



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 85 -2017

To Adopt Amendment Number OP 2006-129

To the Official Plan of the
City of Brampton Planning Area

1. Amendment Number OP 2006 - 129 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 26th day of April, 2017.

Approved as to
form.

2017/04/04


M.R.


Approved as to
content.

2017/03/31

D. Waters

(MCR – Royal Pine)


Linda Jeffrey, Mayor


Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 - 129
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP2006- 129

TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON

1.0 Purpose:

The purpose of this amendment is to revise the land use designation of the lands shown on Schedule A to this amendment to permit residential uses in the form of townhouses and mid-rise buildings. The development will also complete the extension of Attmar Drive to The Gore Road, and of Palleschi Drive to Queen Street East. This amendment will also provide specific policies to guide the development of the subject lands.

2.0 Location:

The lands subject to this amendment are located on the north side of Queen Street East, west of The Gore Road. The property has a frontage of approximately 330 metres (1,082 feet) on Queen Street East, and a frontage of approximately 55 metres (180 feet) on The Gore Road and is located in Part of Lots 4 and 5, Concession 9, Northern Division, 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 changing on Schedule "1", CITY CONCEPT thereto, the designation of "EMPLOYMENT AREAS" to "COMMUNITIES", as shown on Schedule 'A' to this amendment;

(2) by changing on Schedule 'A', GENERAL LAND USE DESIGNATIONS thereto, the designations of "BUSINESS CORRIDOR" and "OFFICE" to "RESIDENTIAL" and "SPECIAL LAND USE POLICY AREA 15", as shown on Schedule 'B' to this amendment;

(3) by adding the "SPECIAL LAND USE POLICY AREA 15" designation, as shown on Schedule 'B' to this amendment;

(4) by amending Subsection 4.14.3 Special Land Use Policy Areas, to add the following as Subsection 4.14.3.15:

"4.14.3.15 Special Land Use Policy Area 15: Queen Street East and Palleschi Drive

Lands designated Office within Special Land Use Policy Area 15 may be permitted to include a residential component as part of a mixed-use development. The office component of the mixed-use development shall have a minimum gross floor area of 9,500 sq. m. (102,258 sq. ft.).

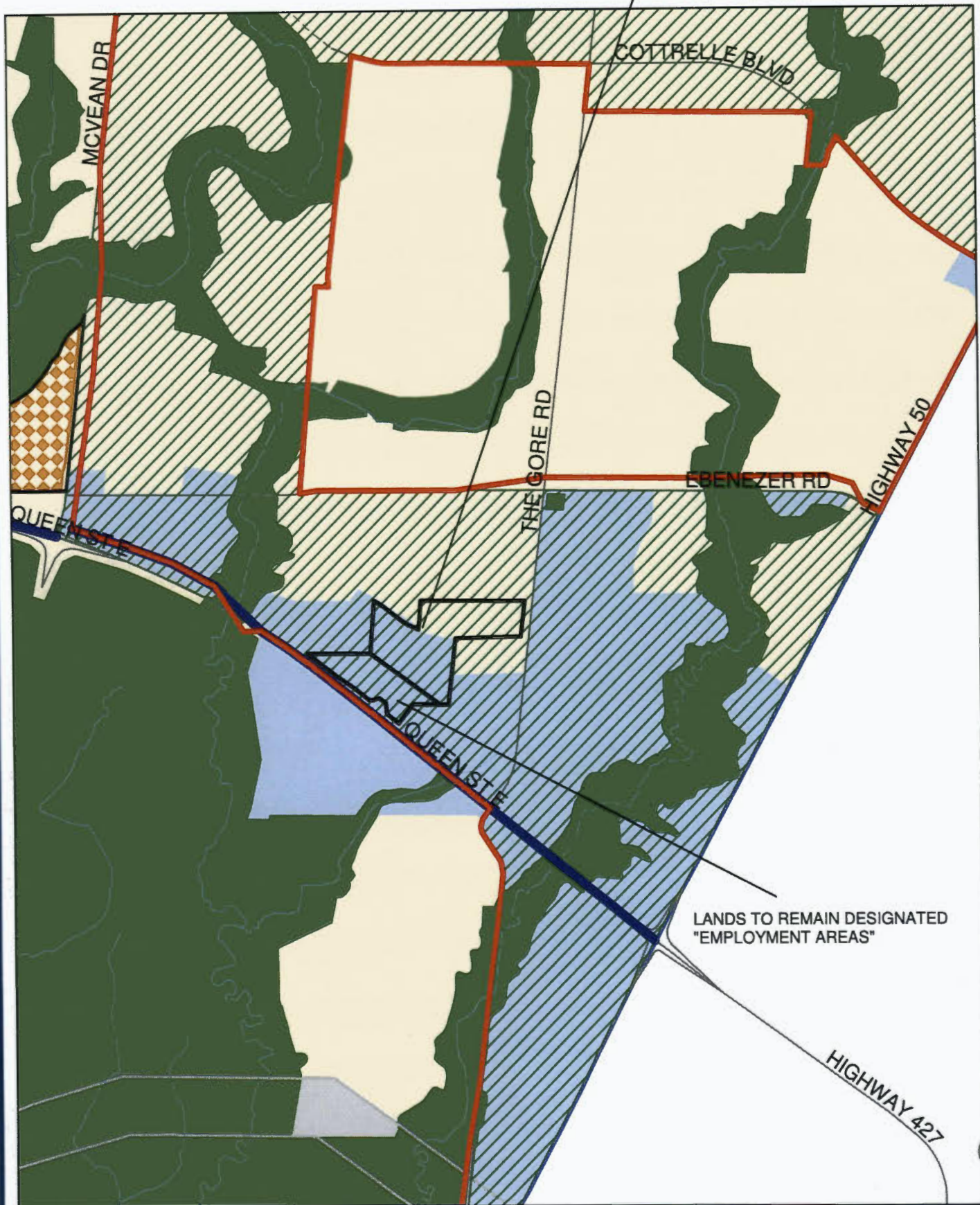
Lands designated Residential within Special Land Use Policy Area 15 shall be developed for a range of medium/high and medium density residential uses.

Buildings located at the intersections of Queen Street East and Palleschi Drive shall have a minimum height of 3 storeys, and shall be sited and orientated to address the intersection with a built form that is pedestrian friendly and easily accessible. A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment will be required to establish a well-structured focal point.

The implementing Zoning By-law for Special Land Use Policy Area 15 shall permit 70% of the residential units to be developed without a holding provision. Release of the remaining 30% of the residential units for development shall be subject to the following conditions:

- i.) a building permit being issued for an industrial use for lands located to the west of Palleschi Drive and fronting Queen Street East prior to releasing 10% of the remaining building permits for residential units within a plan of subdivision, and;
- ii.) a building permit being issued for an office use for lands fronting Queen Street East within the Office designation, prior to releasing the final 20% of the building permits for residential units within a plan of subdivision."

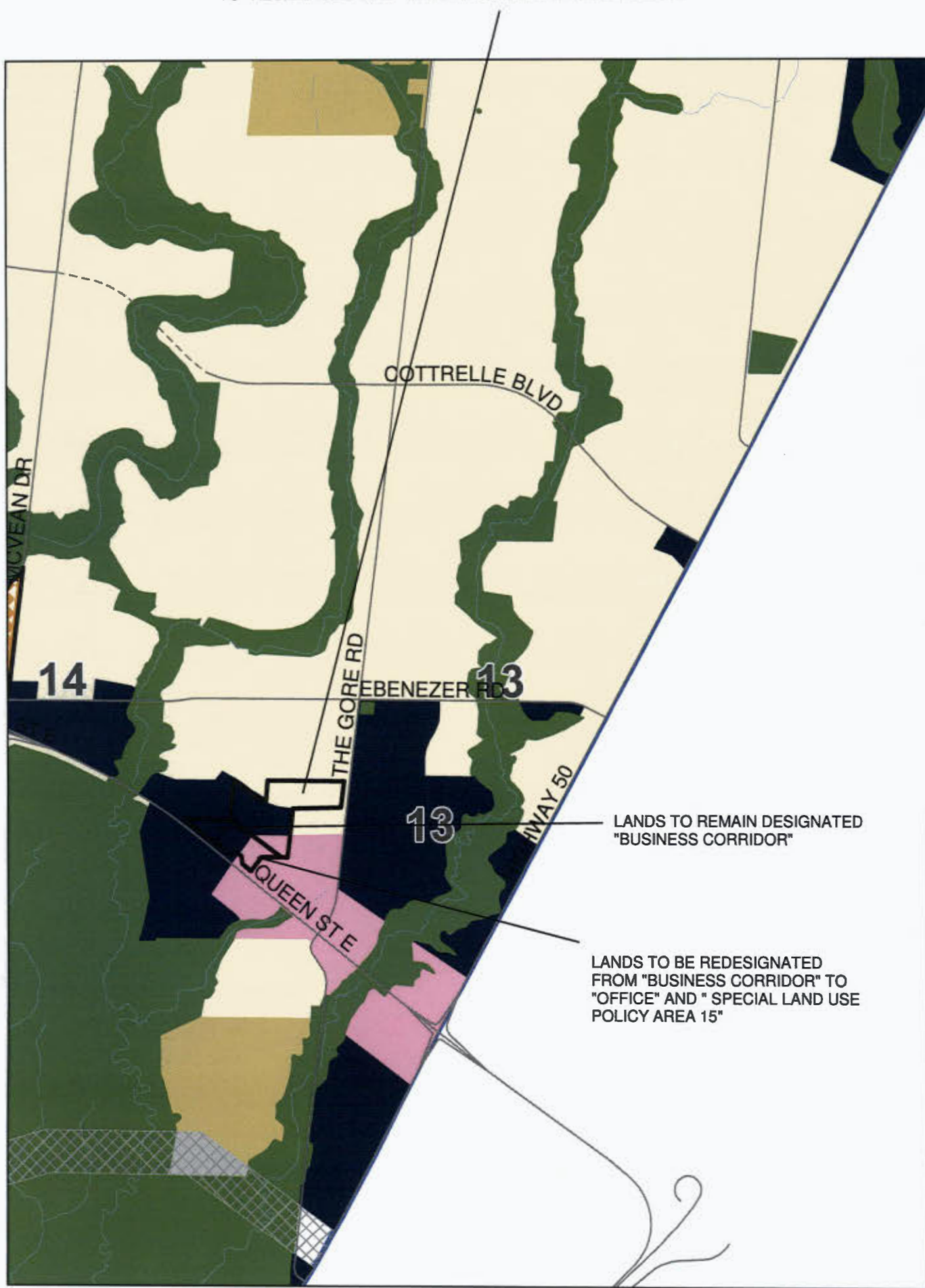
LANDS TO BE REDESIGNATED FROM "EMPLOYMENT AREAS" TO "COMMUNITIES"























EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

	CENTRAL AREA		NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA		BUILT BOUNDARY		DESIGNATED GREENFIELD AREA
	EMPLOYMENT AREAS		UNIQUE COMMUNITIES		INTENSIFICATION CORRIDOR		MAJOR TRANSIT STATION AREA
	DEFERRAL		OPEN SPACE		PRM INTENSIFICATION CORRIDOR		A - ANCHOR
	COMMUNITIES		PROVINCIAL GREENBELT / PROTECTED COUNTRYSIDE		SEC INTENSIFICATION CORRIDOR		G - GATEWAY
			SUBJECT LANDS				

LANDS TO BE REDESIGNATED FROM "BUSINESS CORRIDOR" & "OFFICE" TO "RESIDENTIAL" AND "SPECIAL LAND USE POLICY AREA 15"



EXTRACT FROM SCHEDULE A (GENERAL LANDUSE DESIGNATIONS) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

 RESIDENTIAL	 BUSINESS CORRIDOR	 CENTRAL AREA	 CORRIDOR PROTECTION AREA
 ESTATE RESIDENTIAL	 INDUSTRIAL	 N-W BRAMPTON URBAN DEVELOPMENT AREA	 PARKWAY BELT WEST
 VILLAGE RESIDENTIAL	 MAJOR INSTITUTIONAL	 SPECIAL LAND USE POLICY AREA See Sections 4.26.3	 PROVINCIAL HIGHWAYS
 REGIONAL RETAIL	 OPEN SPACE	 SPECIAL STUDY AREA See Sections 4.26.2	 L.B.P.I.A. OPERATING AREA
 OFFICE	 PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE	 SUBJECT LANDS	 DEFERRAL

