

**NOTE: The Brampton Flowertown Secondary Plan does not apply to lands municipally known as 30 McLaughlin Rd. South. This property is subject to OP2006-121 (BL145-2016), in accordance with the Minutes of Settlement dated December 18, 2018 and Case File Nos. PL160821 and PL170269. See a copy of OP2006-121 at the end of the secondary plan text.**

**BRAMPTON FLOWERTOWN  
SECONDARY PLAN  
Area 6**

July 2024

## EXPLANATORY NOTES

### Brampton Flowertown Secondary Plan Area 6

#### 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any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.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 6, The Brampton Flowertown Secondary Plan)

The Brampton Flowertown Secondary Plan consists of Chapter 6 of the document known as the 2006 City of Brampton Official Plan.

Chapter 6 is based on Official Plan Amendment OP2006-153 to the document known as the 2006 Official Plan, as adopted by City Council on September 12, 2018 (By-Law 181-2018).

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

OP2006-168 (BL 200-2019) (Replaced the entirety of Sections 1-8)  
OP2006-185 (BL 139-2020) (Jul. 8, 2020)  
OP2006-189 (BL177-2020) (Sep. 16, 2020)  
OP2006-213 (BL 062-2022) (Oct.13, 2022)  
OP2006-217 (BL 115-2022) (May.18, 2022)  
OP2006-234 (BL 026-2023) (Feb. 8, 2023)  
OP2006-244 (BL 086-2023) (May. 17, 2023)  
OP2006-256 (BL 172-2023) (Oct. 18, 2023)

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

Duplicate section number to be corrected through a housekeeping by-law

## Part Two, Chapter 6

### Planning Context

The lands subject to the policies contained in the Brampton Flowertown Secondary Plan are generally bounded by Bovaird Drive West to the north, Highway 410 and Kennedy Road South to the east, Steeles Avenue West to the south and Chinguacousy Road to the west, as shown on Schedule 6.

### Development Concept

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

- Low Density Residential
- Low Density Residential 1
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Institutional (Place of Worship, Schools)
- District Retail
- Neighbourhood Retail
- Convenience Retail
- Highway Commercial
- Service Commercial
- Highway and Service Commercial
- General Employment 1
- Recreational Open Space
- Natural Heritage System
- Special Site Area
- Special Policy Area

### Land Use Designations and Permissions

#### **1. Residential**

##### 1.1 Low Density Residential

- 1.1.1 Uses permitted on lands designated Low Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

##### 1.2 Low Density 1 Residential

1.2.1 Lands designated Low Density 1 on Schedule 6 shall only be developed for single-detached and semi-detached dwelling units at a maximum density of 35 units per net residential hectare.

### **1.3 Medium Density Residential**

1.3.1 Uses permitted on lands designated Medium Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

### **1.4 Medium High Density Residential**

1.4.1 Residential development within the Medium High Density designation on Schedule 6 shall not exceed a density of 75 units per net residential hectare.

### **1.5 High Density Residential**

1.4.1 Uses permitted on lands designated High Density on Schedule 6 shall be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

**1.4.2** Notwithstanding the requirements in 1.4.1, the lands municipally known as 227 and 229 Main Street shall be subject to the following:

OP2006-234

- i) Mixed-use development shall be permitted with ground floor commercial uses and residential uses above; and,
- ii) All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres.

### **1.5 Residential/Commercial Mixed Use**

1.5.1 The Residential Mixed Use designation applies to lands within the northwest corner of McLaughlin Road South and Bufford Drive and represents an area that will have mid-rise buildings with ground floor commercial uses.

OP2006-213

1.5.2 Lands designated Residential/Commercial Mixed Use on Schedule 6 shall be permitted to develop to a maximum density of 200 units per net hectare or a floor space index of 2.0 FSI.

1.5.3 The following site specific principles shall apply:

- i) The maximum building height shall not exceed 8-storeys.
- ii) The total number of residential units permitted shall not exceed 120.

## **2. Commercial**

### 2.1 District Retail

- 2.1.1 Uses permitted on lands designated District Retail on Schedule 6 shall permit the range of uses and be developed in accordance with the District. Retail policies of Section 4.3.4 and other relevant policies of the Official Plan.

### 2.2 Neighbourhood Retail

- 2.2.1 Uses permitted on lands designated Neighbourhood Retail on Schedule 6 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.

### 2.3 Convenience Retail

- 2.3.1 Uses permitted on lands designated Convenience Retail on Schedule 6 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.

### 2.4 Service Commercial

- 2.4.1 Uses permitted on lands designated Service Commercial on Schedule 6 shall be used predominantly for service commercial purposes comprising of small-scale retail and convenience stores, service uses, restaurants, recreation facilities, and small offices.

### 2.5 Highway Commercial

- 2.5.1 Lands designated Highway Commercial on Schedule 6 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.

### 2.6 Highway and Service Commercial

2.6.1 Uses permitted on lands designated Highway and Service Commercial on Schedule 6 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 General Employment 1**

3.1.1 Uses permitted on lands designated General Employment 1 on Schedule 6 shall include:

a. A broad range of industrial uses including but not limited to:

- i.) warehousing and storage of goods;
- ii.) manufacturing;
- iii.) processing;
- iv.) repairing and servicing operations, but excluding motor vehicle body shops; and,
- v.) outdoor storage areas, only as accessory to an industrial use.

b. Ancillary uses that serve the principal industrial use.

c. A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.

### **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
- 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 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 1 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 Policy Area**

- 8.1 The area shown as Special Policy Area on Schedule 6 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 6, 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 8.1ii), 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 8.1ii) and 8.1iii), no new buildings or structures including additions shall be permitted within the Special Policy Area shown on Schedule 6, 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.

## 9. Special Site Areas

- 9.1 Lands shown on Schedule 6 as **Special Site Area 1** shall be used only for detached single unit dwellings, and shall be developed in accordance with the following principles:
  - i.) no more than 3 dwellings shall be permitted;
  - ii.) vehicular and pedestrian access shall only be from an abutting interior street and not from Steeles Avenue. However, until such time as access is provided from an interior street, a single access from Steeles Avenue shall be permitted only to an existing single detached dwelling unit; and,
  - iii.) to minimize the impact of new residences upon abutting residential uses, appropriate rear, front and side yard setback requirements will be imposed.
  
- 9.2 Lands shown as **Special Site Area 2**, located on the north side of Archibald Street, approximately 36.6 metres west of Main Street North shall be developed for either two single family detached dwellings, or one single family detached dwelling on the westerly portion of the property, and one office building on the easterly portion of the property and shall be subject to the following:
  - i.) The low density residential character of the property is to be maintained through the careful renovation and maintenance of existing buildings, the judicious use of landscaping, the control and limited use of signs and external lighting, and the prohibition of outside storage of equipment or materials associated with a commercial undertaking;
  - ii.) Permitted commercial uses shall be limited to professional offices for a non-profit organization;
  - iii.) The maximum gross commercial floor area to be used for professional offices for a non-profit organization shall not exceed 330 square metres;
  - iv.) Residential or commercial parking shall be located in the rear yard only, and be appropriately screened and buffered from adjacent residential properties;
  
  - v.) Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, or residents, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees, or residents;

- vi.) No floodlights or illuminated signs shall be permitted on the subject site;
- vii.) All garbage and refuse storage containers shall be located within a building on the subject site, and
- viii.) One non-illuminated sign shall be permitted, provided it is attached to the wall of the existing structure which faces a public road allowance and it has a sign area of no more than 0.25 square metres.

9.3 Lands designated Highway Commercial within **Special Site Area 3** shall only be used for a dining room restaurant and a single family dwelling unit. The development of the site shall proceed on the basis of a renovation to the existing dwelling and the erection of a small one-storey addition to the rear of the dwelling. Further, the development shall be regulated by an appropriate zoning by-law and shall be subject to site plan control to ensure that the impact of the development to the adjacent residential areas will be minimized.

9.4 The lands on the east side of Main Street North, approximately 125.14metres north of Linkdale Road within **Special Site Area 4** may be developed for either a single family detached dwelling with a home occupation or office uses, other than the offices for a doctor, dentist or drugless practitioner or real estate offices, but not both, and shall be subject to the following development principles:

- i.) Provision shall be made for adequate landscaping and buffering to minimize the adverse influence of development upon abutting residential and open space uses and to retain the residential character of the subject lands;
- ii.) Adequate off-street parking spaces shall be provided in accordance with acceptable standards to satisfy the requirements of employees and customers, and the design of the parking facilities shall have regard to the convenience and safety of customers and employees, or residents;
- iii.) No flood lights or illuminated signs shall be permitted on the subject site;
- iv.) All garbage and refuse storage containers shall be located within a building on the subject site;
- v.) The maximum gross commercial floor area to be used for offices other than for offices for a doctor, dentist or drugless practitioner, or real estate offices shall not exceed 282 square metres;
- vi.) Personal service uses shall not be permitted on the subject site;
- vii.) Policies 8.4i.) to 8.4vi.) shall only apply in the event that the building on the site is used for offices, other than the offices of a doctor, dentist or drugless practitioner, or real estate offices.

9.5 **The** lands designated Service Commercial on **Special Site Area 5**, located east of Main Street North approximately 158 metres north of Vodden Street are

intended to permit a limited range of commercial uses and one residential dwelling unit that would be compatible with each other and in recognition of the size and shape of the subject lands and the land use designation of the abutting lands.

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:

OP2006-256

- 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. Nonresidential 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 highrise, 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.

8.6 **Special** Site Area 6

OP2006-217

The lands designated High Density Residential within **Special Site Area 6** as shown on Schedule "A" of this amendment shall only be developed for semi-detached dwellings and stacked back-to-back townhouse dwellings with a maximum density of 89 units per net hectare.

**8.6** The lands designated "High Density Residential" in Special Site Area 6 shall be developed for an apartment building, and shall be developed in accordance with the following principles:

OP2006-185

- i) a maximum floor space index of 4.0 (exclusive of the parking garage);
- ii) to minimize the impact upon abutting residential uses, appropriate property line setbacks shall be established in the zoning by-law relative to the height of the building. For clarity, rear and side yard setbacks shall increase as the height of the building increases;
- iii) Building facades are to have a high degree of architectural articulation to break up the massing of the façade;
- iv) Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e. stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.
- v) development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape.

8.7 The lands designated District Retail in **Special Site Area 7**, located on the North side of Vodden Street East, East of Main Street North, may be developed for a “Self Storage Facility”, in addition to the uses permitted in the District Retail, designation in accordance with Section 2.2.1.

OP2006-189

8.8 Special Site Area 8

Notwithstanding Section 1.4.1, the following shall apply to lands designated High Density Residential within **Special Site Area 8**, located on the northside of Church Street and west side of Beech Street:

OP2006-244

- i) Maximum permitted density shall be 3.11 Floor Space Index.
- ii) Maximum permitted height of apartment shall be 14 storeys.
- iii) Maximum permitted height of stacked and back-to-back stacked townhouses shall be 4 storeys.
- iv) A Heritage Listed Dwelling is to be relocated to 132 Church Street East.