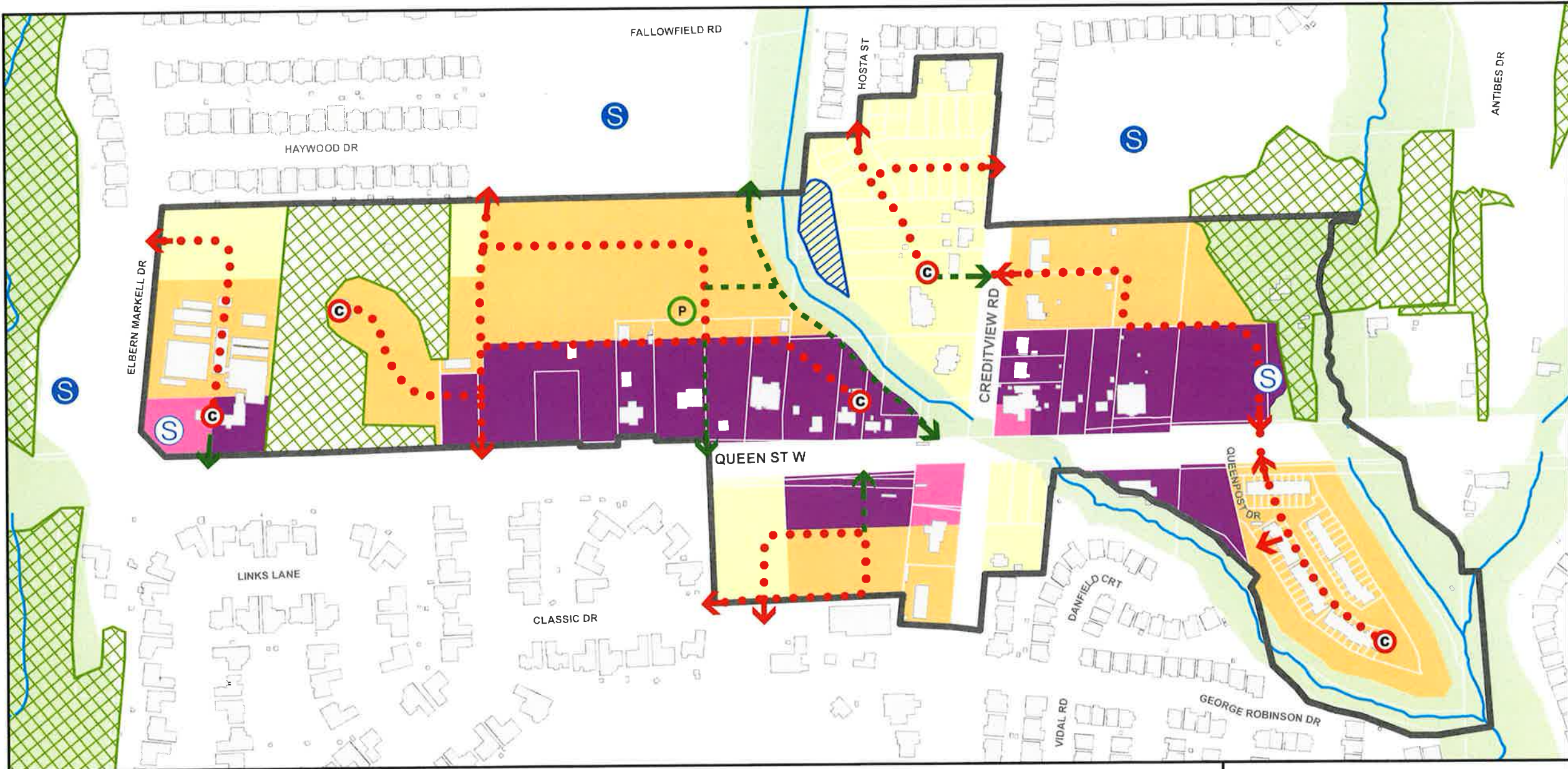
**SCHEDULE C TO OFFICIAL PLAN AMENDMENT**  
**OP2006# 254**

File: SP45\_TERTIARYPLAN\_OPA\_C

Date: 2023/02/06

Author: ckovac

**BY-LAW 169-2023**



Tertiary Plan Boundary	Conceptual Trail Access	<b>Designation</b>	<b>Natural Heritage System</b>	<h3>SCHEDULE SP45(b) Springbrook Tertiary Plan</h3> <p>OP2006-254 By-law 169-2023</p> <div><div>Update: October 04, 2023</div><div><b>BRAMPTON</b> Flower City</div></div> <div>0 20 40 80 Metres</div>
Existing Building Footprint	Conceptual Trail Opportunity	Low Density Residential	Watercourse	
Parcel	Conceptual Access	Low-Medium Density Residential	Wetland (subject to further study)	
Existing Stormwater Management Pond	Conceptual Road	Medium Density Residential (Mid-Rise)	Woodland (subject to further study)	
Proposed Stormwater Management Pond (subject to further study)	Conceptual Cul-de-sac	Mixed Use Medium-High Density Residential	Valleyland/Watercourse Corridor	
Conceptual Parkette				