



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 68 - 2016

To Adopt Amendment Number OP 2006-118
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 - 118 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 27th day of April, 2016.

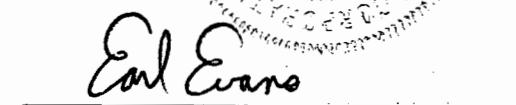
Approved as to
form.
19/04/16

M.R.
Matthew Rea

Approved as to
content.
04 / 13 / 2016

AP for HM


LINDA JEFFREY - MAYOR


~~PETER FAY - CLERK~~
EARL EVANS - DEPUTY CLERK

AMENDMENT NUMBER OP 2006 - 118

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

**AMENDMENT NUMBER OP 2006 - 118
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

1.0 PURPOSE

The purpose of this amendment together with Schedules "A, B, C, and D" is to implement the policies of the Official Plan and the Countryside Villages Secondary Plan with the approval of a Block Plan for Sub Area 48-2.

This amendment to Chapter 48(b) of the Countryside Villages Secondary Plan supports a block plan that is based on the approved studies and documents in the areas of the environment, servicing, transportation, urban design and growth management.

2.0 LOCATION

Sub-Area 48-2 comprises an area of approximately 320 hectares (790 acres) bounded by Bramalea Road to the west, Mayfield Road to the north, the West Humber River Tributary F to the east and Countryside Drive to the south, (as outlined on Schedule C to this amendment), legally described as Lots 16 and 17, Concessions 5 and 6, E.H.S., in the City of Brampton.

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 48: Countryside Villages Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006- ~~118~~
- (2) by amending Schedule A, General Land Use, to delete portions of the "Open Space" designation east of Bramalea Road on the south side of Inspire Boulevard, and at the southwest corner of Inspire Boulevard and the north-south collector road and replacing them with "Residential" and as shown on Schedule A to this amendment.
- (3) by amending Schedule E, Major Recreational Open Space, to delete portions of the "Open Space" designation east of Bramalea Road on the south side of Inspire Boulevard, and at the southwest corner of Inspire Boulevard and the north-south collector road as shown on Schedule B to this amendment.
- (4) by amending Schedule A2, Retail Structure, to delete the "Neighbourhood Retail" designation from the south-east corner of Torbram Road and Inspire Boulevard, as shown outlined on Schedule C to this amendment.

3.2 The document known as the Countryside Villages Secondary Plan, being Chapter 48 of Part II of the City of Brampton Official Plan is hereby further amended:

- (1) by amending Section 5.2.5, Medium-High Density Residential, by adding thereto the following:
 - "5.2.5.2. The lands designated "Medium-High Density" located in Sub-Area 48-2 shall have a minimum building height of 4-storeys and a maximum of 8-storeys. A building height of 6-storeys is encouraged.

- 5.2.5.3. Notwithstanding Section 5.2.5.1(i), the lands designated "Medium-High Density" along the north side of Inspire Boulevard, directly east of lands designated "District Retail," shall only permit mid-rise apartments."
- (2) by replacing in Section 5.3.6 the reference to Section 4.10.3.4 of the Official Plan to Section 4.11.3.4.
- (3) by amending Section 5.3.6, Mixed Use, by adding the following sections:
- "5.3.6.2. For the lands designated "Mixed Use," located at the intersection of Torbram Road and Inspire Boulevard:
- 5.3.6.2 i) a minimum commercial gross floor area of 1858 square metres (20,000 square feet) shall be provided on lands located at the northwest quadrant.
- 5.3.6.2 ii) requirements and restrictions shall be established to ensure the minimum standards set out in 5.3.6 are achieved.
- 5.3.6.2.iii) development shall be undertaken in accordance with policies as further set out in Chapter 48-2 of PART III: Block Plans of the Official Plan."
- (4) by amending Schedule SP48(a), Countryside Villages Secondary Plan Area 48 as shown on Schedule D to this amendment as follows:
- a) Deleting the "Neighbourhood Retail" designation at the southeast corner of Torbram Road and Inspire Boulevard, and replacing it with "Mixed Use," "Medium Density," and "Low Density" designations.
- b) Deleting the "Live-Work," and "Low Density" designations at the northeast corner of Torbram Road and Inspire Boulevard, and replacing them with "Mixed Use" and "Medium Density" designations.
- c) Deleting the "Live-Work" and "Low Density" designations at the southwest corner of Torbram Road and Inspire Boulevard, and replacing them with "Mixed-Use" and "Medium Density" designations.
- d) Deleting the "Low Density" designation along Torbram Road, south of Inspire Boulevard and replacing it with "Medium Density" designation.
- e) Deleting the "Live-Work" and "Low Density" designations at the northwest corner of Torbram Road and Inspire Boulevard, and replacing them with a "Mixed-Use" designation.
- f) Deleting the "Community Park" designation, located along Inspire Boulevard, east of the "Place of Worship" designation and replacing it with "Neighbourhood Park," "Low Density," "Medium Density" and "Medium-High Density" designations.

- g) Re-designating two parcels of "Medium Density" land located on the north and east sides of Inspire Boulevard, respectively (east of Torbram Road) and abutting the valley to "Low Density."
- h) Re-designating a parcel of "Low Density" land located at the intersection of Mayfield Road and north-south collector road to "Medium Density."
- i) Re-designating a parcel of "Low Density" land located east of Torbram Road and north of the valley to "Medium Density."
- j) Re-designating two parcels of "Medium Density" land located on the north side of Inspire Boulevard, east of the "District Retail" designation to "Medium-High Density" designation.
- k) Re-designating lands east of Torbram Road extending north from Tributary D to Mayfield Road from "Low Density" to "Valleyland."

3.3 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by adding to Part III: BLOCK PLANS, thereof, the following new heading and associated text:

"Area 48-2: Countryside Villages Secondary Plan

Chapter 48-2 of Part III: BLOCK PLANS of the 2006 Official Plan shall constitute the block plan for Sub-Area 48-2."

- (1) by adding to Part III: BLOCK PLANS, thereof, Schedule E as outlined as Schedule E to this amendment.
- (2) by adding to Part III: BLOCK PLANS thereof, as Chapter 48-2, the following text:

"Chapter 48-2: Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan."

1.0 LOCATION

Sub-Area 48-2 comprises an area of approximately 320 hectares (790 acres) and is bounded by Bramalea Road to the west, Mayfield Road to the north, West Humber River Tributary F to the east and Countryside Drive to the south, as outlined on Schedule E.

2.0 Effect of this Chapter and its Relationship to the Official Plan and Countryside Villages Secondary Plan

The lands subject to Chapter 48-2 outlined on Schedule E shall be developed in accordance with the policies of Chapter 48(b) of Part II and with Schedule SP48(a) and also in accordance with all other relevant policies and schedules of the Brampton Official Plan.

3.0 Sub-Area 48-2 Block Plan Principles

The principles for the block plan area are set out below:

- a) To create a safe, attractive and pedestrian-oriented community offering a range of housing types and densities;

- b) To create a distinct and attractive built form through superior urban design;
- c) To incorporate and utilize alternative development standards, including rear-lane townhouses, roundabouts, bike lanes and reduced right-of-ways;
- d) To create a street network that promotes pedestrian accessibility to schools, parks, open space and shopping areas;
- e) To preserve, protect and restore the natural environmental features;
- f) To provide linkages to natural features within a comprehensive community open space network together with parks, view vistas and storm water management ponds; and,
- g) To provide for a phased development in accordance with the approved Growth Management Staging and Sequencing Strategy.

4.0 Block Plan Development Policies

The lands within Sub-Area 48-2 shall be subject to the policies set under Sections 4.1 to 4.7.

4.1 Minor Adjustments to Block Plan Configuration

- 4.1.1 Schedule E illustrates the design attributes of the block plan area that addresses and implements the land use designations and policies of the Countryside Villages Secondary Plan (Chapter 48(b)). Minor adjustments and relocations of the land uses, community features and infrastructure shown on Schedule BP48-2 can be made without the need for an Official Plan amendment as long as the general intent and policy direction of the Countryside Villages Secondary Plan (Chapter 48(b)) is maintained.

4.2 Torbram Road and Inspire Boulevard Gateway

The intersection of Torbram Road and Inspire Boulevard is designated as a Secondary Gateway in Section 10.8.6 of the Countryside Villages Secondary Plan (Chapter 48(b)). The vision for this gateway is to develop an area with a strong urban character by way of appropriate built form, streetscape, open space elements, and uses. This gateway will be defined by higher density built form. As such, the following policies apply:

- 4.2.1 Single detached and semi-detached dwellings are not permitted. Townhouses are only permitted where specifically indicated in the policies related to each quadrant.
- 4.2.2 Development shall include retail/commercial uses, apartments with ground floor retail, and a private urban square.
- 4.2.3 Buildings shall have superior architectural design. An enhanced streetscape and appropriate landscape elements shall be provided to identify this location as a focal point into

the community and to encourage and support pedestrian activity and movement.

4.2.4 A minimum density suitable to support the mix of uses and built form will be provided.

4.2.5 The following policies set out the form and uses to be found in each of the four quadrants at the intersection of Torbram Road and Inspire Boulevard:

4.2.5.1 Development within the northwest quadrant designated "Mixed Use" shall provide for:

- a) a minimum 6-storey and maximum 8-storey built form along Inspire Boulevard and at the intersection of Torbram Road and Inspire Boulevard. Residential uses shall be in an apartment form;
- b) ground floor commercial uses along Inspire Boulevard;
- c) a mix of uses and heights within the remainder of this quadrant north of the intersection of Torbram Road and Inspire Boulevard. A minimum of 3-storeys to a maximum of 8-storeys are permitted, subject to the polices regarding transition and built form as set out in Section 4.6; and,
- d) commercial uses limited to those which support the planned pedestrian oriented character. Office uses shall be permitted. No motor vehicle commercial uses or drive-through facilities are permitted.

4.2.5.2 The southwest quadrant designated as "Mixed Use" and "Medium Density" shall provide for:

- a) a minimum 3-storey and maximum 8-storey built form along Inspire Boulevard on lands designated "Mixed Use" subject to the polices regarding transition and built form as set out in Section 4.6. Ground floor commercial uses are required;
- b) a minimum 3-storey built form on the "Medium Density" block, which may include townhouses; and,
- c) commercial uses limited to those which support the planned pedestrian oriented character. Office uses shall be permitted. No motor

vehicle commercial uses or drive-through facilities are permitted.

4.2.5.3 The northeast quadrant designated as "Mixed Use" shall provide for:

- a) a minimum of 4-storey and maximum 8-storey built form at the intersection and along Inspire Boulevard, which shall provide ground floor commercial uses. A building height of 6-storeys is strongly encouraged to support the mixed use gateway. Residential uses shall be in an apartment form;
- b) a minimum 3-storey built form may be permitted north of the intersection, along Torbram Road in conjunction with the apartment form required under Section 4.2.5.3 a) subject to the polices regarding transition and built form as set out in Section 4.6; and,
- c) commercial uses that are limited to those which support the planned pedestrian-oriented character. Office uses shall be permitted. No motor vehicle commercial uses or drive-through facilities are permitted.

4.2.5.4 The southeast quadrant designated as "Mixed Use" shall provide for:

- a) a minimum of 4-storey and a maximum 8-storey built form and shall provide ground floor commercial uses. A building height of 6-storeys is strongly encouraged to support the mixed use gateway. Residential uses shall be in an apartment form; and,
- b) commercial uses that are limited to those which support the planned pedestrian-oriented character. Office uses shall be permitted. No motor vehicle commercial uses or drive-through facilities are permitted.

4.2.6. A private urban square shall be provided within the gateway of Torbram Road and Inspire Boulevard. Prior to any lands being zoned to permit development within this gateway, a concept plan indicating the location of the private urban square and general built form of the four quadrants must be approved to the satisfaction of the Chief Planning and Infrastructure Services Officer.

4.3 Place of Worship / Medium-High Density Development

Higher density residential uses are permitted on the lands designated "Place of Worship" and the adjacent lands designated "Medium-High Density" located at the southeast corner of Bramalea Road and Inspire Boulevard. The following development policies shall apply:

- 4.3.1 Development of the lands designated "Place of Worship" shall be integrated with the adjacent lands designated "Medium-High Density" to create a strong urban character with pedestrian and vehicular connectivity. Public or private road connections linking the developments shall be provided to support the integrated development of the overall lands. To ensure development of the lands occurs in an integrated manner, and the Official Plan policies are achieved, a tertiary plan, to the satisfaction of the Chief Planning and Infrastructure Services Officer may be required in conjunction with a development application.
- 4.3.2 Development of the lands shall be structured on a pattern of internal streets (public or private), which provide a comfortable pedestrian environment.
- 4.3.3 The design elements and streetscape within the "Place of Worship" and "Medium-High Density" designations, south of the "District Retail" designation shall be consistent with adjacent treatments along the north side of the road. An attractive, pedestrian-friendly urban streetscape shall be provided to support the Village Core.
- 4.3.4 Residential uses on the "Place of Worship" designated lands shall be in an apartment form with a minimum height of 4-storeys and a maximum of 8-storeys. A minimum 6-storey building height is encouraged along Inspire Boulevard. The design shall complement the Place of Worship.
- 4.3.5 Notwithstanding the minimum density requirements of Section 5.2.5.2, on the "Medium-High" designated lands, apartment forms with a minimum height of 4-storeys and a maximum height of 8-storeys shall be provided along Inspire Boulevard. A building height of 6-storeys is encouraged. Other residential forms as permitted under the "Medium-High" designation may be developed on the balance of the lands.
- 4.3.6 Public access to the valley shall be provided through the "Medium-High" designated lands by way of a public road or easement over private land.

4.4 Mayfield Road Edge

Mayfield Road has been characterized as a Goods Movement Corridor. As such, large volumes of transport vehicles are

anticipated. In an effort to mitigate impact to the residents within Block Plan Area 48-2, the follow policies apply:

- 4.4.1 Notwithstanding Section 10.8.2 of the Official Plan, a “green edge” to the Countryside Villages Community shall be established along Mayfield Road. A vegetated buffer block with a minimum width of 1.5 metres in addition to any buffer block required for noise attenuation purposes shall be provided between all residential uses and Mayfield Road.
- 4.4.2 Any proposal for residential development will have effective separation and buffering from Mayfield Road and other noise sources. Noise barriers, consisting of a combination of berming and acoustical fencing will be required to be provided along all portions of Mayfield Road in order to mitigate sensitive uses from traffic noise along the roadway.
- 4.4.3 Where residential uses abut Mayfield Road, increased yard setbacks and physical building separation may be required.

4.5 Convenience Retail

- 4.5.1 The “Convenience Retail” designation shown on Schedule SP48(a) on the south side of Mayfield Road, east of Torbram Road shall be sufficiently sized to accommodate a convenience retail plaza.
- 4.5.2 Motor vehicle commercial uses are permitted within the “Convenience Retail” designation, however shall not be permitted as a stand-alone use. Motor vehicle commercial uses shall only be developed in conjunction with a commercial retail plaza.
- 4.5.3 Notwithstanding Section 4.3.5.7 of the Official Plan, motor vehicle commercial and related uses shall be limited to:
 - a) a gas bar;
 - b) a car wash;
 - c) and accessory commercial related uses.
- 4.5.4 Motor vehicle repair or other associated motor vehicle service related uses not identified in Section 4.5.3 are not permitted within the “Convenience Retail” designation.

4.6 Transition and Built Form

- 4.5.1 Built form and massing controls shall be implemented to achieve city development standards and ensure appropriate transition from higher-rise development to lower-rise development, including but not limited to height, setbacks, and glazing requirements.

- 4.5.2 Along Torbram Road, south of the Torbram Road and Inspire Boulevard gateway, street-related townhouses shall be provided as a transition to the mixed use node.

4.7 General Development Policies

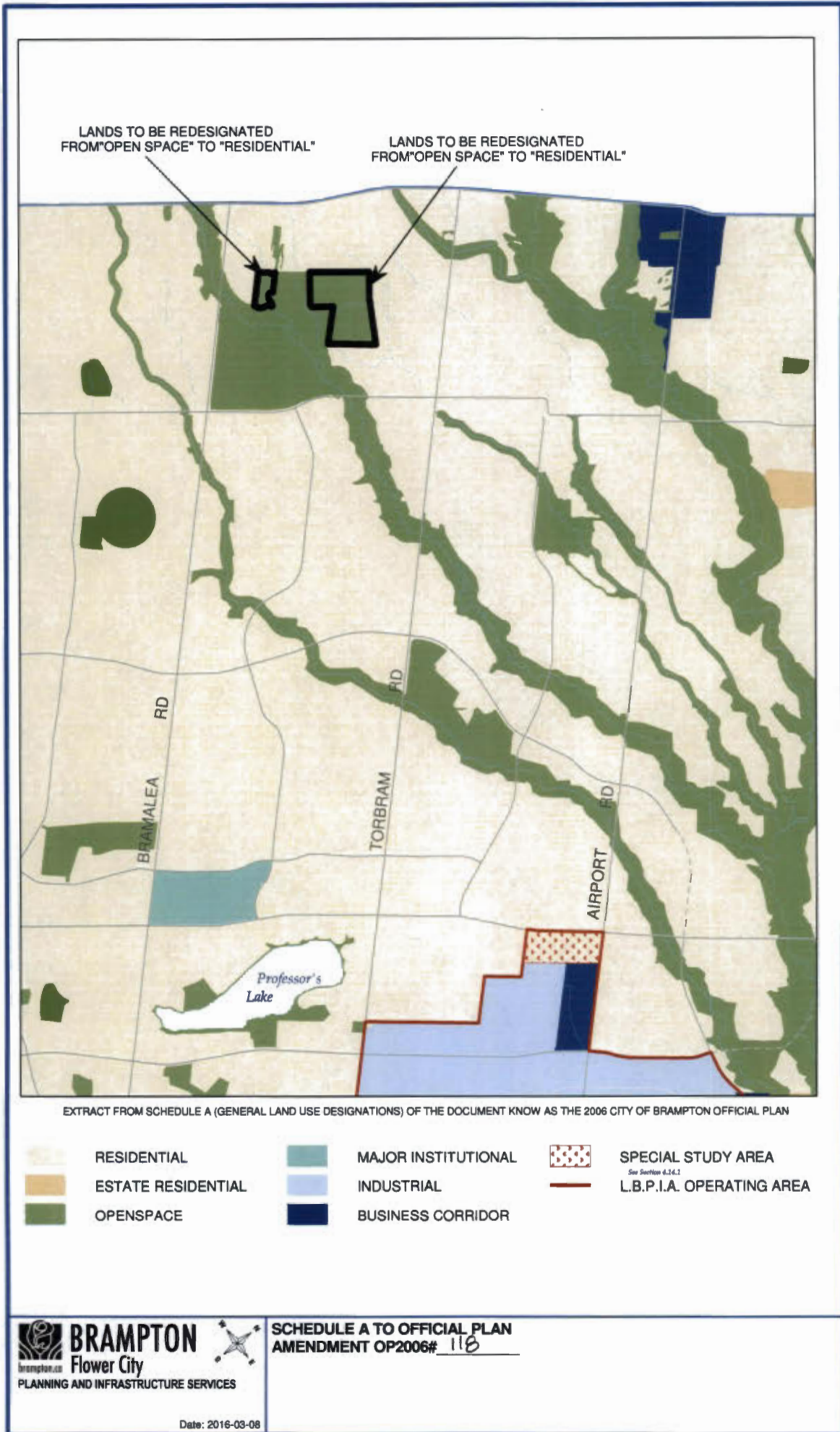
- 4.7.1 Pedestrian walkway connections, as generally outlined on Schedule E, shall be further refined through the review of the plans of subdivision. Additional connections may be required through evaluation of the plans of subdivision.
- 4.7.2 The trail system, as generally outlined on Schedule E, shall be further refined in terms of the locations through the review of draft plans of subdivision.
- 4.7.3 In order to promote active transportation and walkability within the community, block lengths shall conform to the City-wide Sustainable Community Development Guidelines. Flexibility in the block length requirements may be applied at the discretion of the Chief Planning and Infrastructure Services Officer.
- 4.7.4 The application of Alternative Development Standards (ADS), such as rear lane townhouses, a 29.0 metre right-of-way along Inspire Boulevard, modified right-of-way standards on all other collector and local roads and roundabouts, shall be implemented.
- 4.7.5 To ensure conformity with the Provincial Growth Plan and the City's Growth Management objectives, Block Plan Area 48-2 shall be planned to achieve a population in the order of 12,200 persons and employment in the order of 1,300. Implementing zoning and plans of subdivision shall contain provisions to implement these targets.
- 4.7.6 All natural heritage features identified in the approved Environmental Implementation Report shall be protected through the appropriate community design of the block plan.
- 4.7.7 All development applications submitted shall conform to the approved recommendations of the Sub-Area 48-2 Environmental Implementation Report and Functional Servicing Report prepared by Beacon Environmental, Dillon Consulting and The Municipal Infrastructure Group.
- 4.7.8 All development applications submitted within the boundaries of Sub-Area 48-2 shall be implemented and staged in accordance with the approved Growth Management Staging and Sequencing Strategy for Sub-Area 48-2. This report shall establish the detailed timing and staging of development relative to the sequential delivery of required infrastructure such as roads, schools, parks and engineering services.

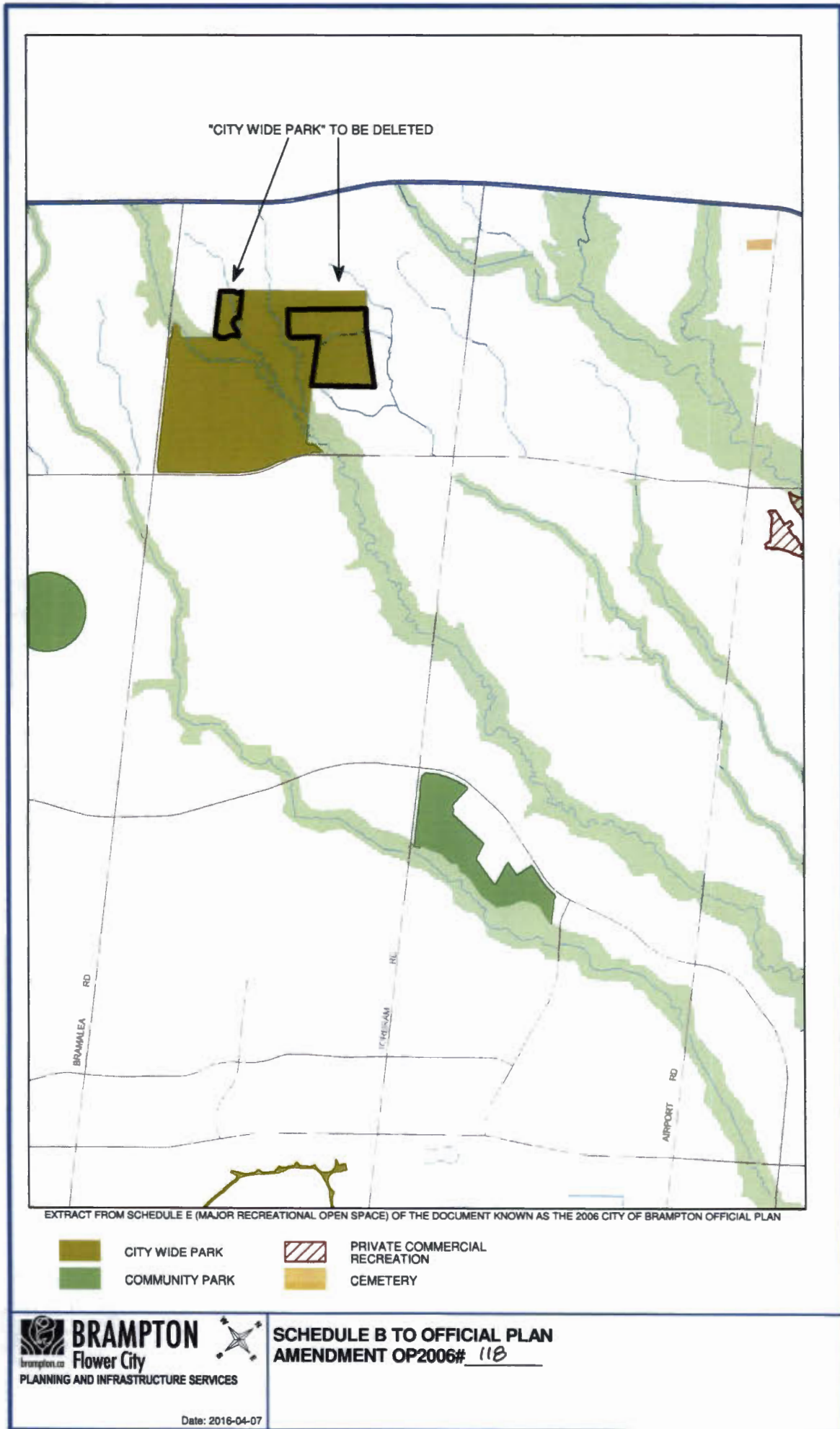
- 4.7.8.1 The completion of Inspire Boulevard is a key element in the staging of development and establishing the necessary transportation infrastructure for Block Plan Area 48-2. In this regard, the Growth Management Staging and Sequencing Strategy shall set out requirements and implementing tools for the City and landowners to achieve completion of this road. The Staging and Sequencing Strategy shall provide for the construction of Inspire Boulevard in its entirety from Bramalea Road to Torbram Road in conjunction with the development of any lands located on the west side of Torbram Road.
- 4.7.9 Prior to the issuance of draft plan approval of each draft plan of subdivision within Sub-Area 48-2, a Developer Cost Sharing Agreement, to the satisfaction of the City, shall be executed and the trustee shall confirm that the applicant has fulfilled their obligations. The Cost Sharing Agreement shall provide for the early delivery of community use lands (such as schools, parks, arterial and collector roads and gateway features).
- 4.7.10 The owner shall contribute their proportionate share towards the full cost of the City's gateway features and streetscape enhancements within Sub-Area 48-2 in accordance with the City's Gateway Beautification Program. Each landowner's proportionate share within Block 48-2 shall be established in the Countryside Villages Cost Sharing Agreement.
- 4.7.11 An alternate school site location for the public elementary school, west of Torbram Road, may be necessary to achieve the requirements of the Peel District School Board with respect to school accommodation as a component of the Growth Management Staging and Sequencing Strategy. Changes in this regard may occur without amendment to the Block Plan.

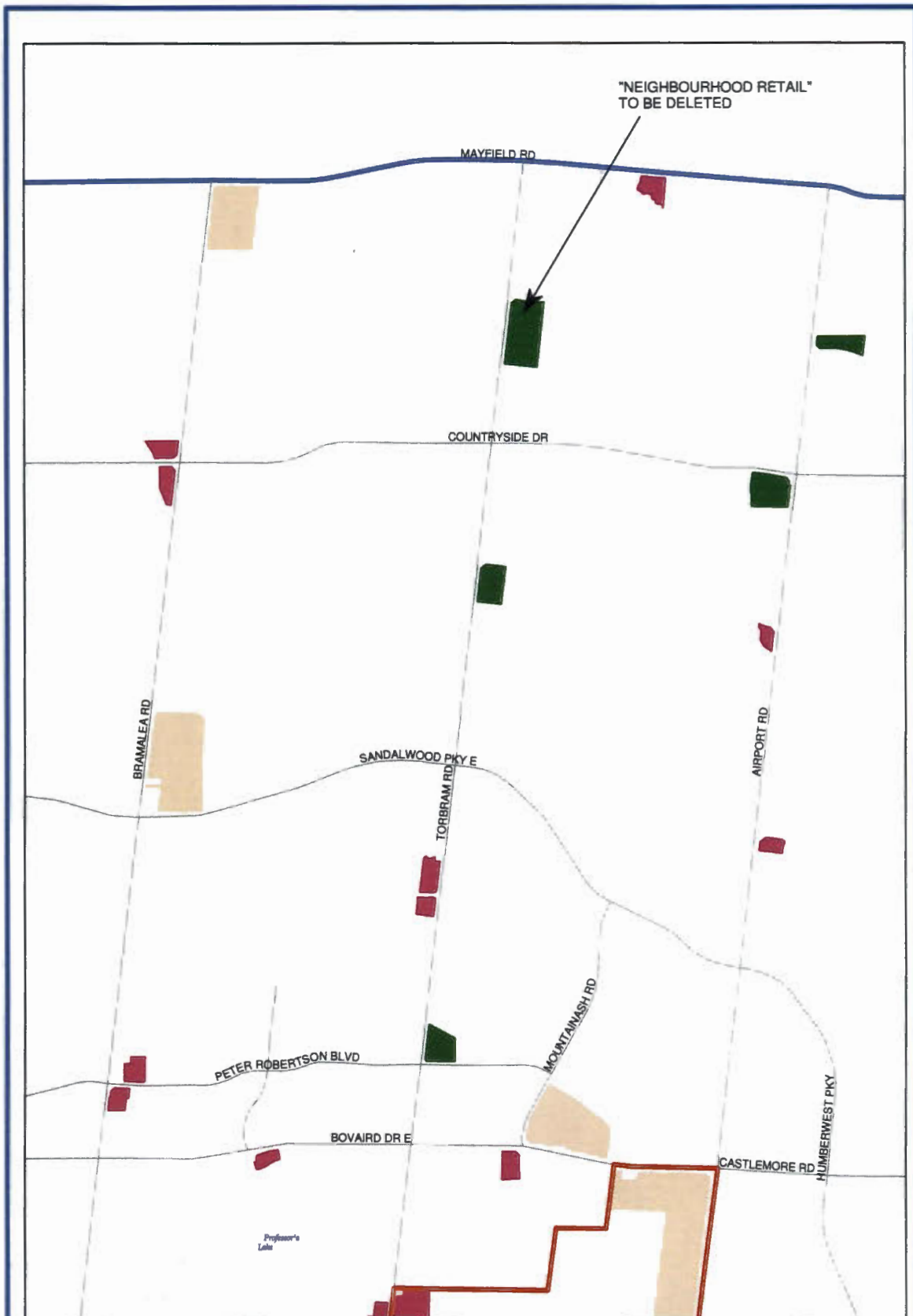
Approved as to Content:



Heather MacDonald, MCIP, RPP
Acting Executive Director
Planning and Building Division

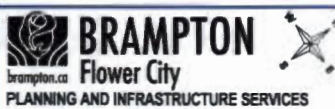






EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- REGIONAL RETAIL
- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- CONVENIENCE RETAIL
- L.B.P.I.A OPERATING AREA



**SCHEDULE C TO OFFICIAL PLAN
AMENDMENT OP 2006# 118**

