



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 86 - 2017

To Adopt Amendment Number OP 2006-130

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 - 130 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.

2017/04/03


MR

Approved as to
content.

2017/03/31

D. Waters


Linda Jeffrey, Mayor


Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 -130
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP2006- 130
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 a mix of housing forms, medium rise mixed use buildings that are to be used for a combination of office, commercial, institutional, residential and open space purposes. 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 east side of The Gore Road, between Fogal Road and Queen Street East. The property has a frontage of approximately 160 metres (525 feet) on Queen Street East, and a frontage of approximately 500 metres (1,640 feet) on The Gore Road and is located in Part of Lots 4 and 5, Concession 10, 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 further 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 designation of "BUSINESS CORRIDOR" to "RESIDENTIAL". "OFFICE" and "SPECIAL LAND USE POLICY AREA 19", as shown on Schedule 'B' to this amendment;

(3) by amending Subsection 4.14.3 Special Land Use Policy Areas, to add the following as Subsection 4.14.3.19:

"4.14.3.19 Special Land Use Policy Area 19: North-east Corner of Queen Street East and The Gore Road

To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Secondary Plan Amendment and Zoning By-law for Special Land Use Policy Area 19 to ensure that higher order, higher density employment uses will be located within the Office designation. The Office designation shall have a minimum area of 3 hectares (7.5 acres) and shall be developed to accommodate a minimum of 860 office jobs.

Complementary commercial and business support uses will be permitted within the Office designation, but will be restricted to a maximum percentage of floor space within the office buildings in accordance with the provisions of the implementing Zoning By-law, and shall not count towards the employment target of 860 jobs.

Buildings at the intersections fronting The Gore Road shall provide a focus for intensification, and shall be sited and orientated to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail in addition to site design, landscaping and buffer treatment will be required to recognize, establish and reinforce their focal significance.

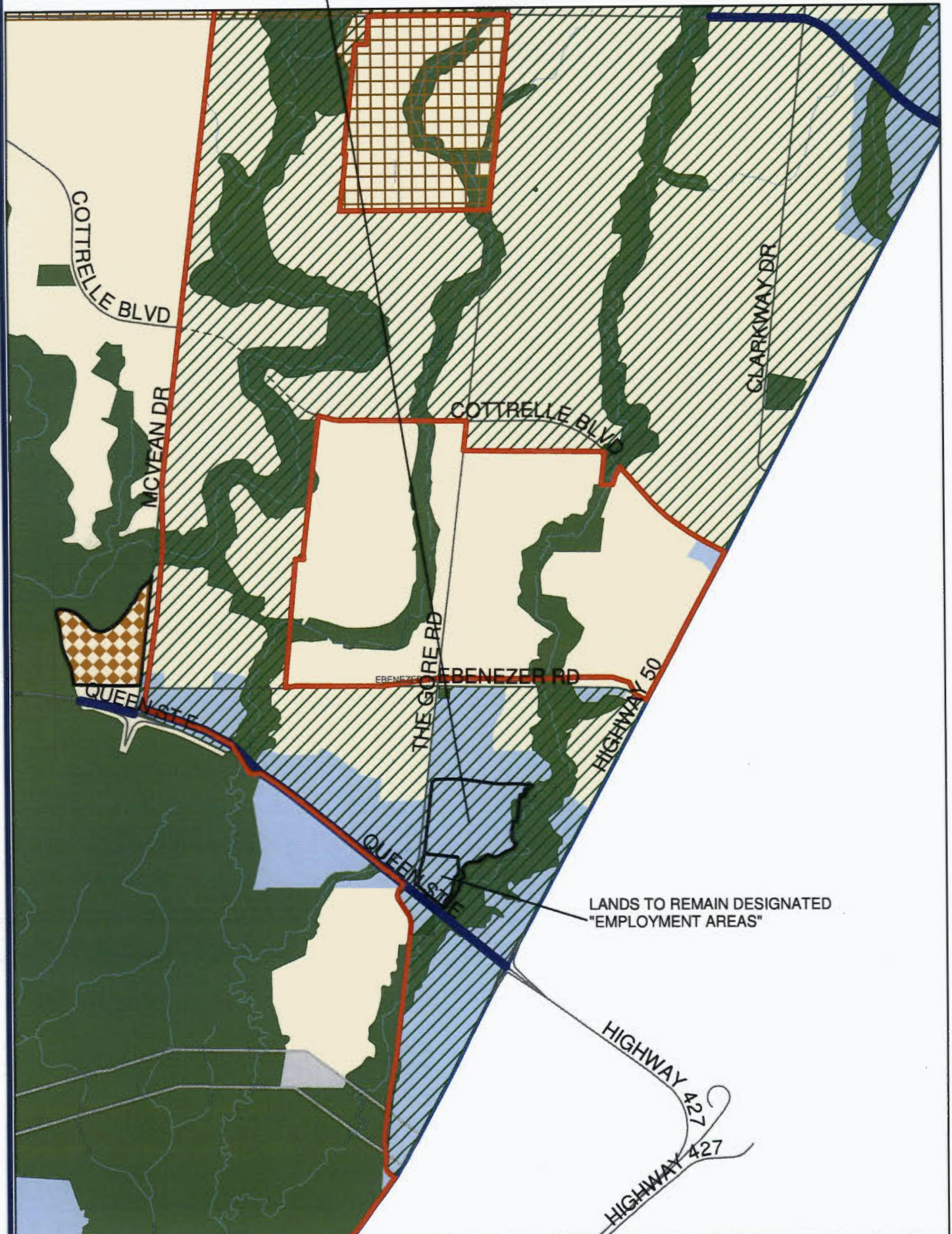
Buildings fronting Queen Street East and The Gore Road shall have a minimum height of 3 storeys, with a built form that is pedestrian friendly and easily accessible.

A high-density mixed use block shall be located fronting The Gore Road and north of the Office designation, to form a transition between the employment uses along Queen Street East, and residential uses to the north and east. The block shall be developed as a mixed-use development that may include a full range of offices, retail and service activities, institutional uses, and multiple residential uses.

The balance of the residential uses at the southeast quadrant of The Gore and Fogal Roads shall be developed with a range of housing types that fall within the medium density residential category of the Official Plan.

The implementing Zoning By-law shall contain a Holding (H) provision to ensure that building permits for the residential uses not fronting the Gore Road or Fogal Road do not precede the issuance of the first building permit within the Office designation as shown on Schedule A."

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 SYSTEM		SECONDARY INTENSIFICATION CORRIDOR		MOBILITY HUB
	COMMUNITIES		PROVINCIAL GREENBELT / PROTECTED COUNTRYSIDE		PRIMARY INTENSIFICATION CORRIDOR		A - ANCHOR
					SUBJECT PROPERTY		G - GATEWAY



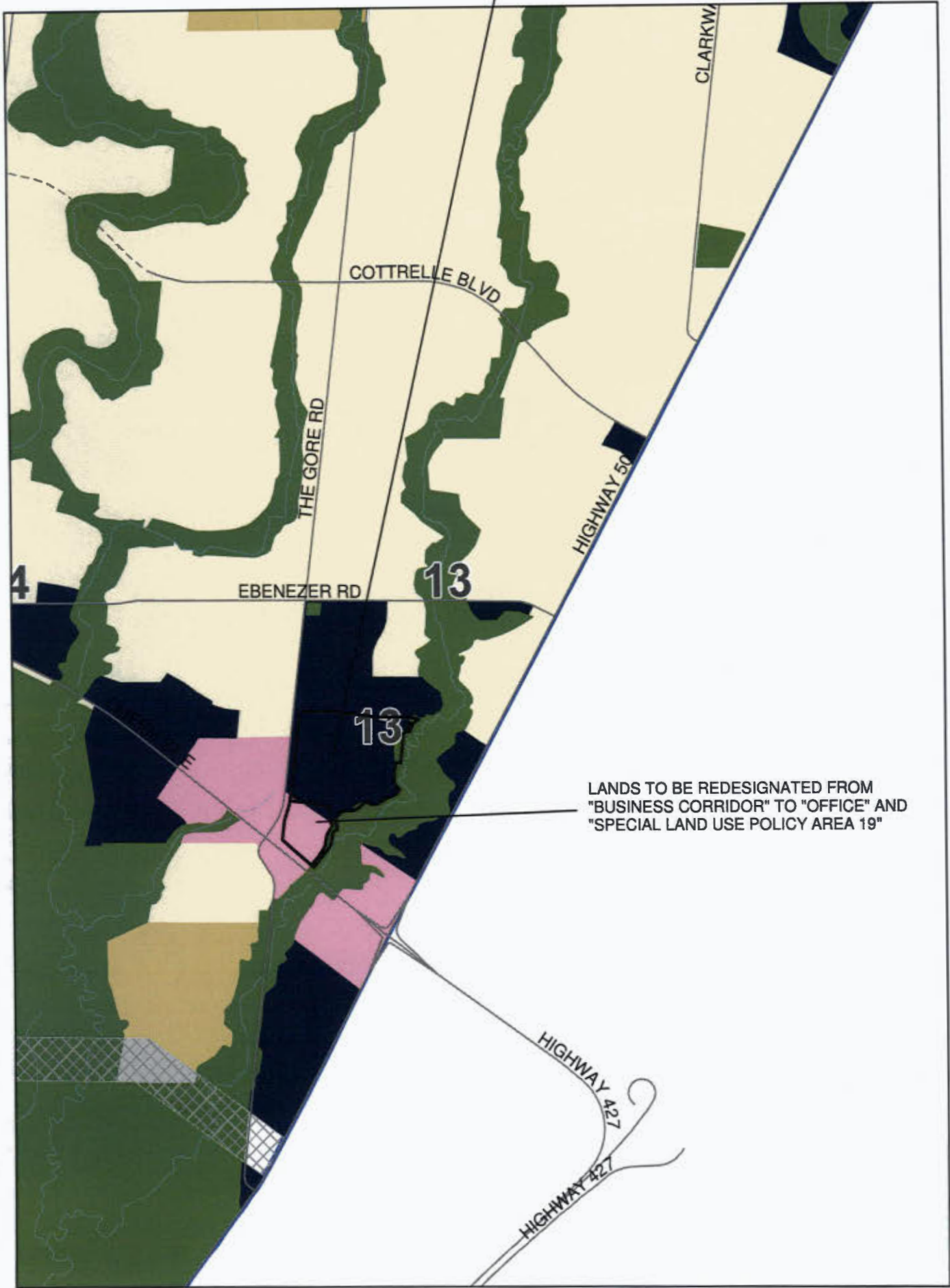
BRAMPTON
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PLANNING AND INFRASTRUCTURE SERVICES























SCHEDULE A TO OFFICIAL PLAN
AMENDMENT OP2006# 130

Date: 2016-06-13

LANDS TO BE REDESIGNATED FROM "BUSINESS CORRIDOR"
TO "RESIDENTIAL" AND "SPECIAL LAND USE POLICY AREA 19"



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 <i>See Section 4.14.3</i>		PROVINCIAL HIGHWAYS
	REGIONAL RETAIL		OPEN SPACE		SPECIAL STUDY AREA <i>See Section 4.14.1</i>		L.B.P.I.A. OPERATING AREA
	OFFICE		PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE		SUBJECT PROPERTY		DEFERRAL