



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 85-2005

To adopt Amendment Number OP93-244
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 OP93-244 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND AND THIRD TIME and PASSED, in OPEN COUNCIL, this 21st day of March 2005.

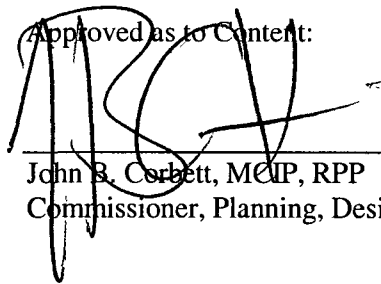


SUSAN FENNELL - MAYOR



LEONARD J. MIKULICH - CLERK

Approved as to Content:



John B. Corbett, MCIP, RPP
Commissioner, Planning, Design and Development Department

AMENDMENT NUMBER 93-~~244~~
TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON
PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to re-designate the easterly portions of the subject lands for District Commercial uses, to increase the maximum permitted gross floor area, to add urban design policies and to revise policies related to the intersection of the east-west collector road and Hurontario Street.

2.0 Location:

The lands subject to this amendment have an area of approximately 3.98 ha (9.76 ac). The lands are located on the south side of Steeles Avenue West, just west Hurontario Street and are within Lot 15, Concession 1, West of Hurontario Street.

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 24: Fletchers Creek South Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-~~244~~.

3.2 The portions of the document known as the Consolidated Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Fletchers Creek South Secondary Plan (being Chapter A21 and Plates 43 and 44) are hereby further amended:

- (1) by changing on Plate 43 the land use designation of the lands subject to this amendment from "Commercial: Specialty Office," and "Residential: High Density" to "District Commercial" as shown on Schedule 'A' to this amendment.
- (2) by replacing Section 6.1.1 (i) with the following:

"the total Gross Leasable Area for the retailing of goods and services shall not exceed 11,765 square metres (126,642 square feet);"
- (3) by revising Section 6.8.5 (A) (iv) by deleting the phrase "...that terminates in a partial movements intersection with Hurontario Street..." and replacing it with "that terminates in an intersection with Hurontario Street. The intersection of the east/west collector with Hurontario Street shall be designed, with necessary turning restrictions, if any, to allow for the satisfactory movement of traffic, including full turns access if approved by the Commissioner of Planning, Design and Development in consultation with the Region of Peel."
- (4) by deleting Section 10.6.1 (ii) and replacing it with the following:

"a raised centre median on Hurontario Street to enforce the traffic turning movements for the intersection of the proposed east/west collector road and Hurontario Street, south of Steeles Avenue West, as approved by the Commissioner of Planning, Design and Development."

(5) by adding to Section 6.1.1 (iii) the following:

“(c) That the lands designated for District Commercial uses located at the south side of Steeles Avenue West, west of Hurontario Street shall be developed in accordance with the following general design principles, and shall address the proximity of the site to two major streets (Steeles Avenue and Hurontario Street) and the intersection of those streets:

Steeles Avenue West Streetscape

Buildings in proximity to Steeles Avenue West shall create visual interest and be of high-quality in materials and architectural design, and shall be consistent with the “Steeles/Hurontario Gateway Design.” Building siting, uses, architectural design and massing shall address the street and support a pedestrian environment along Steeles Avenue.

Loading, refuse collection and service areas shall be completely screened from view from Steeles Avenue West.

Hurontario Street Streetscape

Elements of the building exposed to Hurontario Street shall be of high-quality and create visual interest through careful attention to design, materials that is consistent with the “Steeles/Hurontario Gateway Design.”

Loading, refuse collection and service areas shall be completely screened from view from Hurontario Street.

Southerly Residential Interface

The site shall be designed to take into consideration the residential uses to the south. Landscaping shall be used to provide screening and reduce the visual impact of large expanses hard-surfaced areas. The façade shall be designed to provide visual interest and utilize elements that visually break down the overall mass of the building.

General Landscaping

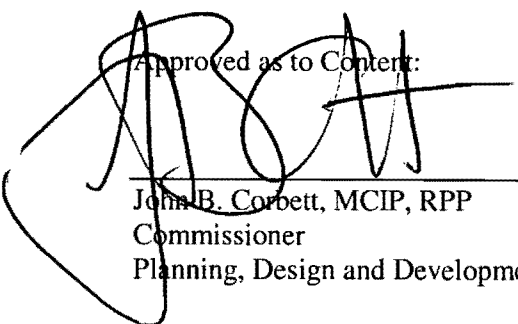
Landscaping (including walls) shall be used to screen loading and service areas from views from public streets.

As a unifying element, landscaping along Steeles Avenue West should incorporate some of the details/design and use of materials from the Gateway Design for the intersection of Steeles Avenue West and Hurontario Street.”

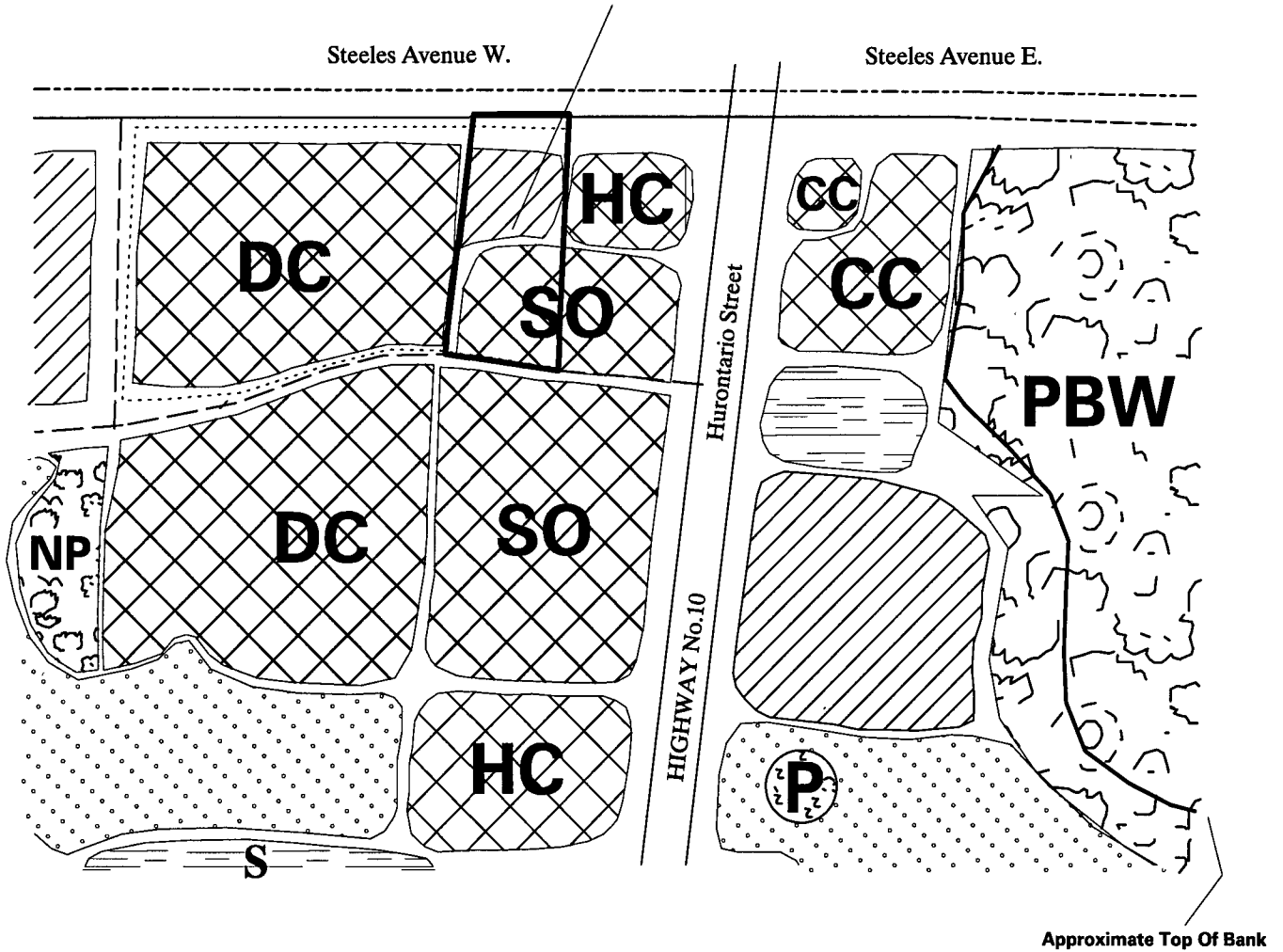
(6) by adding to the end of Section 6.1.1 (iii) (a) the following:

“and the identified urban design principles.”

Approved as to Content:


 John B. Corbett, MCIP, RPP
 Commissioner
 Planning, Design and Development Department

**LANDS RE-DESIGNATED FROM :
 "RESIDENTIAL : HIGH DENSITY" AND
 "COMMERCIAL : SPECIALTY OFFICE-SERVICE COMMERCIAL"
 TO
 "COMMERCIAL : DISTRICT COMMERCIAL"**

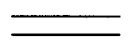
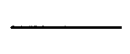

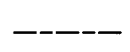


EXTRACT FROM SECONDARY PLAN AREA 24 OF THE DOCUMENT KNOWN AS THE FLETCHERS CREEK SOUTH SECONDARY PLAN

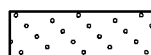


COMMERCIAL

-  **Highway Commercial**
-  **Convenience Commercial**
-  **District Commercial**
-  **Neighbourhood Commercial**
-  **Specialty Office-Service Commercial**

ROADS

-  **Provincial Highway**
-  **Arterial Road**
-  **Collector Road**
-  **Major Arterial Road**

RESIDENTIAL

-  **Low And Medium Density**
-  **Medium High Density**
-  **High Density**

INSTITUTIONAL

-  **Separate School**

Secondary Plan Boundary

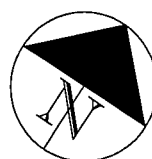
-  **Secondary Plan Boundary**
-  **LOBLAW PROPERTIES**

PUBLIC OPEN SPACE

-  **Neighbourhood Park**
-  **Parkette**
-  **Parkway Belt West**

OFFICIAL PLAN AMENDMENT OP93 #. 244

Schedule A



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2004-11-02

Drawn by: A.d.

File no. T1W15.31_OPA

Map no. 75-55

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 85-2005 being a by-law to adopt Official Plan Amendment OP93-244 and By-law 88-2005 to amend Zoning By-law 270-2004 (Zoning 2004) as amended - Loblaw Properties Limited (File: T1W15.31)

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, in the County of Dufferin, do solemnly declare that:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 85-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 21st day of March, 2005, to adopt Amendment Number OP93-244 to the 1993 Official Plan of the City of Brampton Planning Area.
3. By-law 88-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 21st day of March, 2005, to amend Zoning By-law 270-2004 (Zoning 2004) as amended.
4. Written notice of By-law 85-2005 as required by section 17(23) and By-law 88-2005 as required by section 34(18) of the *Planning Act* was given on the 30th day of March, 2005, 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. No notice of appeal was filed under sections 17(24) and 34(19) of the *Planning Act* on or before the final date for filing objections.
6. In all other respects this Official Plan Amendment has been processed in accordance with all of the Planning Act requirements including regulations for notice.
7. OP93-244 is deemed to have come into effect on the 20th day of April, 2005, 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)
26th day of April, 2005.)


A Commissioner, etc.

EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.

