



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 142 - 2017

To adopt Amendment Number OP 2006-133

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 - 133 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 21st day of June, 2017.

Approved as to
form.


2017/06/16


M. Rea

Approved as to
content.

2017/06/15

D. Waters


Linda Jeffrey, Mayor
Jeff Bowman, Acting Mayor


Peter Fay, City Clerk

**AMENDMENT NUMBER OP 2006 - 133
to the Official Plan of the
City of Brampton Planning Area**

AMENDMENT NUMBER OP2006-133
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON

1.0 Purpose:

The purpose of this amendment is to permit the development of an apartment building with retail uses at grade, at the northeast corner of East Drive and Bramalea Road. This amendment includes policies to ensure a minimum amount of retail space is provided on site in the form of a mixed-use development, in addition to guiding the next stages of planning for the subject lands, which proposes to introduce a sensitive land use within a designated Employment Area of the City. A subsequent Official Plan Amendment will be required to establish secondary plan designations and implementing development policies, including a requirement for a minimum amount of retail floor space.

2.0 Location:

The lands subject to this amendment are located at the northeast corner of East Drive and Bramalea Road. The property has a frontage of approximately 85 metres (279 feet) on East Drive and of 90 metres (295 feet) on Bramalea Road, comprises approximately 0.8 hectares (1.9 acres) and is municipally addressed as 69 Bramalea 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 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 "OFFICE" to "RESIDENTIAL" and "SPECIAL LAND USE POLICY AREA 20", 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 4.14.3.20:


"4.14.3.20 Special Land Use Policy Area 20: 69 Bramalea Road

- i.) Lands designated Special Land Use Policy Area 20 shall be developed as a mixed-use apartment building that includes retail and residential uses.
- ii.) To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Official Plan Amendment and Zoning By-law to require that a minimum gross floor area of retail uses are provided in the building. The appropriate amount of retail floor space will be determined as part of the development review process.

- iii.) The building shall be sited and oriented to provide an appropriate interface with the adjacent industrial area. The proposal shall provide the necessary mitigation measures both on and off-site to ensure that existing adjacent industrial uses are able to continue and/or expand their existing operations.
- iv.) Prior to the adoption of the implementing zoning by-law, the applicant shall demonstrate that the proposal meets noise and air quality standards for the residential portion of the development, in accordance with Section 4.6 of the Official Plan.
- v.) A Heritage Impact Assessment shall be submitted as part of the next stages of planning approvals.
- vi.) Recreational and related amenities shall be provided on-site to meet the requirements of future resident. These requirements shall be determined through the next stages of planning approvals.”

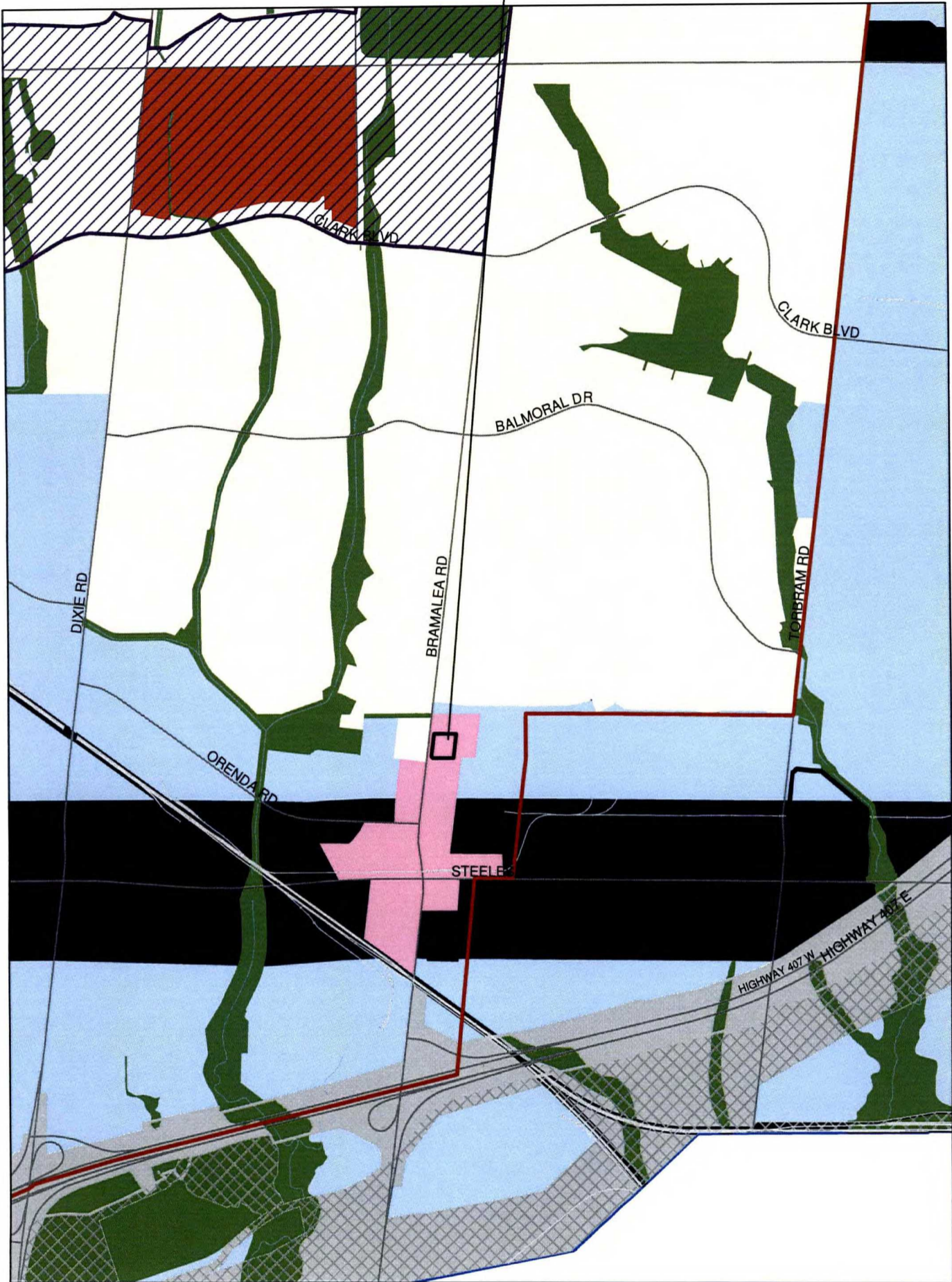
LANDS TO BE REDESIGNATED FROM "EMPLOYMENT AREAS"
TO "COMMUNITIES"























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|  CENTRAL AREA |  NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA |  BUILT BOUNDARY |  DESIGNATED GREENFIELD AREA |
|  EMPLOYMENT AREAS |  UNIQUE COMMUNITIES |  INTENSIFICATION CORRIDOR |  MAJOR TRANSIT STATION AREA |
|  DEFERRAL COMMUNITIES |  OPEN SPACE SYSTEM |  SECONDARY INTENSIFICATION CORRIDOR |  SUBJECT PROPERTY |
| |  PROVINCIAL GREENBELT / PROTECTED COUNTRYSIDE |  PRIMARY INTENSIFICATION CORRIDOR |  MOBILITY HUB
A - ANCHOR
G - GATEWAY |



LANDS TO BE REDESIGNATED FROM "OFFICE"
TO "RESIDENTIAL" & "SPECIAL LAND USE POLICY AREA 20: 69 BRAMALEA RD"



 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

