



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 108-94

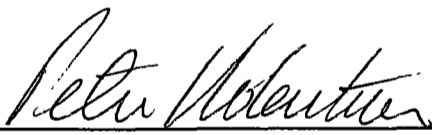
To adopt Amendment Number 247
to the 1984 Official Plan of the
City of Brampton Planning Area

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 247 to the 1984 Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 247 to the 1984 Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 25th day of May, 1994.

APPROVED AS TO FORM LAW DEPT BRAMPTON
DATE <u>5/25/94</u>



 PETER ROBERTSON - MAYOR



 LEONARD J. MIKULICH - CITY CLERK

AMENDMENT NUMBER 247
TO THE 1984 OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to incorporate a Housing Mix/Density Flexibility Policy into the Secondary Plan for Area Number 28 (The Sandringham-Wellington Secondary Plan), as it relates to Sub-Area 4, in order to:

- respond to more varied housing market demands, and
- encourage the provision of innovative and affordable housing.

2.0 Location:

The lands subject to this amendment are those lands located within Sub-Area 4 of Secondary Plan Area Number 28 (The Sandringham-Wellington Secondary Plan) which are subject to the provisions as set out in Chapter 28 of PART IV - SECONDARY PLANS.

More specifically, the subject location is bounded by the proposed extension of Sandalwood Parkway to the north, Bramalea Road to the west, Tobram Road to the east and Bovaird Drive to the south.

3.0 Amendment and Policies Relative Thereto:

The document known as the 1984 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 28, as set out in sub-section 7.2.7.28, Amendment Number 247.
- (2) by adding to Section 5.1 Residential, of Chapter 28 of PART IV - SECONDARY PLANS, thereof, the following new subsection:

"5.1.14a Notwithstanding the housing mix and density ranges prescribed in Policy 5.1.2 and associated Table 1, in Policies 5.1.9 and 5.1.10 and associated Table 3 of Appendix A, and in Policies 5.1.11 and 5.1.13, a development proponent within Sub-Area 4 may be permitted to substitute additional townhouse density units for semi-detached density units and/or semi-detached density units for single family density units for the purposes of encouraging the provision of innovative and affordable housing, provided that:

- (i) such substitutions are approved by City Council for a specific area prior to the sale of lots on adjacent lands;
- (ii) the non-apartment dwelling unit count is restricted to 95% of the maximum that could theoretically have been achieved with reference to all other relevant policies of this plan for Sub-Area 4 identified on Schedule SP28(B), based on reasonable and equitable assumptions about the development of all lands within this sub-area;
- (iii) 80% of the original minimum single family density requirement, based on the proposed total unit count, is maintained in Sub-Area 4;
- (iv) the number of structurally detached dwellings equals at least 100% of the originally required minimum number of single family density lots plus 20% of the originally required minimum number of semi-detached density lots within Sub-Area 4, based on the proposed total unit count;

- (v) when requested, an analysis satisfactory to the City and the School Boards demonstrates that any resulting shifts in expected student yields can be reasonably accommodated;
- (vi) when requested, an analysis satisfactory to the City and any other affected transportation jurisdictions demonstrates that any resulting shifts in expected traffic generation can be reasonably accommodated;
- (vii) when requested, appropriate reviews or analyses demonstrate to the satisfaction of the City that the additional dwelling units can be reasonably accommodated with respect to any increased demands for other essential services such as parks and recreation, libraries and health services; and
- (viii) the extra dwelling units to be added to any density category pursuant to this policy are provided in a variety of structural dwelling unit types or lot shapes so that the overall variety of housing forms in the development is not substantially decreased. "