



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 125 - 2018

To Adopt Amendment Number OP 2006-142
to the Official Plan of the City of Brampton Planning Area

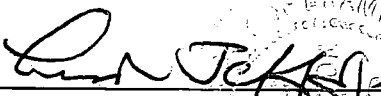
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13 hereby ENACTS as follows:

1. Amendment Number OP 2006-142 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL this 27th day of June, 2018.

Approved as to form.
2018/June/19
AWP

Approved as to content.
2018/06/19
AP



 Linda Jeffrey, Mayor



 Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 142
To Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006- 142
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to revise the land use designation of the lands outlined on Schedule A to this amendment to permit the development of a hotel, office, retail uses, live/work and residential uses, and to provide specific policies to guide development of the subject lands as an office / mixed use development.

2.0 Location:

The lands subject to this amendment are located on the northeast corner of McVean Drive and Queen Street East. The land is described as Part of Lot 5, Concession 9, N.D. in the City of Brampton, Regional Municipality of Peel and designated as Parts 1 and 2 Reference Plan 43R-27720.

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 replacing Section 4.14.3.14.1 with the following:

“The property located at the north-east corner of Queen Street and McVean Drive designated “Business Corridor” is permitted to include an office / residential development, as the requirements of the employment land conversion policies have been satisfied. The development shall provide a minimum Gross Floor Area of 17,000m² (182,986ft²) of retail, office and hotel uses.”

(2) By adding to the list of amendments pertaining to Secondary Plan Area Number 41: Bram East Secondary Plan as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-142.

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 it relates to the Bram East Secondary Plan (being Part Two Secondary Plans, as amended) are hereby further amended:

(1) By revising on Schedule SP41(a) of Chapter 41 of Part Two: Secondary Plans, the designation of the lands shown outlined on Schedule A to this amendment from ‘Mixed Commercial/Industrial’, ‘Convenience Retail’ and ‘Special Policy Area 11 (Mixed Commercial/Industrial)’ to ‘Office Node’ and ‘Special Policy Area 17 (Office/Mixed Use)’ and by deleting the ‘Storm Water Management Facility’ designation.

(2) By adding the following as Sections 3.2.33 to 3.2.38:

“3.2.33 The lands shown as ‘Special Policy Area 17 (Office / Mixed Use)’ on Schedule SP41(a) shall be developed for commercial, employment and mixed residential uses in accordance with Section 3.2.5 ‘Office Node’ of this Plan, and the following:

- i. Permitted uses include a combination of office, commercial, institutional, cultural and entertainment uses, hotel, conference centre, retail uses, restaurants, high density residential uses (including higher density

mixed use built form), live-work units and related community facilities and parking structures; and,

- ii. Drive through facilities, warehouse facilities, distribution centres, motor vehicle sales or leasing establishments, motor vehicle repair facilities, motor vehicle body shop facilities, motor vehicle body repair shops, motor vehicle washing facilities and other motor vehicle commercial uses are not permitted.

3.2.34 The lands designated 'Special Policy Area 17 – (Office / Mixed Use)' on Schedule SP41(a) are to develop with a minimum combined Gross Floor Area of 17,000 square metres (182,986 square feet) of Retail, Office and Hotel uses, of which a minimum Gross Floor Area of 6,500 square metres (70,000 square feet) shall be comprised of Office uses.

3.2.35 A supermarket with a minimum Gross Floor Area of 900 square metres (9688 square feet) is required to be developed, which may be counted towards the 17,000 m² Retail, Office and Hotel use requirement as identified in Section 3.2.34.

3.2.36 The maximum overall Floor Space Index (FSI) for lands designated 'Special Policy Area 17 – (Office / Mixed Use)' will be 2.12.

3.2.37 Low rise building forms are only to be permitted on a small portion of the site for restaurant uses.

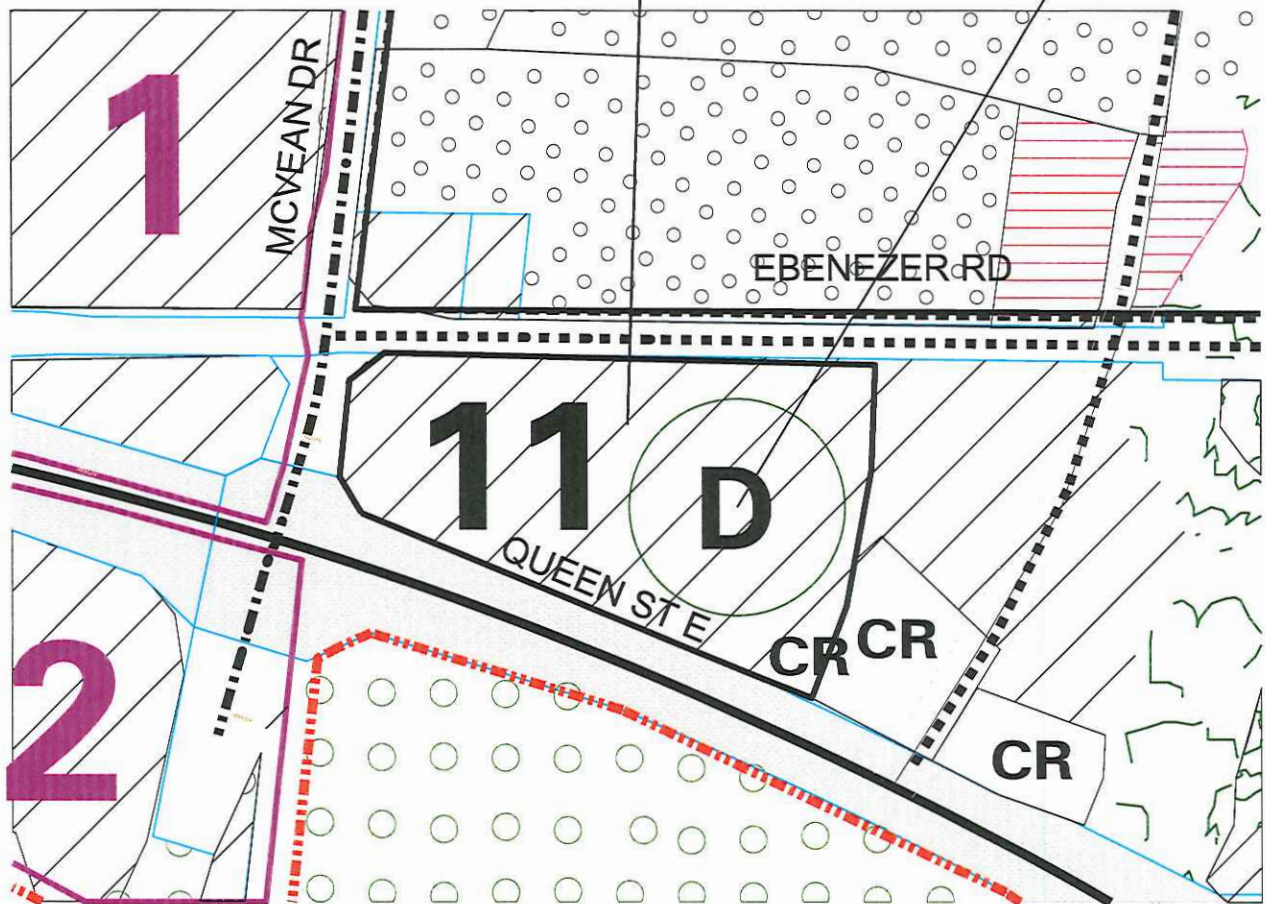
3.2.38 Development in the 'Special Policy Area 17 – (Office / Mixed Use)' designation is to adhere to the following Urban Design principles:

- i. All buildings are to have significant articulation and superior architectural treatment, with upscale building materials, glazing, roofline variation, and corner features;
- ii. The architecture and built form are to provide landmark building elements that will establish lands within this designation as a focal point along the Queen Street East corridor;
- iii. Convenient, safe pedestrian access is to be provided and supported with entrances facing the street, both within the site and with the surrounding context;
- iv. Service/loading areas are to be incorporated into building designs and screened from view through appropriate fencing and landscaping;
- v. No parking is to be permitted between buildings and Queen Street East, McVean Drive and Ebenezer Road. In areas where parking is abutting the street, appropriate landscaping shall be required to provide adequate screening to the street;

- vi. Building façades along Queen Street East are to include glass fenestrations and building articulation and be supportive of active pedestrian uses (i.e. retail and live/work opportunities);
- vii. Built form and architecture along the Ebenezer Road frontage is to be designed so that building height and style is compatible with the adjacent residential land-uses;
- viii. In recognition of the visibly prominent location of the lands within this designation and its proximity to existing residential uses, upscale landscaped treatment shall be provided along Queen Street East, McVean Drive and Ebenezer Road;
- ix. A private open space amenity in the form of a central square that is publicly accessible and designed to be barrier free and highly visible shall be provided within this designation. The square shall provide opportunities for active and passive forms of leisure and recreation;
- x. The majority of vehicle parking spaces on the lands are to be located below grade.”

STORM WATER MANAGEMENT FACILITY TO BE DELETED

LANDS TO BE REDESIGNATED FROM "MIXED COMMERCIAL/ INDUSTRIAL", "CONVENIENCE RETAIL" AND "SPECIAL POLICY AREA 11" TO "OFFICE NODE" AND "SPECIAL POLICY AREA 17 (OFFICE/MIXED USE)"



EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:		Special Policy Area 1 (Office)
	Low Density	Special Policy Area 2 (Public Use / Commercial)
	Low / Medium Density	Special Policy Area 11 (Mixed Commercial/Industrial)
EMPLOYMENT LANDS:		OPEN SPACE:
	Mixed Commercial / Industrial	
	Convenience Retail	
	Office Node	
ROAD NETWORK :		Storm Water Management Facility
	Highway	Secondary Plan Boundary
	Major Arterial	
	Minor Arterial	
	Collector Road	
	Local Road	

