



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 53 - 2019

To Adopt Amendment Number OP 2006-157
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 - 157 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 6th day of March, 2019.

Approved as to
form.

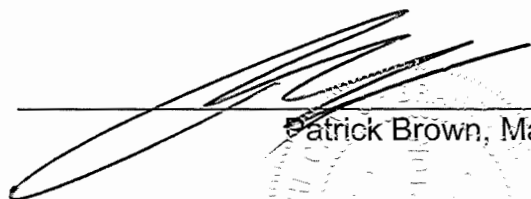
2019/02/21

MR

Approved as to
content.

2019/02/13

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 - 157
to the Official Plan of the
City of Brampton Planning Area

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AMENDMENT NUMBER OP 2006 - 157
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to establish site specific policies to permit the development of the subject lands for mixed-use, high density purposes and to provide specific policies for 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, approximately 58 metres (190 feet) west of Beech Street. The property has a frontage of approximately 75 metres (246 feet) on Queen Street East, and is located in part of Lots 23, 24, 25, 26, and 27, Plan BR-13, 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 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 2006-157.

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 adding the following Section 5.1.2.6 to Chapter 36: Queen Street Corridor Secondary Plan of Part II : Secondary Plans:

“5.1.2.6 Notwithstanding policy 5.1.2.2, the lands on the north side of Queen Street East known municipally as 174, 178, 180

and 184 Queen Street East may be developed for a high-density, mixed-use building subject to the following policies:

- (i) The maximum floor area shall be 22,600 square metres (exclusive of the parking garage) and the maximum height shall be 69 metres, except that if the building is used exclusively for commercial uses, the maximum floor area shall be 16,600 square metres (exclusive of the parking garage).
- (ii) The building shall demonstrate a high level of design, including a strong definition of the podium and tower, high quality building materials, a well articulated façade, and the incorporation of building and site elements that contribute to a strong pedestrian streetscape.
- (iii) A landscaped buffer shall be provided between the building and the Brampton Cemetery.”

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 53-2019 being a by-law to adopt Official Plan Amendment OP2006-157, and By-law 54-2019 to amend Zoning By-law 270-2004, as amended – Glen Schnarr & Associates Inc. – 13335338 Ontario Ltd. – William Hewson and 6602142 Canada Ltd.
(File C01E06.053).

DECLARATION

I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby make oath and say as follows:


1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 53-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 6th day of March, 2019, to adopt Amendment Number OP2006-157 to the 2006 Official Plan.
3. By-law 54-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 6th day of March, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 53-2019 as required by section 17(23) of the *Planning Act* was given on the 15th day of March, 2019, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. Written notice of By-law 54-2019 as required by section 34(18) of the *Planning Act* was given on the 15th day of March, 2019, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-157, adopted by By-law 53-2019, is deemed to have come into effect on the 6th day of March, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 54-2019 is deemed to have come into effect on the 6th day of March, 2019, in accordance with Section 34(21) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
2nd day of May, 2019)



Charlotte Gravlev



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

