May 27, 2020

APPENDIX – DRAFT BLOCK PLAN AMENDMENT

DRAFT BLOCK PLAN AMENDMENT

AMENDMENT NUMBER OP06-____

To the Official Plan of the
City of Brampton Planning Area

1.0 PURPOSE

The purpose of this amendment is to implement the policies of the Official Plan and the Highway 427 Industrial Secondary Plan through the preparation and approval of Block Plans for Sub-Areas 47-1 & 47-2.

This amendment to the Highway 427 Industrial Secondary Plan is based on the preparation of block plan designs and detailed environmental, servicing, transportation, urban design and land use analyses in support of the proposed block plans.

2.0 LOCATION

The Area 47-1 Block Plan comprises an area of 247.01 hectares (610.38 acres) in northeast Brampton, and is bounded by The Gore Road to the west, Castlemore Road to the south, valley lands associated with Rainbow Creek to the east and the proposed East/West Arterial Road to the north.

The Area 47-2 Block Plan comprises an area of 426.45 hectares (1,053.78 acres) in northeast Brampton, and is bounded by The Gore Road to the west, the proposed East/West Arterial Road to the south, valley lands associated with the Clarkway Tributary and a proposed north-south collector road adjacent to Block 47-2 Employment lands to the east, and Mayfield Road to the north.

The lands subject to this amendment are specifically indicated on Schedules 'A', 'B' and 'C' to this amendment.

3.0 <u>AMENDMENTS AND POLICIES RELATIVE HERETO</u>

- 3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended by:
 - (1) Adding to the list of amendments pertaining to Secondary Plan Area Number 47: Highway 427 Industrial Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number _____.
 - (2) Amending Schedule 47(a) of the Highway 427 Industrial Secondary Plan as shown on Schedules 'A' and 'B' to this amendment.
 - (3) Amending Schedule 47(b) of the Highway 427 Industrial Secondary Plan by revising the area of Special Policy Area 1, deleting and creating a new Special Policy Area 9, and adding Special Policy Area 10 as shown on Schedule 'C' to this amendment.
 - (4) Deleting point v) of Section 4.1 Planning Vision and replacing with the following;
 - v) A Town Centre to the northeast of the intersection The Gore Road and Castlemore Road that will support the existing Gore Meadows Community Centre. This area will be planned with a mix of residential and commercial land uses including High and Medium Density Residential designations.

- (5) Deleting subsection 4.2.24 of Community Design of Section 4.2 Principles and Objectives of Part II of the Highway 427 Industrial Secondary Plan.
- (6) Deleting points ii) and v) of 4.2.29 of Community Design of Section 4.2 Principles and Objectives of Part II of the Highway 427 Industrial Secondary Plan.
- (7) Amending the following with regard to Executive Residential policies:

Amending the following wording in the second sentence of subsection 5.1.2.3:

"In addition to the principles listed in Section 5.1.2.2, the extensive and detailed guidelines and requirements of the Design Workbook for Brampton's Upscale Executive Special Policy Areas and the Development Design Guidelines will be considered to ensure that [...]."

Amending the following of subsection 5.1.2.4 of Executive Residential by replacing with the following:

- i) Single detached structural units shall be permitted in addition to upscale semi-detached and townhouses, subject to appropriate site design, architectural and streetscape;
- iii) A maximum density of 19.77 units per net residential hectare (8 units per net residential acre) shall be permitted.
- iv) As a guideline, a minimum lot frontage for single detached units of 15 metres (50 feet) shall be encouraged where appropriate, especially adjacent to natural valley corridors.
- v) Anchor areas within the designation, which give the upscale Executive Residential community its distinctive executive character, shall be provided.
- vi) The essential design features prescribed in the "Design Workbook for Brampton's Upscale Executive Special Policy Areas" shall be considered in the community/

Amending the entirety of subsection 5.1.2.6 of Executive Residential by replacing with the following:

- As a guideline, in accordance with Section 4.1.2.6 of the Official Plan, the City shall endeavour to ensure that the areas designated Executive Residential on Schedule SP47(a), yield approximately 600 upscale executive housing units.
- (8) Amending subsection 5.1.3.2 of Low Density Residential of Part II of the Highway 427 Industrial Secondary Plan, by replacing with the following:
 - i) Single detached structural units shall be permitted in addition to upscale semi-detached and townhouses may be considered subject to superior site design, architecture, streetscape and appropriate location that shall be determined at the Draft Plan of Subdivision stage.
 - ii) A maximum density of 27.18 units per net residential hectare (11 units per net residential acre) shall be permitted; and,
 - iii) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet).

- (9) Amending subsection 5.1.3.4 of Low Density Residential of Part II of the Highway 427 Industrial Secondary Plan, by replacing with the following:
 - 5.1.3.4 On those lands within the Low Density designation [...] the maximum density of 27.18 units per net residential hectare (11 units per net residential acre) is maintained.
- (10) Amending the following of subsection 5.1.4.1.iii) of Low/Medium Density Residential of Part II of the Highway 427 Industrial Secondary Plan, by replacing with the following:
 - iii) A maximum combined density of 32.12 units per net residential hectare (13 units per net residential acre) shall be permitted.
- (11) Adding subsection 5.1.6 Medium Density Residential of Part II of the Highway 427 Industrial Secondary Plan, with the following new heading and text:
 - 5.1.6 Medium Density Residential

Notwithstanding the Medium Density category identified in Section 4.2 of the Official Plan, the lands designated Medium Density Residential in Schedule 47(a) shall permit the following:

- i) Apartments, back-to-back townhouses, stacked townhouses and a seniors' residence shall be permitted uses with the Medium Density Residential designation in addition to the uses permitted in Section 4.2 of the Official Plan.
- ii) A maximum density of 100 units per net residential hectare (40 units per net residential acre) shall be permitted.
- iii) A maximum height of 6-storeys shall be permitted.
- (12) Adding subsection 5.1.7 High Density Residential to Part II of the Highway 427 Industrial Secondary Plan, with the following new heading and text:
 - 5.1.7 High Density Residential

Notwithstanding the High Density category identified in Section 4.2 of the Official Plan, the lands designated High Density Residential in Schedule 47(a) shall permit the following:

- i) Back-to-back townhouses, stacked townhouses and a seniors' residence shall be permitted uses with the High Density Residential designation in addition to the uses permitted in Section 4.2 of the Official Plan.
- (13) Deleting the entirety of Section 5.2 Clarkway Drive Mixed Use (Residential/Retail) of Part II of the Highway 427 Industrial Secondary Plan.
- (14) Deleting subsection 5.3.1.4 of General Provisions for Employment lands of Part II of the Highway 427 Industrial Secondary Plan.
- (15) Adding the following additional policy to 5.5.1 General Provisions of the Recreational Open Space System in Part II of the Highway 427 Industrial Secondary Plan:
 - 5.5.1.7 If any park site is not required by the City through the draft plan of subdivision stage, then it shall be released for development based on the permissions of the adjacent residential land use designation without amending the Official Plan. These park sites shall be dual zoned and landowners shall be required to submit, at the draft plan of subdivision stage, an alternate lotting for residential development should the park site not be used for parkland purposes.

- (16) Amending the reference from 'Clarkway Drive Mixed Use (Residential/Retail)' to 'Medium Density Residential' in subsection 5.3.2.2 of District Retail of Part II of the Highway 427 Industrial Secondary Plan.
- (17) Deleting subsections 5.3.5.2, 5.3.5.3, and 5.3.5.4 of Service Commercial of Part II of the Highway 427 Industrial Secondary Plan.
- (18) Amending subsection 6.1 of Special Policy Area 1 of Part II of the Highway 427 Industrial Secondary Plan, with the following:

Recognizing the rural character of the existing estate residences fronting the east side of Clarkway Drive south of Countryside Drive, Special Policy Area 1 on Schedule SP47(a) permits a gradual increase of densities from large lots fronting Clarkway Drive to a transition of residential densities that permits lots that are consistent with the Low/Medium Density Residential designation in Section 5.1.4 of this Chapter.

Mixed uses are permitted within the lands designated Medium Density Residential at the eastern edge of Special Policy Area 1 to include retail, office, personal and service commercial, institutional, cultural and entertainment uses, residential and related community facilities.

- (19) Amending subsection 6.4.1 of Special Policy Area 4 of Part II of the Highway 427 Industrial Secondary Plan, with the following:
 - 6.4.1 Special Policy Area 4 applies to lands bounded by Mayfield Road, Clarkway Drive and the Clarkway Tributary. Special Policy Area 4 recognizes the potential for mixed uses and a transition of residential densities from High Density/Service Commercial from the southeast corner of Mayfield Road and Clarkway Drive to Medium Density moving southwards and then to Low/Medium Density abutting the Clarkway Tributary. Special Policy Area 4 shall also include a Neighbourhood Park block and a stormwater management pond. The size and location of these uses can be determined as part of the future draft plan of subdivision approval stage.

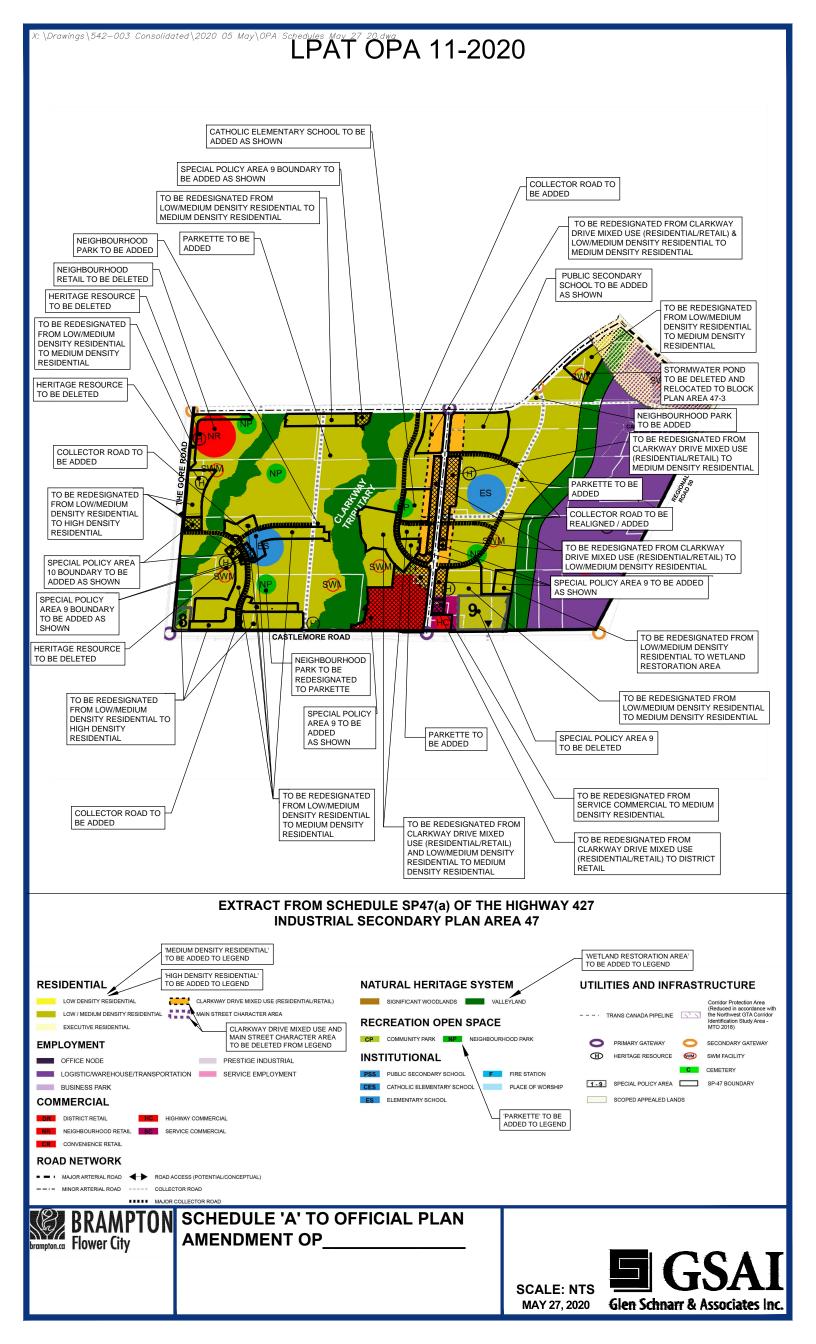
Notwithstanding the Service Commercial designation that applies to the developable area within Special Policy Area 4, High Density Residential uses in accordance with policy 5.1.7 will also be permitted.

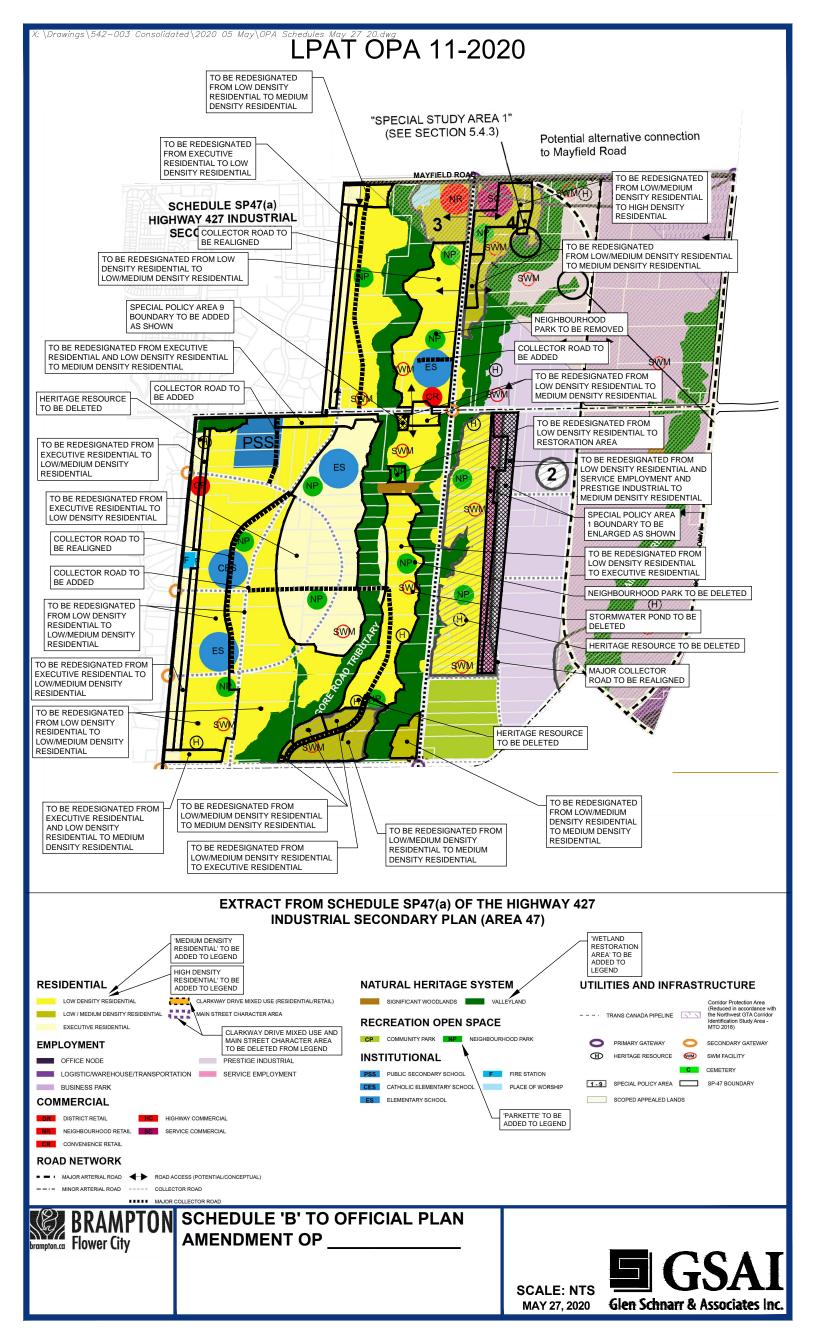
- (20) Deleting subsections 6.4.2 and 6.4.4 of Special Policy Area 4 of Part II of the Highway 427 Industrial Secondary Plan.
- (21) Amending the reference from 'Low/Medium Density Residential' to 'Medium Density Residential' in subsection 6.7.1 Special Policy Area 7 of Part II of the Highway 427 Industrial Secondary Plan.
- (22) Deleting subsection 6.8.1 of Special Policy Area 8 of Part II of the Highway 427 Industrial Secondary Plan in its entirety and replacing it with the following:

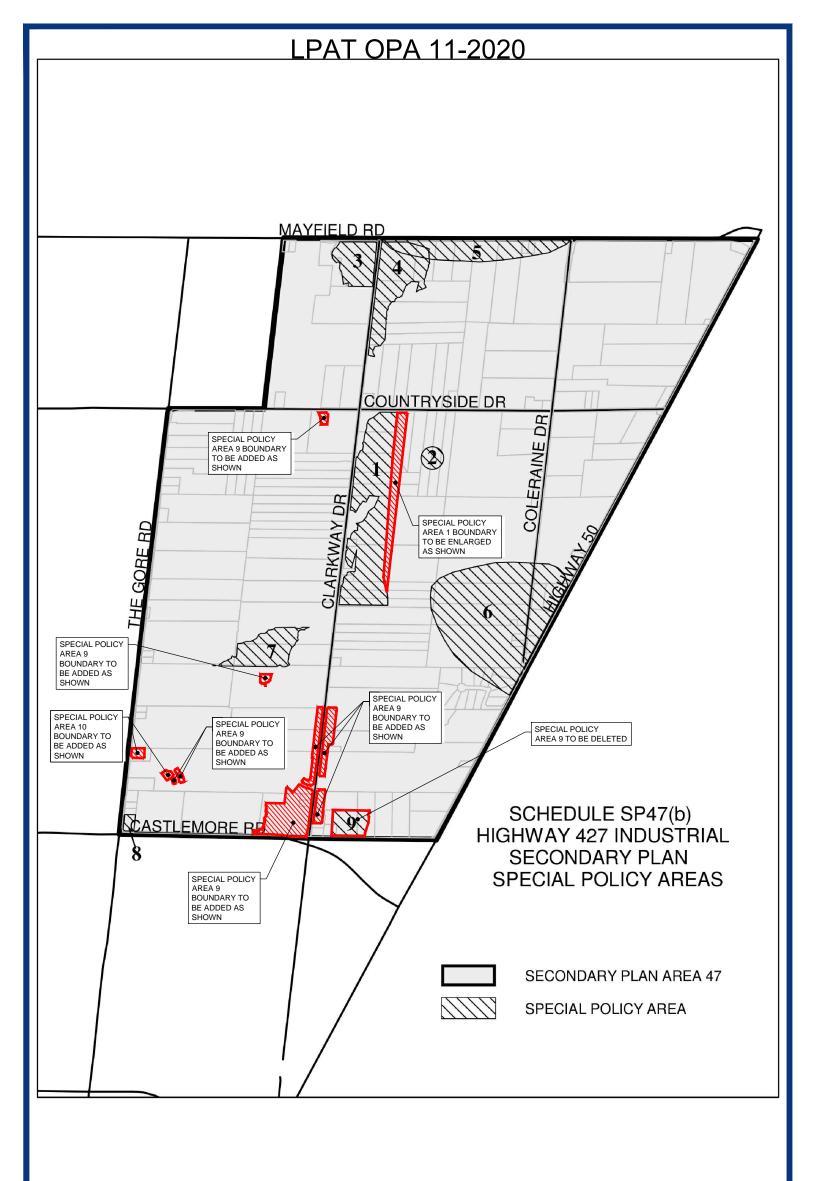
Special Policy Area 8 applies to lands at the northeast corner of The Gore Road and Castlemore Road. Notwithstanding the High Density Residential designation that applies to the developable area within Special Policy Area 8, Convenience Retail uses will also be permitted as a stand-alone use or as part of mixed use development, subject to the following policies and design principles:

- i) As a result of the environmental constraints that apply to a portion of the property, appropriate land assembly may need to be undertaken in order to create a viable commercial development;
- ii) In consideration of the importance of this site as a gateway to Area 47, buildings shall be sited and orientated to address the intersection and contribute to the establishment of a well-structured focal point;

- iii) Architectural elements and material treatment of buildings shall be compatible with the character of the adjacent residential area;
- iv) A Traffic Impact Study shall be undertaken to the satisfaction of the City and the Region of Peel.
- (23) Deleting Special Policy Area 9 of Part II of the Highway 427 Industrial Secondary Plan.
- (24) Adding a new Special Policy Area 9 in subsection 6.9 in Part II of the Highway 427 Industrial Secondary Plan, with the following:
 - 6.10 Special Policy Area 9
 - 6.10.1 Special Policy Area 9 applies to lands designated 'Medium Density Residential' where mixed uses are permitted to include retail, office, personal and service commercial, institutional, cultural and entertainment uses, residential and related community facilities.
- (25) Adding a new Special Policy Area 10 in subsection 6.10 in Part II of the Highway 427 Industrial Secondary Plan, with the following:
 - 6.11 Special Policy Area 10
 - 6.11.1 Special Policy Area 10 applies to lands designated High Density Residential where mixed uses are permitted to include retail, office, personal and service commercial, institutional, cultural and entertainment uses, residential and related community facilities.









SCHEDULE 'C' TO OFFICIAL PLAN AMENDMENT OP



