

- APPENDIX C -

K. ZAMMIT – CLERK

Approved as to Content:

Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management

AMENDMENT NUMBER OP2006-
to the Official Plan of the
City of Brampton Planning Area
AMENDMENT NUMBER OP2006 -
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add policies to the Downtown Brampton Secondary Plan, specifically the Special Policy Area 3 provisions pertaining to

development within the floodplain, allowing for development/redevelopment to proceed where flood-free access can be provided.

2.0 Location:

The lands subject to this amendment are located within Special Policy Area 3 of the Downtown Brampton Secondary Plan, generally located in the historic “Four Corners” area of the downtown.

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 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006- _____ .

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 related to the Downtown Brampton Secondary Plan (being Part Two Secondary Plans) are hereby further amended:

- (1) by adding to Chapter 7: Downtown Brampton Secondary Plan of Part II Secondary Plans, the following:

“5.6.3.2 The Provincial Growth Plan identifies lands within SPA 3 as part of the Brampton Urban Growth Centre. This plan directs

significant growth to Urban Growth Centres. There are areas within Special Policy Area 3, which are designated for intensification and redevelopment, and provide opportunities to contribute to the overall population and employment targets for the Urban Growth Centre.

The City of Brampton will work with the Province of Ontario and Toronto and Region Conservation Authority to find and implement technical solutions to the 1:350 year and Regional Storm events. Should the Regional Storm event be eliminated for all or a portion of the Special Policy Area to the satisfaction of the Toronto, Region and Conservation Authority, the City of Brampton and the Province, then the flood area may development in accordance with the underlying land use designations within this Plan.

Notwithstanding efforts to eliminate flood risks for Downtown Brampton, Schedule SP7(C-2) outlines several sub-areas within the Special Policy Area 3 that, given 2010 modelled flood conditions, have distinctive characteristics in terms of their potential for redevelopment in relation to achieving the general intent of the overall SPA 3 policies, and also other objectives for the ongoing revitalization of the historic commercial core. The detailed planning objectives for these sub-areas are set out below.

5.6.3.2 a) Special Policy Area 3A

The areas outlined as Special Policy Area 3A on Schedule SP7(C-2) are generally located at the fringe of SPA 3, exhibit potential for redevelopment and have opportunity for direct access to flood-free lands. Proposals for intensification and redevelopment shall be considered subject to the following policies:

Land Use and Density

- i) May be developed for a mix of uses in accordance with the Central Area Mixed Use designation set out in this Plan, including high-density residential, up to a maximum floor space index of 5.0 and an overall GFA maximum for the Policy Area 3A lands of 114,000 m² of new residential development (excluding mechanical penthouses, mechanical rooms, parking garages, loading areas, stairwells) and a maximum of 1300 new residential units (from the date of approval of this amendment).
- ii) Policy 5.1.1.8 shall apply to the calculation of the maximum floor space index for a development.

Managing Flood Risk

- iii) In accordance with Section 5.6.3.1 of this Plan, the implementing zoning by-law for lands within Special Policy Area 3A shall include provisions that require flood-proofing measures to protect against risks

associated with the Regional Storm flood level. Only where it is technically impractical to floodproof to the Regional Storm flood level, will floodproofing to the minimum 1:350 year flood level be considered, to the satisfaction of the TRCA, including passive floodproofing measures. Notwithstanding the above, emergency access/egress to and from the building for residential uses for flood accessibility purposes shall be required above the Regional Storm level and no habitable living space be permitted below the Regional Storm flood level. Prior to the approval of any zoning by-law confirmation must be provided to the satisfaction of the TRCA that the building will not be a hazard to life or susceptible to major structural damage due to the velocity and/or depth of a flood less than the Regulatory Flood.

- iv) Any new zoning by-law for residential development shall include provisions that require ingress/egress to flood free lands under a Regional Storm event to the satisfaction of the City of Brampton, in consultation with the Toronto and Region Conservation Authority. Such flood free access shall be above the Regional Storm flood elevation and shall be to an area accessible to emergency vehicles. Such access may cross adjacent lands if appropriate permanent easements are in place. Any such development shall also be required to provide an Emergency Measures

Plan for the building, which shall be co-ordinated with the City's Emergency Management Plan, to the satisfaction of the City of Brampton and the TRCA. Such development shall include warnings and indemnification clauses on title for prospective owners and/or tenant. These clauses shall also be included on any Community Information Map required for development by the City.

- v) Where a development provides emergency access to flood-free lands, the design of the development shall allow for connection above the Regional Storm Flood line for use by other adjacent lands if so requested by the City of Brampton. Proposals for development shall also be required to provide appropriate reciprocal easements if required by the City to provide for access to flood-free lands for adjacent lands.
- vi) A building may connect by a pedestrian access route (internal or external) to another building that has access to flood-free lands as a means of providing an emergency access, provided that such connection is entirely above the Regional Storm Flood level and appropriate legal agreements are in place.
- vii) Building system controls shall be required to be located above the Regional Storm Flood level.

Approvals Process

- viii) Any rezoning application and/or site plan application for a development shall be required to submit a comprehensive set of information as a package to demonstrate that the requirements of SPA 3 (and 3A) are met. This package shall include: draft by-law provisions, appropriate engineering reports as may be required by the TRCA, site specific emergency Management plan, a copy of the City Emergency Management plan, draft warning and indemnification clauses, a concept plan indicating the emergency access and location of habitable space. Additional information may be required by the City or TRCA in order to appropriately assess the proposal.

- ix) Formal sign-off on the technical package (including reports, plans and drawings), draft zoning by-laws and any other required implementing documents shall be provided by the TRCA, prior to formal enactment of the implementing zoning by-law by City Council. General approval in principle by City Council is to be obtained prior to TRCA sign-off.

- x) A Community Information Map, satisfactory to the City, shall be prepared for any proposal for residential development.

- xi) Any new zoning by-law for lands proposing residential uses within Special Policy Area 3A shall include the following provisions:
- that no habitable space is permitted below the Regional Storm flood elevation (to be specifically set out in the by-law in metres above sea level)
 - that for residential uses a designated flood emergency access to the outside of the building shall be established at a minimum of the Regional Storm flood elevation (to be specifically set out in the by-law in metres above sea level and which may be provided by a bridge over a street to flood-accessible lands)
 - that all buildings and structures shall be dry passively floodproofed to a minimum of the 1:350 storm flood elevation, as of the date of the by-law and as identified by the TRCA. The 1:350 storm flood elevation shall be specifically set out in the by-law in metres above sea level.
- xii) Provincial approval of a zoning by-law proposed in relation to a development application, is not required provided such by-law includes provisions as set out in Section xi) above.

Urban Design Principles

- xiii) The following broad design principles shall be the basis for further site specific design briefs, or other area design guidelines.
- Character
 - This area will evolve into a compact, contemporary urban setting with mix of uses including residential, employment, service/retail. These areas have potential for more intensive development.
 - Built Form
 - High density, high intensity forms in support of the Urban Growth Centre targets.
 - Key sites with important role in the Downtown skyline are to be development with high rises for landmark role.
 - Establish a continuous mid-rise (4-6 storey) building wall along public streets and use point towers to terminate views and create an interesting skyline.
 - Use massing to provide transition to adjoining stable residential neighbourhoods.
 - Open Space & Public Realm
 - Create urban promenade along Railroad Street including high quality urban streetscape and on-street parking.
 - Deal creatively with the required setback from the rail line.
 - Create plaza or public space within development.

- Design work to mitigate flood risk must be in accordance with the City's design principles and shall not impair the development of an attractive streetscape. Any raised pedestrian podium areas along a street for access to building entrances, in particular along George Street, should be designed to maximize connectivity to adjacent properties and reduce the number of transitions to the at-grade sidewalk areas and incorporate materials and design elements that support the creation of an attractive streetscape. Raised areas could be integrated into a building design in the form of a building "arcade".
- Sustainability
- Encourage and support the use of LEED techniques

5.6.3.2 b) Special Policy Area 3B

The areas outlined as Special Policy Area 3B on Schedule SP7(C-2) build on the presence of the existing City Hall and are planned as the general location for major institutional office uses, with associated community and retail uses. The policies shall provide for significant intensification of the lands to reinforce the role of the historic downtown as the key location for major government and institutional activities.

Land Use and Density

- i) Lands within the “Central Area Mixed Use,” designation may be developed for a mix of uses in accordance with the Section 5.1.2 of this Plan.
- ii) Policy 5.1.1.8 shall apply to the calculation of the maximum floor space index for a development.
- iii) For lands designated “Central Area Mixed Use,” densities above the maximum FSI set out in this plan shall be considered in accordance with Section 5.1.1.5.

Managing Flood Risk

- iv) In accordance with Section 5.6.3.1 of this Plan, the implementing zoning by-law for lands within Special Policy Area 3B shall include provisions that require flood-proofing measures to protect against risks associated with the Regional Storm flood level. Only where it is technically impractical to floodproof to the Regional Storm flood level, will floodproofing to the minimum 1:350 year flood level be considered, to the satisfaction of the TRCA, including passive floodproofing measures. Notwithstanding the above, emergency access/egress to and from the building for residential uses for flood accessibility purposes shall be required above the Regional Storm level and no habitable living space be permitted below the Regional Storm flood level. . Prior to the approval of

any zoning by-law confirmation must be provided to the satisfaction of the TRCA that the building will not be a hazard to life or susceptible to major structural damage due to the velocity and/or depth of a flood less than the Regulatory Flood.

- v) For development proposals involving residential uses, requirements set out in Sections 5.6.3.2 a) iv) to vi) shall also be apply.
- vi) Use of a pedestrian bridge to connect a building entirely within the Regulatory Floodplain to a building that has access to flood-free lands shall be accepted as a solution to provide emergency access, provided that such bridge connection is above the Regional Storm Flood level.
- vii) Building system controls shall be required to be located above the Regional Strom Flood level.

Approvals Process

- viii) The requirements set out in Section 5.6.3.2 a) viii) and ix) shall also apply to lands within Special Policy Area 3B.
- ix) Provincial approval of a zoning by-law proposed in relation to a development application is not required provided such by-law includes provisions as set out

below. The following shall be included in any new zoning by-law:

- that no habitable space is permitted below the Regional Storm flood elevation (to be specifically set out in the by-law in metres above sea level)
- that for residential uses a designated flood emergency access to the outside of the building shall be established at a minimum of the Regional Storm flood elevation (to be specifically set out in the by-law in metres above sea level and which may be provided by a bridge over a street to flood-accessible lands)
- that all buildings and structures shall be dry passively floodproofed to a minimum of the 1:350 storm flood elevation, as of the date of the by-law and as identified by the TRCA. The 1:350 storm flood elevation shall be specifically set out in the by-law in metres above sea level.

Urban Design Principles

- x) The following broad design principles shall be the basis for further site specific design briefs, or other area design guidelines:
- Character
 - The area will expand on its function as a civic centre that is a part of a mixed-use urban area

with public and cultural facilities, commercial office, retail services, residential and park uses.

- Built Form
 - Promote a continuous building edge along the street to visually define the public streetscape.
 - New development shall be sensitive to the scale and features of the surrounding residential streets, particularly where new development interfaces with adjoining neighbourhoods and open space.
 - New development shall promote mid-rise buildings (with 3-6 storey podiums)
- Open Space
 - Create plaza or public space within development.
 - Design work to mitigate flood risk must be in accordance with the City's design principles and shall not impair the development of an attractive streetscape. Any raised pedestrian podium areas along a street for access to building entrances, in particular along George Street, should be designed to maximize connectivity to adjacent properties and reduce the number of transitions to the at-grade sidewalk areas and incorporate materials and design elements that support the creation of an attractive streetscape. Raised areas could be integrated into a building design in the form of a building "arcade".
- Sustainability

- Encourage, and support the use of LEED techniques.
- Conserve land resources by optimizing opportunities for infill, intensification, revitalization and mix of use.

5.6.3.2 c) Special Policy Area 3C

The areas outlined as Special Policy Area 3C on Schedule SP7(C-2) are generally characterized as being entirely within flood-susceptible lands with limited opportunity for gaining emergency access to flood free lands. However, these areas have an important role in the function of the downtown. It is the goal of these policies to provide framework that facilitates the ongoing revitalization of the area. Special Policy Area 3C is also the location of a significant anchor mobility hub identified in Provincial, Regional and City Official Plans that will see increased expansion and use to accommodate expansions to local, regional and inter-city transit services. These lands have existing zoning that permits building heights between four and twenty stories.

Land Use and Density

- i) Notwithstanding the “Central Area Mixed Use” designation of the lands, it is intended that the primary uses within Special Policy Area 3C shall be commercial (including office), institutional and cultural in nature. Arts and culture related activities and development shall be encouraged to locate within

Special Policy Area 3C in support of the development of a distinct “arts and culture” district within the historic downtown core.

- ii) The continued expansion of the anchor mobility hub is to be supported to realize important transportation goals of the Province, Region and City.
- iii) Development in Special Policy Area 3C shall be generally modest in scale that is reflective of the existing historic 2-4 storey character of the street and generally of lower density and less focus on residential uses in relation to uses within Special Policy Area 3A and 3B. Additional height and density for office/commercial uses may be permitted recognition of the ideal locational characteristics of office and commercial type uses in proximity to transit hubs.
- iv) Any intensification or redevelopment shall maintain the prevailing 2-4 storey scale of building massing along the street edge, with any further building height setback from the building form along the street.
- v) Policy 5.1.1.8 shall apply to the calculation of the maximum floor space index for a development. Additional height and density for non-residential uses

above the maximum FSI set out in this plan shall be considered in accordance with Section 5.1.1.5.

Managing Flood Risk

- vi) While it is intended that land uses in Special Policy Area 3C primarily be non-residential in nature, new development that includes residential is permitted in accordance within the existing height and density permissions in the existing zoning by-law subject to achieving the requirements set out in under Special Policy Area 3A related to managing flood risk and approval process (5.6.3.2 a)-iii. Replacement of existing residential may maintain existing conditions in terms of ingress/egress. Non-residential development may proceed in accordance with 5.6.3.2 c)-ix and 5.6.3.2 c)-x.

- vi) Where redevelopment is proposed fronting onto Queen Street and Main Street within Special Policy Area 3C, the at-grade relationship between the storefronts, store entrances and the street/sidewalk is permitted to ensure the historic and uniform street character and relationship is protected. Rear entrances and finished floor elevations may also be provided to maintain the relationship with the grade.

- vii) Redevelopment and intensification shall generally be supported, subject to demonstrating that the building can be structurally designed to withstand flows.
- viii) Use of a pedestrian bridge to connect a building entirely within the Regulatory Floodplain to a building that has access to flood-free lands shall be accepted as a solution to provide emergency access for new residential uses, provided that such bridge connection is above the Regional Storm event.

Approvals Process

- ix) Any application to amend the by-law or application for site plan approval shall be required to submit an engineering study satisfactory to the City in consultation with the TRCA, in accordance with Section 5.6.3.1 v).
- x) Formal sign-off on the technical package (including reports, plans and drawings), draft zoning by-laws and any other required implementing documents shall be provided by the TRCA, prior to formal enactment of the implementing zoning by-law by City Council. General approval in principle by City Council is to be obtained prior to TRCA sign-off.

Urban Design Principles

xi) The following broad design principles shall be the basis for further site specific design briefs, or other area design guidelines:

- Character
 - Will evolve into a heritage, art, culture and entertainment centre, to reinforce the Downtown's role as a destination and a creative place for entertainment and leisure activities.
 - Will continue to function as the heart of downtown's social life, accommodating restaurant and retail stores, and providing animated public spaces and sidewalks.
- Built Form
 - Preserve and enhance the existing heritage in compatible, pedestrian-scale development with strong urban character.
 - Encourage additional density while maintaining a human scale streetscape.
 - Promote a continuous building edge along the street to visually define the public streetscape.
 - New development shall have minimum façade height of 2-storey, while the maximum façade height shall be 4-storey; additional storeys may be permitted provided they are located at street intersections, or stepped back from the front façade generally at a 45 degree angle.

- Require attractive and well designed ground floor facades that enhance pedestrian interest and activity.
- Preserve existing significant historical built form in accordance with policies of this Secondary Plan
- The traditional grade-level relationship between building, storefronts and entrances, and the street/sidewalk shall be maintained and enhanced.
- Use appropriate, high-quality building materials that are reflective of the historical significance of the area.
- Open Space & Public Realm
 - Streets shall be designed to maximize sidewalk space for outdoor retailing, restaurant patios and informal gathering spaces.
 - Require active uses at ground level that will contribute to street life, activity and vitality.
 - Design work to mitigate flood risk must be in accordance with the City's design principles and shall not impair the development of an attractive streetscape. Any raised pedestrian podium areas along a street for access to building entrances, in particular along George Street, should be designed to maximize connectivity to adjacent properties and reduce the number of transitions to the at-grade sidewalk areas and incorporate materials and design elements that support the creation of an attractive streetscape. Raised areas could be

integrated into a building design in the form of a building “arcade”.

- Sustainability
- Encourage and support the use of LEED techniques.
- Conserve land resources by optimizing opportunities for infill, intensification, revitalization and mix of use.”

(2) by adding to Section 5.6.3.1 of Chapter 7: Downtown Brampton Secondary Plan of Part II Secondary Plans the following sections:

5.6.3.1 a) Notwithstanding 5.6.3.2 a), b) and c), if the Regional Storm event is eliminated to the satisfaction of the Toronto and Region Conservation Authority, for all or a portion of the Special Policy Area 3 lands, then the resultant flood-free portion of Special Policy Area 3 may be developed in accordance with the underlying land use designations set out in this plan and the Special Policy Area 3 provisions found herein do not apply.

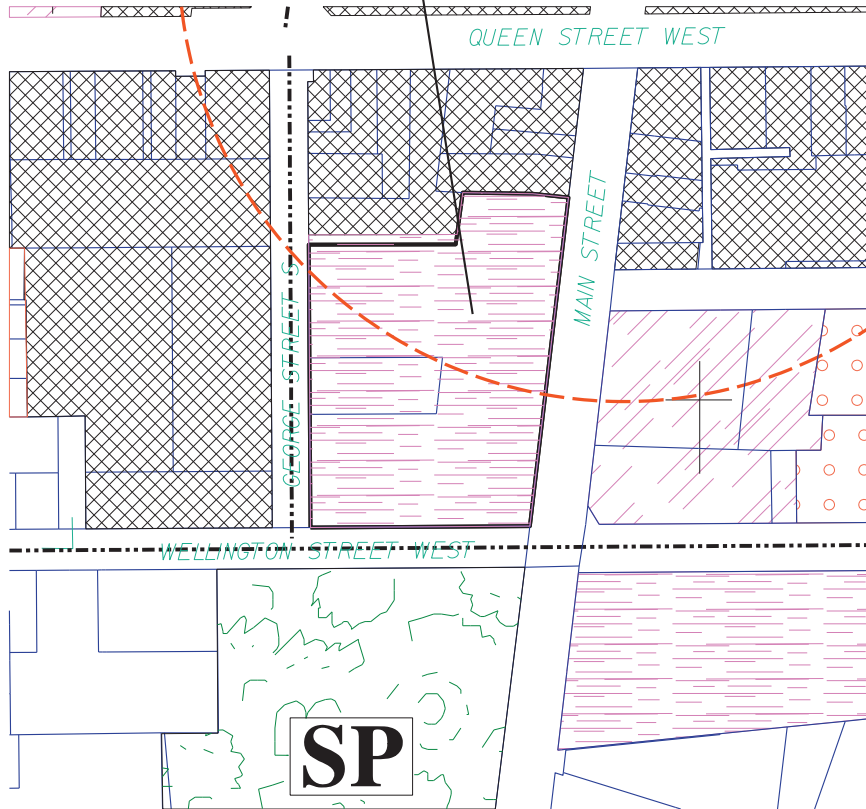
“5.6.3.1 b) The City strongly encourages senior levels of government and the TRCA to identify and fund a longer-term solution to eliminate the SPA/floodland from downtown Brampton to allow it to achieve its full development capacity as set out in Local, Regional and Provincial land use plans.”

- (3) by amending Section 5.6.3.1 to Chapter 7: Downtown Brampton Secondary Plan of Part II Secondary Plans adding the words “and Schedule SP7(C-2)” after the words “Schedule SP7(C)” in the first paragraph.
- (4) by amending Section 1.0 Purpose to Chapter 7: Downtown Brampton Secondary Plan of Part II Secondary Plans, by deleting the words “and Schedule SP7(C)” and replacing them with the words “, Schedule SP7(C) and Schedule SP7(C-2)”.
- (5) by amending Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, changing the designation of the lands shown on Schedule A to this Amendment from “Institutional” to “Central Area Mixed Use”.
- (6) by amending Schedule SP7© of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, updating the boundary of Special Policy Area 3 as shown on Schedule B to this Amendment.
- (7) by adding to Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, Schedule SP7 (C-2) as attached as Schedule C to this Amendment.

Approved as to Content:

Adrian Smith, MCIP, RPP
Director, Planning Policy and Growth Management

LANDS TO BE REDESIGNATED FROM "INSTITUTIONAL" TO "CENTRAL AREA MIXED USE"



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

LAND USE

RESIDENTIAL



Low Density



Medium Density



Central Area Mixed Use



Office Node

PUBLIC OPEN SPACE



Specialized Park

INSTITUTIONAL

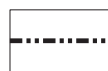


Institutional



Place of Worship

TRANSPORTATION



Collector Road

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Planning, Design and Development

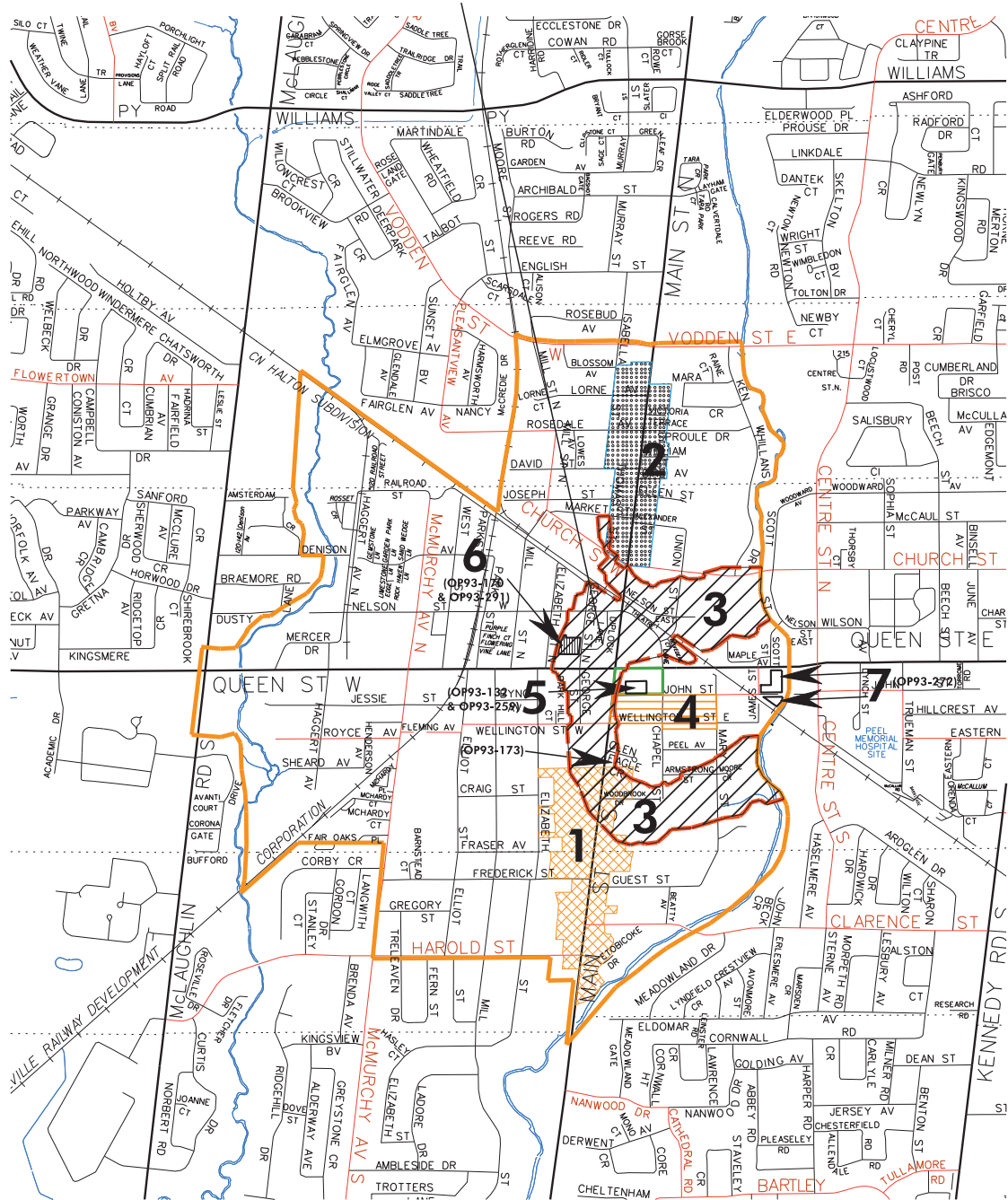
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Drawn by: CJK

Schedule A

File no. P26_SP007_OPA_A

LANDS MODIFIED TO REFLECT NEW REGULATORY FLOODLINE



-  SUBJECT LANDS
-  **1** SPECIAL POLICY AREA NO. 1 (Refer to Policy 5.6.1)
-  **2** SPECIAL POLICY AREA NO. 2
-  **3** SPECIAL POLICY AREA NO. 3
-  **4** SPECIAL POLICY AREA NO. 4
-  **5** SPECIAL POLICY AREA NO. 5 (Refer to Policy 5.6.5)
-  **6** SPECIAL POLICY AREA NO. 6
-  **7** SPECIAL POLICY AREA NO. 7

OFFICIAL PLAN AMENDMENT OP06 #. _____

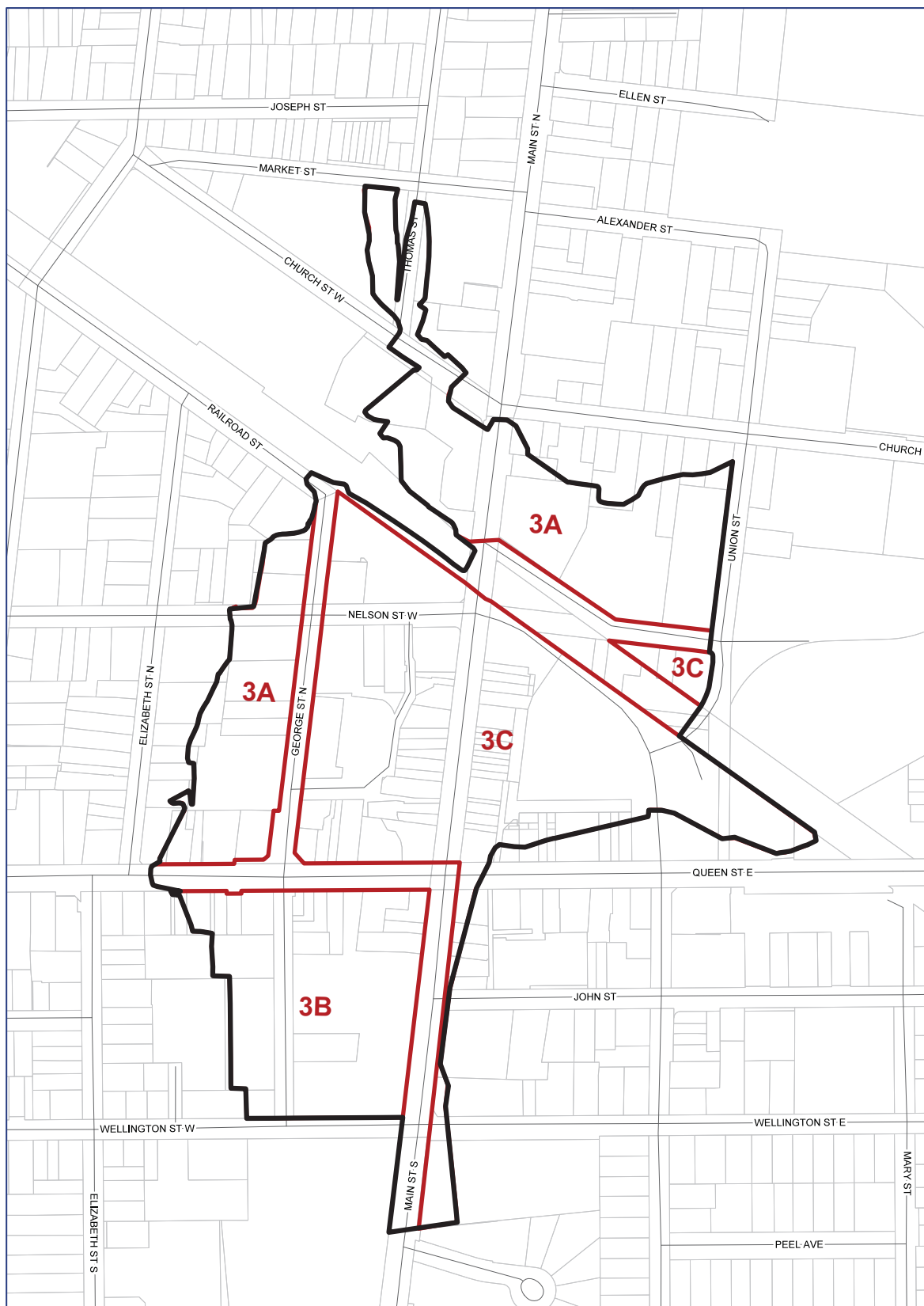
CITY OF BRAMPTON
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Date: 2011 08 10 Drawn by: CJK

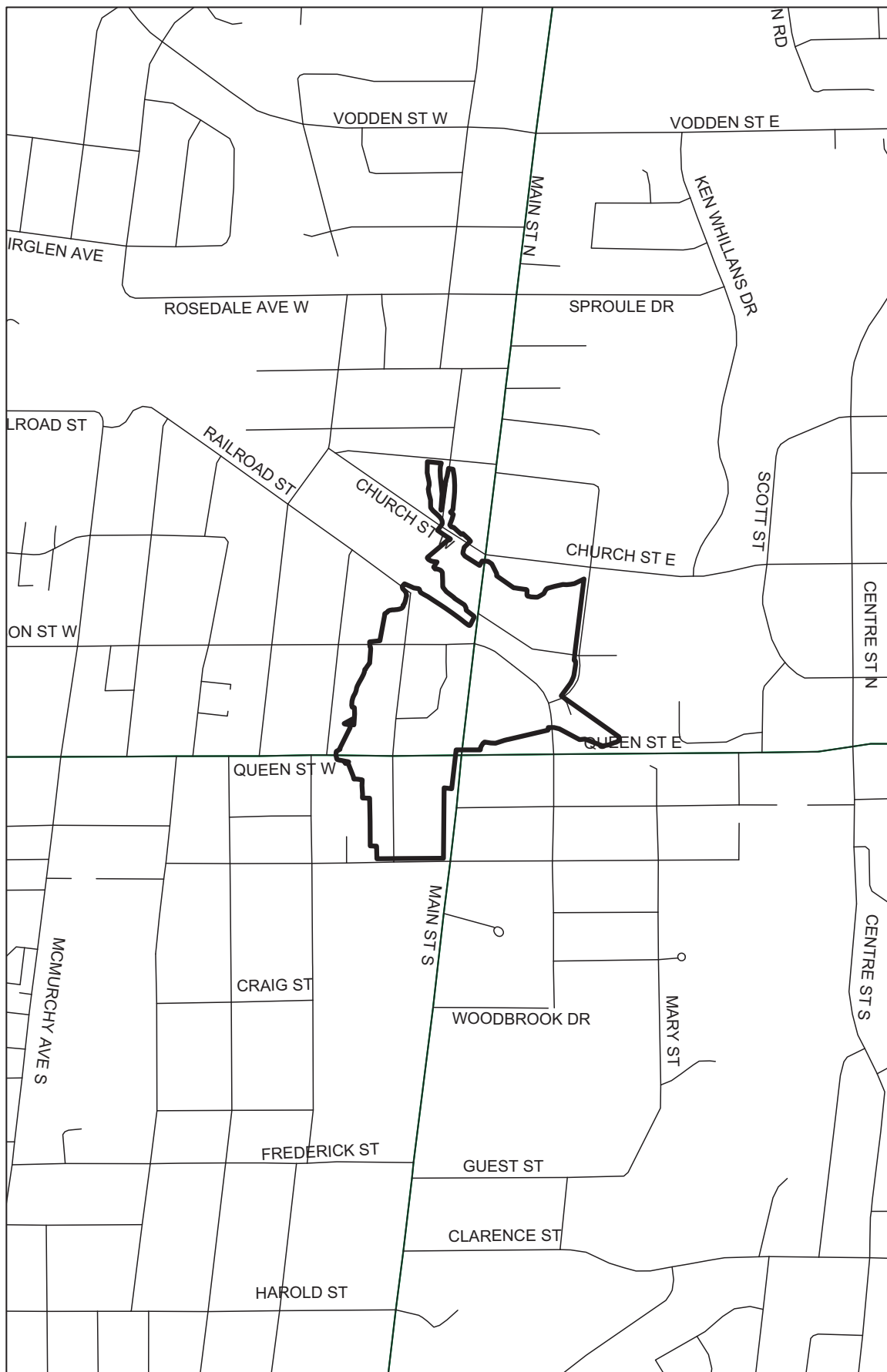
Schedule B

File no. P26_SP007_OPA_B



EXTRACT FROM SCHEDULE (SP7(C2) - SPECIAL POLICY SUB AREAS) OF THE DOCUMENT KNOWN AS DOWNTOWN BRAMPTON SECONDARY PLAN

- 3A Special Policy Area 3A ——— Streets
- 3B Special Policy Area 3B □ Parcels
- 3C Special Policy Area 3C



FLOWER CITY
 PLANNING,
 DESIGN &
 DEVELOPMENT



BRAMPTON.CA
 Date: 2011/08/10 Drawn By: CJK
 File: P26_SP007_KEY_MAP

Key Map By-Law _____

