



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 147 - 2018

To Adopt Amendment Number OP2006-148
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 - 148 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 11th day of July, 2018.

Approved as to
form.

2018/June/27

AWP

Approved as to
content.

2018/06/27

AP

Linda Jeffrey, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 148
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 - 148
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to revise site specific policies related to this property to permit the development of the subject lands for mixed-use high density purposes and to add site-specific density and design policies.

2.0 Location:

The lands subject to this amendment are located on southwest corner of the intersection of Queen Street East and Lynch Street and is known municipally as 145 Queen Street East and 15 Lynch Street. The lands are located approximately 75 metres (250 feet) east of Centre Street and have a frontage of approximately 62 metres (203 feet) on the south side of Queen Street East. The site is referred to as Part of Lots 15, 16, 17, 18 and all of Lots 44, 45, 56, 47, and 48, Concession 1, 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 36: Queen Street Corridor Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006- 148 .

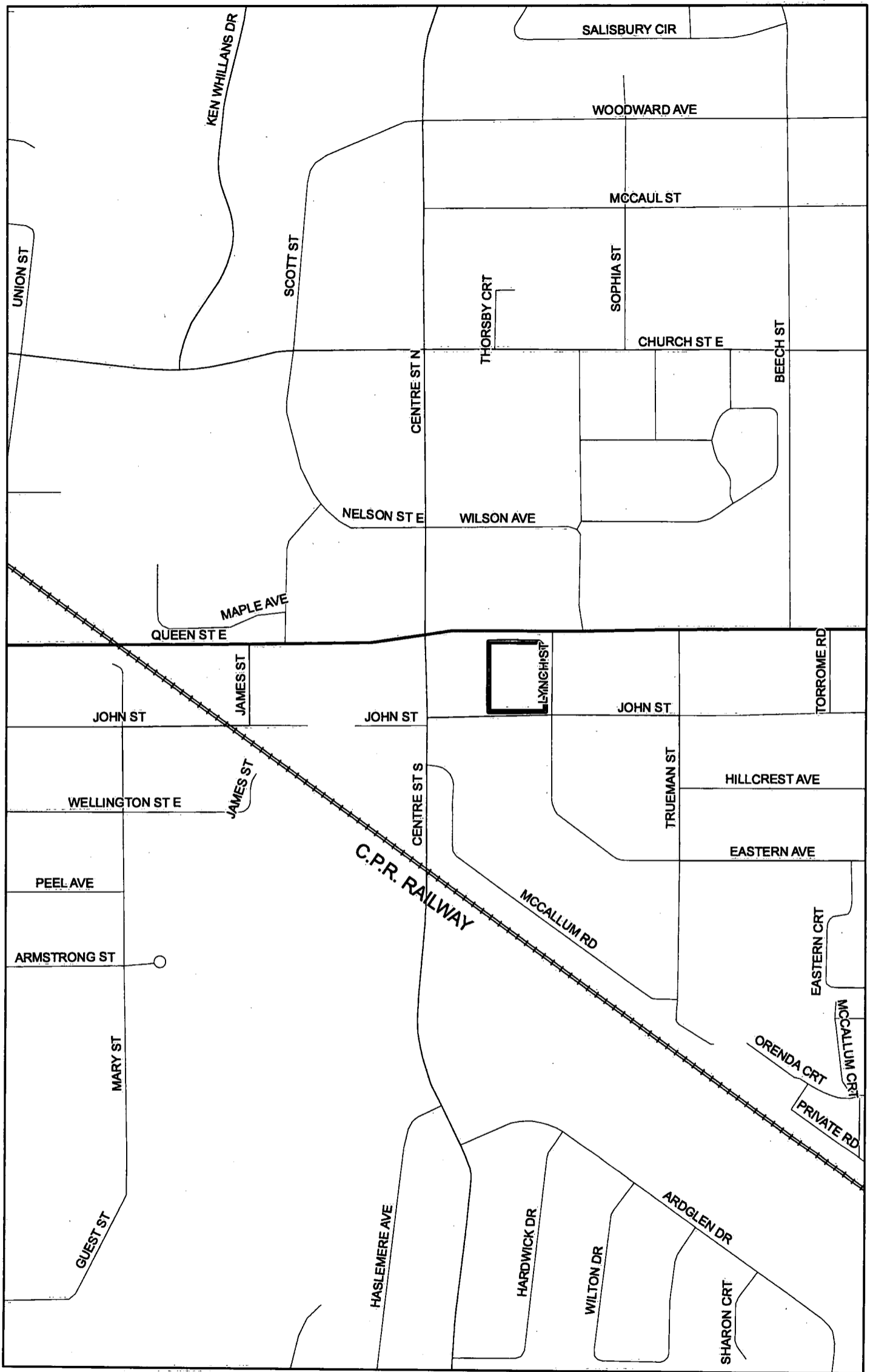
3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Queen Street Corridor Secondary Plan (being Part Two: Secondary Plans, as amended) are hereby further amended:

- (1) by deleting Section 5.1.2.4 of Chapter 36: Queen Street Corridor Secondary Plan of Part II: Secondary Plans and replacing it with the following:

“5.1.2.4 Notwithstanding the generality of policy 5.1.2.1, the lands at the southwest corner of the intersection of Queen Street East and Lynch Street, known municipally as 145 Queen Street East and 15 Lynch Street are intended for retail, service commercial, office and residential uses. The following policies shall apply to these lands:

- a) Notwithstanding *Appendix A: Central Area Mixed Use Density Limits*, the maximum floor space index (FSI) shall be 5.3 and the minimum FSI shall be 3.5.

- b) Residential dwelling units shall only be permitted above the ground floor of a building.
- c) Building facades are to have a high degree of architectural articulation.
- d) Buildings are to generally be located in proximity to public roads with minimal setbacks.
- e) Amenity areas are to be provided in conjunction with the development of the lands to fulfill the needs of the residents.
- f) Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS. (i.e. stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.
- g) Pedestrian connections shall be designed with distinctive and durable surface materials that delineate the pedestrian realm from the vehicular realm. Materials, colour and textures should be varied to clearly identify pedestrian links.”



 SUBJECT LANDS