



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 90 - 2021

To Adopt Amendment Number
OP 2006- 195 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 – 195 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 5th day of May, 2021.

Approved as to
form.

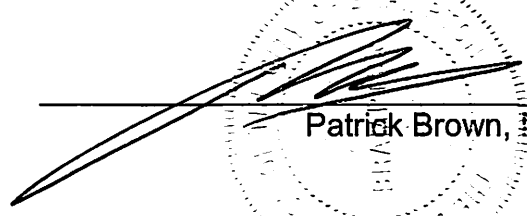
2021/04/23

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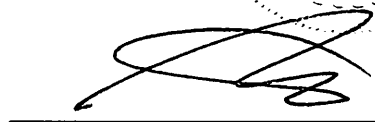
Approved as to
content.

2021/04/21

AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP
2006 – 195 to the Official
Plan of the City of Brampton
Planning Area

AMENDMENT NUMBER OP
2006 – 195 TO THE
OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING
AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designations of the lands shown outlined on Schedule A to this amendment to permit a range of residential units and facilitate an office node on the lands.

2.0 Location:

The lands subject to this amendment are located on the northeast corner of The Gore Road and Queen Street East. The property has a frontage of approximately 500 metres (1640.42 feet) on The Gore Road and a frontage of approximately 160 metres (524.93 feet) on Queen Street East, and is legally described as Part of Lots 4 and 5, Concession 10, Northern Division, 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 41: Bram East as set out in Part II: Secondary Plans, Amendment Number OP 2006- 195 ;
- 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 Bram East Secondary Plan (Part II Secondary Plan, as amended) are hereby further amended:
2.
 - (1) By changing on Schedule SP 41(A) of Chapter 41 of Part II: Secondary Plan, the land use designations shown on Schedule A to this amendment from “Employment Lands-Neighbourhood Retail” to “Residential Lands-Medium Density”, from “Employment Lands-Mixed Commercial/Industrial” to “Residential Lands-Medium Density”, from “Employment Lands-Mixed Commercial/Industrial” and “Special Policy Area 8 (Office Node-Mixed Commercial/Industrial)” to “Residential Lands-Medium Density”, from “Employment Lands-Mixed Commercial/Industrial” and “Special Policy Area 8 (Office Node-Mixed Commercial/Industrial)” to “Residential Lands-Cluster/High Density” and “Special Policy Area 18-Mixed Use High Density”, “Employment Lands-Office Node” and “Special Policy Area 19 (Office)”, “Open Space-Valleyland”, “Open Space-Neighbourhood Park”, and “Open Space-Storm Water Management Facility”.
 - (2) By adding Section 3.1.27 of Chapter 41 of Part II: Secondary Plan.

3.1.27 Special Policy Area 18 (Mixed use High Density)

- (a) A high-density mixed-use block shall be located fronting The Gore Road to form a transition between the employment uses along Queen Street East, and residential uses to the north and east. The block shall be developed as a mixed-use development that may include a full range of offices, retail and service activities, institutional uses, and multiple residential uses with a maximum permitted density

of 1,000 units per hectare, a minimum building height of 3 storeys, and a maximum building height of 35 storeys.

- (3) By adding Section 3.2.39 of Chapter 41 of Part II: Secondary Plan.

3.2.39 Special Policy Area 19 (Office Node)

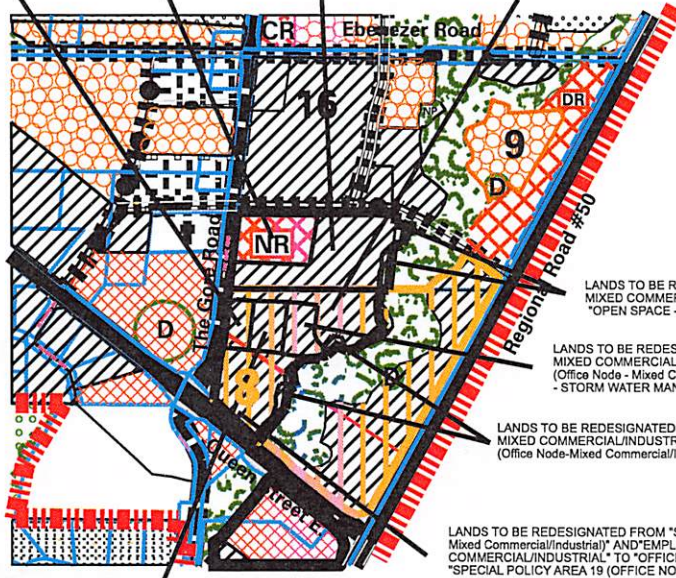
- (a) The Special Policy Area 19 (Office) designation shall have a minimum area of 3 hectares (7.5 acres) and shall be developed to accommodate a minimum of 860 office jobs.
- (b) Complementary commercial and business support uses are permitted but are restricted to a maximum percentage of floor space within the office buildings in accordance with the provisions of the implementing Zoning By-law, and shall not count towards the employment target of 860 jobs.
- (c) Buildings at the intersection of The Gore Road and Queen Street East shall provide a focus for intensification, and shall be sited and orientated to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment shall be required to recognize, establish and reinforce their focal significance.
- (d) Buildings fronting Queen Street East and The Gore Road shall have a minimum height of 3 storeys, with a built form that is pedestrian friendly and easily accessible.

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "CLUSTER/HIGH DENSITY" AND "SPECIAL POLICY AREA 18 (Mixed Use High Density)"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - NEIGHBOURHOOD RETAIL" TO "RESIDENTIAL LANDS - MEDIUM DENSITY"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" TO "RESIDENTIAL LANDS - MEDIUM DENSITY"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "RESIDENTIAL LANDS - MEDIUM DENSITY"



LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" TO "OPEN SPACE - VALLEYLAND"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "OPEN SPACE - STORM WATER MANAGEMENT FACILITY"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "OPEN SPACE - VALLEYLAND"

LANDS TO BE REDESIGNATED FROM "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" AND "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" TO "OFFICE NODE" AND "SPECIAL POLICY AREA 19 (OFFICE NODE)"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "OPEN SPACE - NEIGHBOURHOOD PARK"

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

RESIDENTIAL LANDS:

- Estate Residential
- Low Density
- Low / Medium Density
- Medium Density
- Cluster / High Density

EMPLOYMENT LANDS:

- Office Node
- Mixed Commercial/Industrial
- District Retail
- Neighbourhood Retail
- Convenience Retail

OPEN SPACE:

- Valleyland
- Conservation Lands
- Community Park
- Neighbourhood Park
- Storm Water Management Facility

INSTITUTIONAL:

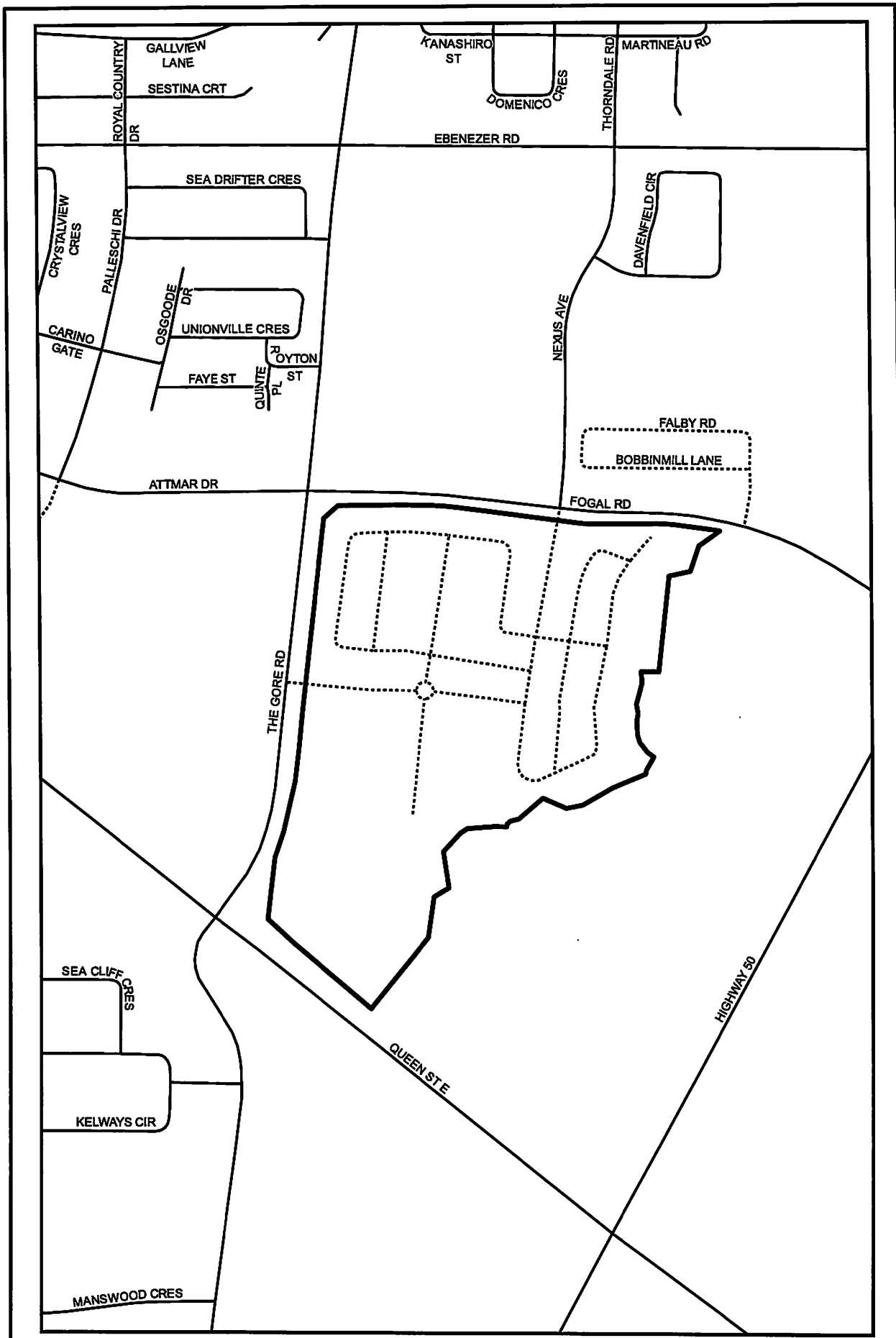
- Place Of Worship
- Secondary Plan Boundary

ROAD NETWORK :

- Highway
- Major Arterial
- Minor Arterial
- Collector Road
- Local Road

- Special Policy Area 8 (Office Node - Mixed Commercial / Industrial)
- Special Policy Area 9 (Medium Density Residential)
- Special Policy Area 16
- Special Policy Area 18 (Mixed Use High Density)
- Special Policy Area 19 (Office Node)





 SUBJECT LANDS



BRAMPTON
Flower City



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: C10E04.005 ZKM
Date: 2021/04/16

Drawn by: ckovac

KEY MAP

BY-LAW 90-2021

OP2006-195

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 90-2021 being a by-law to adopt
Official Plan Amendment OP2006-195 - TACC Holborn Corp. – Malone Given Parsons Ltd. –
City File C10E04.005 – Ward 8

DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and
say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have
knowledge of the matters herein declared.
2. By-law 90-2021 was passed by the Council of The Corporation of the City of
Brampton at its meeting on the 5th day of May, 2021, to adopt Amendment Number
OP2006-195 to the 2006 Official Plan.
3. Written notice of By-law 90-2021 as required by section 17(23) of the *Planning Act*
was given on the 20th day of May, 2021, in the manner and in the form and to the
persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before
the final date for filing objections.
5. In all other respects, the Official Plan Amendment has been processed in accordance
with all of the *Planning Act* requirements including regulations for notice.
6. OP2006-195, adopted by By-law 90-2021, is deemed to have come into effect on the
5th day of May, 2021, in accordance with Section 17(27) 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)
14th day of June, 2021)



Peter Fay



A Commissioner, etc.

Jeanie Cecilia Myers
a Commissioner, etc.,
Province of Ontario
for the Corporation of the
City of Brampton
Expires April 8, 2024. 