

BRAMALEA SECONDARY PLAN

Area 3

July 2024

EXPLANATORY NOTES

Bramalea Secondary Plan Area 3

General

- i. Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.
- ii. Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.
- iii. Reference to any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- iv. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

Specific (Pertaining to Secondary Plan 3, The Bramalea Secondary Plan)

The Bramalea Secondary Plan consists of Chapter 3 of the document known as the 2006 City of Brampton Official Plan.

Chapter 3 is based on Official Plan Amendment OP2006-151 to the document known as the 2006 Official Plan, as adopted by City Council on September 12, 2018 (By-Law 179-2018).

The following Official Plan Amendments as approved by Council have also been incorporated:

OP2006-166 (BL 198-2019) (Replaced entirety of sections 1-8)
OP2006-220 (BL130-2022) (Jun 1, 2022) (Schedule/OP change only)
OP2006-236 (BL 038-2023) (Mar 1, 2023)

This document is provided for convenience only. For official reference, resource should be had to the original documents noted above.

Part Two, Chapter 3

Planning Context

The lands subject to the policies contained in the Bramalea Secondary Plan are generally bounded by Torbram Road to the east, Bovaird Drive to the north, the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the south, and Highway 410 to the west, as shown on Schedule 3.

Development Concept

This Secondary Plan provides a land use framework for the existing residential neighbourhoods and local commercial uses in the Bramalea area. The following land use designations are contained within the Bramalea Secondary Plan Area:

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| • Low Density 1 Residential | • Service Commercial |
| • Medium Density Residential | • Highway and Service Commercial |
| • Medium High Density Residential | • Recreational Open Space (Cemeteries) |
| • High Density Residential | • Natural Heritage System |
| • Mixed Employment Commercial | • Institutional (Schools, Place of Worship) |
| • Utilities | • Special Site Areas |
| • Neighbourhood Retail | |
| • Convenience Retail | |
| • Highway Commercial | |

Land Use Designations and Permissions

1. Residential

1.1 Low Density 1 Residential

- 1.1.1 Lands designated Low Density 1 on Schedule 3 shall only be developed for single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare.

1.2 Medium Density Residential

- 1.2.1 Uses Permitted on lands designated Medium Density on Schedule 3 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

1.3 Medium High Density Residential

1.3.1 Residential development within the Medium High Density designation on Schedule 3 shall not exceed a density of 75 units per net residential hectare.

1.4 High Density Residential

1.4.1 Uses permitted on lands designated High Density on Schedule 3 shall permit the range of uses and be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

2. Commercial

2.1 Neighbourhood Retail

2.1.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 3 shall permit the range of uses and be developed in accordance with the Neighbourhood Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

2.2 Convenience Retail

2.2.1 Uses permitted on lands designated Convenience Retail on Schedule 3 shall permit the range of uses and be developed in accordance with the Local Retail policies of Section 4.3.5 and other relevant policies of the Official Plan.

2.3 Service Commercial

2.3.1 Uses permitted on lands designated Service Commercial on Schedule 3 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

2.4 Highway Commercial

2.3.1 Lands designated Highway Commercial on Schedule 3 shall be used for those purposes that are primarily oriented to the traveling public and are limited to service stations, gas bar, motor vehicle washing establishments and related activities.

2.5 Highway and Service Commercial

2.5.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 3 may include:

- i.) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
- ii.) automobile service stations, gas bars, and repair facilities;
- iii.) restaurants;
- iv.) convenience stores;
- v.) personal service shops;
- vi.) offices;
- vii.) banks, trust companies or financial institutions;
- viii.) retail establishments, and;
- ix.) hotels/motels.

3. Employment

3.1 Mixed Employment Commercial

3.1.1 The employment uses permitted on lands designated Mixed Employment Commercial on Schedule 3 shall only include industrial uses that are not likely to cause impacts in terms of emissions of dust, odour, noise, and that are wholly contained indoors.

3.1.2 Permitted industrial uses may include:

- i.) manufacturing;
- ii.) assembling;
- iii.) warehousing;
- iv.) repairing and servicing operations, but excluding motor vehicle body shops.

3.1.3 Commercial uses shall be limited to retail warehouses which do not sell food or pharmaceutical products, hotels and banquet halls, and those uses permitted within the Service Commercial designation of this Plan.

3.1.4 Retail establishments as defined in the Zoning By-law shall be permitted up to a maximum gross floor area of 40 percent of the building. Any increase beyond the permitted 40 percent shall be subject to Section 4.4.1.8 of the Official Plan.

3.1.5 Medical, dental and drugless practitioners' offices shall not be permitted.

4. Natural Heritage System

- 4.1 Lands designated Natural Heritage System shall be developed in accordance with the Natural Heritage and Environmental Management policies of Section 4.6 and other relevant policies of the Official Plan.
- 4.2 The Natural Heritage System shall include:
- i.) Valleylands/Watercourse corridors;
 - ii.) Woodlands;
 - iii.) Wetlands;
 - iv.) Storm Water Management Ponds;
 - v.) Environmentally Sensitive/Significant areas;
 - vi.) Areas of Natural and Scientific Interest (ANSI);
 - vii.) Fish and Wildlife Habitat, and;
 - viii.) Greenbelt Plan Natural System.

5. Recreational Open Space

- 5.1 Lands designated Recreational Open Space, including Cemeteries shall be developed in accordance with the Recreational Open Space policies of Section 4.7 of the Official Plan.
- 5.2 Cemeteries will also be subject to the Institutional and Public Uses policies of Section 4.9.13 of the Official Plan.

6. Utility

- 6.1 Lands designated Utility (including the TransCanada Gas Pipeline) shall be subject to the Infrastructure and Utilities policies of Section 4.8 of the Official Plan.

7. Institutional

- 7.1 Lands designated Institutional (including Schools, and Fire Stations) on Schedule 3 shall include the range of uses and be developed in accordance with the Institutional and Public Uses policies of Section 4.9 and other relevant policies of the Official Plan.

- 7.2 Places of Worship shall be developed in accordance with Sections 4.9.8, 4.2.1.1, 4.3.1.8, 4.4.1.2, 4.4.2.5, and other relevant policies of the Official Plan.

8. Special Site Area Policies

The following area and/or site-specific policies apply to lands identified on Schedule 3 with the corresponding section number reference.

- 8.1 Special Site Area 1, located at 64 and 70 Bramalea Road shall permit residential apartment uses and ancillary retail purposes, in accordance with the following:
- a. A maximum of 612 apartment dwelling units shall be permitted, at a maximum density of 342 units per net residential hectare.
 - b. The maximum building height shall be 20 storeys.
 - c. Only in conjunction with a residential apartment dwelling, the maximum gross commercial floor area of any ancillary retail purpose shall be 750 square metres.
 - d. The lands shall be developed at a floor space index of 2.73. A floor space index of 3.0 may be permitted for the subject lands, without a need to amend this secondary plan provided that:
 - i.) The northerly apartment dwelling maintains a maximum building height of 14 storeys and that the setbacks to the northerly side yard are maintained in accordance with the zoning by-law;
 - ii.) Appropriate densities and heights are based on a consideration of the physical integration into the existing/emerging neighbourhood in the way of built form, and transition to the surrounding area;
 - iii.) It can be demonstrated that safe pedestrian linkages can be provided in this area including the walking distance to the Bramalea GO station; and,
 - iv.) Additional parking spaces can be provided to support any new development. However, it is recognized that planned transportation related improvements within the area may reduce parking demand. In this instance, a reduced parking requirement may be considered where a detailed parking demand analysis for the specific development is undertaken by a qualified traffic engineer to the satisfaction of the City.

- 8.2 Special Site Area 2, located at the south-west corner of Avondale Blvd. and Bramalea Rd shall permit s residential apartment building, in accordance with the following:

OP2006-236

- a) A maximum density of 360 units per net residential hectare and a maximum height of 7 storeys are permitted.
- b) The building shall be designed to minimize shadow impacts to adjacent low density residential uses to the west.

9. Special Policy Area

- 9.1 The area shown as Special Policy Area on Schedule 3 has been identified by the Toronto and Region Conservation Authority as being below the regulatory floodline. The inherent environmental conditions of these lands with respect to flood susceptibility necessitates restrictions on development/redevelopment in accordance with provincial floodplain management policies. However, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority and the City of Brampton recognize that special policy provisions are appropriate to recognize existing development, and provide for continued maintenance and development/redevelopment, subject to the implementation of satisfactory flood protection measures. In this regard, the erection of new buildings or structures including new additions as permitted within each land use designation shown on Schedule 3, shall only be permitted subject to the following:

- i.) the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted without the approval of the Toronto and Region Conservation Authority;
- ii.) any new buildings or structures, including new additions, shall not be susceptible to flooding under regional storm conditions, as defined by the Toronto and Region Conservation Authority. In this regard, the City shall co-operate with the Toronto and Region Conservation Authority to determine, prior issuance of a building permit, any proposed flood damage reduction measures, including setbacks, basement elevations, the strength of foundation walls, the placement of fill, the elimination of building openings, the installation of back-water valves and sump pumps and the installation of waterproof sections and structural joints;

- iii.) where it is technically impractical to flood-proof a building or structure in accordance with Section 9.1ii), new buildings or structures, including new additions, shall only be permitted if they do not have a risk of flooding in excess of 25 percent over an assumed life of 100 years (approximately the 1:350 year flood);
- iv.) notwithstanding Sections 9.1ii) and 9.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 3 if they would be subject to flows which, due to their velocity and/or depth, would be a hazard to life, or where the buildings would be susceptible to major structural damage as a result of a flood less than equal to the Regulatory Flood, as defined by the Toronto and Region Conservation Authority;
- v.) where development or redevelopment requires a zoning by-law amendment and/or an official plan amendment, the City, in consultation with the Toronto and Region Conservation Authority, may determine that an engineering study is required, detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and storm water management;
- vi.) any new zoning by-laws shall contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening, and such other matters as may be identified by the City in consultation with the Toronto and Region Conservation Authority; and,
- vii.) the Toronto and Region Conservation Authority, in conjunction with the City, shall explore means of alleviating flood risk through remedial works such as culvert and minor channel improvements.