



THE CORPORATION OF THE CITY OF BRAMPTON
BY-LAW

Number 258-2014

To Adopt Amendment Number OP 2006-104
to the Official Plan of the
City of Brampton Planning Area

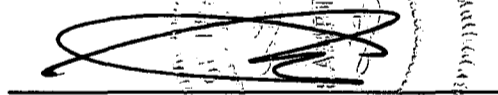
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006-104 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

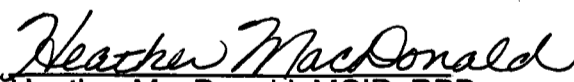
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
this 10TH day of *September* 2014 .




SUSAN FENNELL - MAYOR


PETER FAY - CLERK

Approved as to Content:


Heather MacDonal, MCIP, RPP
Director, Planning Policy and
Growth Management Division

**AMENDMENT NUMBER OP 2006-104
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006- 104
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to provide a land use designation and specific policies to permit the development of apartment dwellings including ground floor commercial uses.

2.0 Location:

The lands subject to this amendment are located at the south-west corner of Kennedy Road South and Research Road. The lands are located in part of Lots 3 and 4, Concession 1 E.H.S., and are known municipally as 95 and 99 Kennedy Road South and 3, 5, 7 and 7A Research Road.

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 54: Kennedy Road Revitalization Area Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 104

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 Kennedy Road Revitalization Secondary Plan (Secondary Plan Area 54) (being Part II Secondary Plans, as amended) are hereby further amended:

- (1) by changing on Schedule SP54(A) thereof, the land use designation of the lands shown outlined on Schedule A to this amendment from "Service Commercial" and "Special Policy Area 1" to "Residential High Density" and "Special Policy Area 4";
- (2) by adding the following as Section 5.1.5 to Section 5.1 Residential:


Special Policy Area 4

"5.1.5 Special Policy Area 4, as shown on Schedule SP54(a), may be developed for high density residential purposes with at-grade commercial uses within the ground floor adjacent to Kennedy Road South, and subject to the following development and urban design principles:

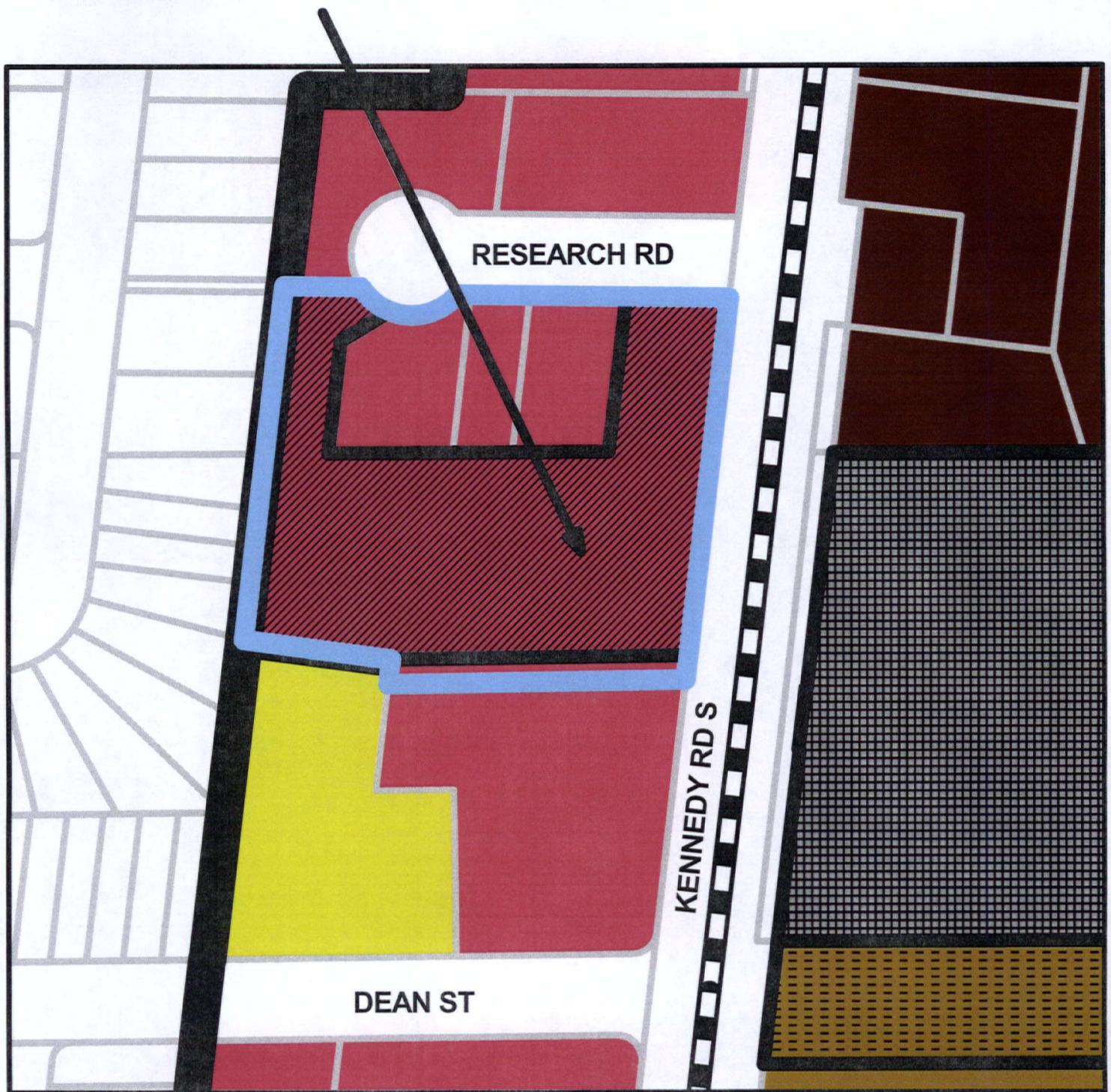
- a) density shall not exceed an F.S.I. of 3.1 over the entire site and the maximum building height shall not exceed 19 storeys;
- b) separation and buffering from the low density residential area to the west shall be accommodated with a building height transition regulated by a 45 degree angular plane beginning at the westerly property line and rising eastwards. A terraced design shall be encouraged along with the use of green roofs;
- c) a range of service commercial uses are permitted;

- d) form and layout of buildings oriented to the abutting streets;
- e) parking areas situated internally within the site;
- f) parking shall be located primarily below grade;
- g) outdoor storage of goods and materials and automotive sales, service or repair uses shall not be permitted;
- h) building walls shall be provided along the majority of the Kennedy Road South and Research Road frontages except for those areas comprising public use space and driveways;
- i) streetscapes shall support pedestrian activities and landscaping, hardscape elements and main building entrances shall be along the Kennedy Road South and Research Road frontages; and,
- j) high quality building treatments, details and materials.

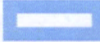





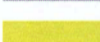





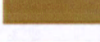
Approved as to Content:


Heather MacDonal, MCIP, RPP
Director, Planning Policy and
Growth Management Division

Lands to be redesignated from "SERVICE COMMERCIAL" and "SPECIAL POLICY AREA 1" to 'RESIDENTIAL HIGH DENSITY' and 'SPECIAL POLICY AREA 4'



EXTRACT FROM SCHEDULE SP54(A) OF THE DOCUMENT KNOWN AS THE KENNEDY ROAD SOUTH REVITALIZATION AREA SECONDARY PLAN

- | | | | |
|---|-------------------------------|---|------------------------|
|  | SUBJECT LANDS |  | SPECIAL POLICY AREA 1 |
|  | SERVICE COMMERCIAL |  | SPECIAL POLICY AREA 2 |
|  | INDUSTRIAL |  | SPECIAL POLICY AREA 3 |
|  | RESIDENTIAL MEDIUM DENSITY |  | SPECIAL POLICY AREA 4 |
|  | DISTRICT COMMERCIAL |  | MAJOR ARTERIAL ROAD |
|  | MIXED INDUSTRIAL / COMMERCIAL |  | SECONDARY PLAN AREA 54 |
|  | RESIDENTIAL HIGH DENSITY | | |



BRAMPTON
Flower City



SCHEDULE A TO OFFICIAL PLAN
AMENDMENT OP2006# 104

PLANNING AND INFRASTRUCTURE SERVICES

Date: 2014/08/21

Drawn By: CJK

File: C01E04.012_OPA_A

IN THE MATTER OF the *Planning Act, R.S.O. 1990*, as amended, sections 17 and 34:

AND IN THE MATTER OF the City of Brampton By-law 258-2014 being a by-law to adopt Official Plan Amendment OP2006-104 and By-law 259-2014 to amend Zoning By-law 270-2004 as amended, Roger Howard – Eldomar Investments Limited (File C01E04.012)

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

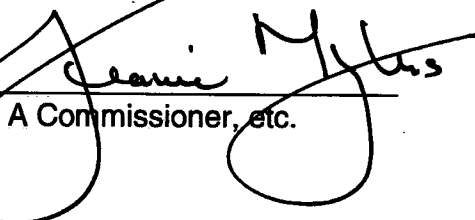
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 258-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of September, 2014, to adopt Amendment Number OP2006-104 to the 2006 Official Plan.
3. By-law 259-2014 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10th day of September, 2014, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 258-2014 as required by section 17(23) of the *Planning Act* was given on the 16th day of September, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
5. Written notice of By-law 259-2014 as required by section 34(18) of the *Planning Act* was given on the 16th day of September, 2014, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act, R.S.O. 1990* as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-104 is deemed to have come into effect on the 7th day of October, 2014, in accordance with Section 17(27) of the *Planning Act, R.S.O. 1990*, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
15th day of October, 2014)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2015.