



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 170-2002

To Adopt Amendment Number OP93-~~188~~  
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-~~188~~ 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 24<sup>th</sup> day of June 2002.

SUSAN FENNEL - MAYOR

LEONARD J. MIKULICH - CLERK

Approved as to Content:

  
John B. Corbett, MCIP, RPP  
Director, Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON
DATE

AMENDMENT NUMBER OP93-188  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is twofold: firstly, to identify the lands shown outlined on Schedule A to this Amendment as a Special Policy Area, to allow a limited range of non-industrial BUSINESS as well as OFFICE CENTRE uses to be established in accordance with specific policies which shall be provided to ensure that development of the site is reserved primarily for high quality, medium-to-large scale PRESTIGE INDUSTRIAL, OFFICE CENTRE, and/or BUSINESS purposes, with limited additional opportunities for unrelated accessory commercial uses serving the abutting planned transitway station; and secondly, to implement site specific urban design standards reflective of current building trends, yet which maintain the showcase image intended for this highly visible, highly accessible site.

2.0 Location:

The lands subject to this amendment are located on the north side of Steeles Avenue East, south of and abutting the southerly limit of the Highway 407 right-of-way, approximately 170 metres west of the intersection of Airport Road and Steeles Avenue East. The site directly abuts the future transitway station planned for the lands at the northwest corner of Airport Road and Steeles Avenue East, and consists of approximately 4.209 hectares (10.4 acres) located in Part of Lot 1, Concession 6, East of Hurontario Street, in the City of Brampton.

The lands subject to this amendment are specifically indicated on Schedule A to this amendment.

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 32: The Parkway Belt West Industrial Area, as set out in Part II: Secondary Plans, Amendment Number OP93- 188.

3.2 The portions of the document known as the 1984 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Parkway Belt West Industrial Area Secondary Plan (being Chapter 32 of Part IV – Secondary Plans, as amended) are hereby further amended:

- (1) by adding on Schedule SP 32(A) of Chapter 32 of Part IV; thereto, the number '12' to lands as shown outlined on Schedule A to this amendment;

- (2) by adding to the legend on Schedule SP 32(A) of Chapter 32 of Part IV thereto, the following, as shown on Schedule A to this amendment:

“Special Policy Area No. 12, Refer to Policy 4.10.12”;

- (3) by adding to Section 4.10 of Chapter 32 of Part IV, thereto, the following policies:

“4.10.12 ‘Special Policy Area Number 12’ applies to those lands designated PRESTIGE INDUSTRIAL with an overlying OFFICE CENTRE designation on Schedule SP 32(A), which are situated within the northwest quadrant of Steeles Avenue East and Airport Road, approximately 170 metres west of the intersection of Airport Road and Steeles Avenue East. In addition to the principal uses set out in policy 4.5.1, community clubs, hotels or motels, and banquet halls are also permitted as principal uses on the

lands. However, a banquet hall may initially be developed only up to a maximum gross floor area of 6,968 square metres (75,000 square feet), after which it may be expanded in size only in conjunction with an office building or hotel/motel having a gross floor area equivalent to at least half the size of the banquet hall.

The accessory uses set out in policy 4.5.2 shall be permitted within a hotel or motel as well as an office building, in accordance with the floor area restrictions set out in policy 4.5.2. However, notwithstanding policy 4.5.2, the following specific commercial uses are also permitted as freestanding development in conjunction with any transitway station developed on abutting lands, provided that the total combined gross floor area of the following uses is not more than 929 square metres (10,000 square feet):

- (a) a bank, trust company or financial institution;
- (b) a personal service shop;
- (c) a convenience restaurant or a take-out restaurant
- (d) a dry cleaning and laundry distribution establishment; and,
- (e) a convenience store;

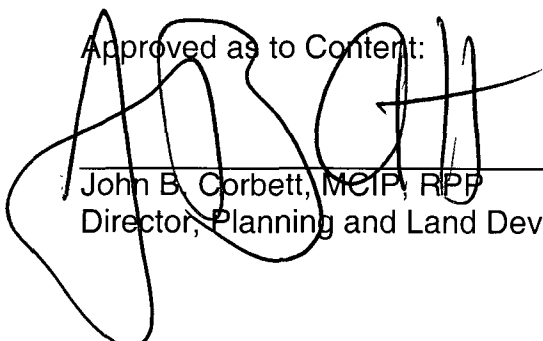
It is intended that the lands be developed in a manner that presents a highly visible prestige image. In this regard, the lands shall be developed in accordance with established site specific urban design guidelines approved by the City. Development of the lands shall be also be subject to appropriate requirements and restrictions to be implemented by the zoning by-law, in addition to the general development standards and guidelines noted in sections 5.3.1 and 5.3.2 of this chapter. However, notwithstanding sections 5.3.1 and 5.3.2 of this chapter, the following development standards shall apply:

- a maximum building height of 17.0 metres shall be permitted for prestige industrial development;
- a minimum 9.0 metre wide landscape strip shall be required abutting Steeles Avenue East; and,
- a minimum building setback of 24.0 metres from Steeles Avenue East shall be required.

Access to the lands will include, at a minimum, one full moves access from Steeles Avenue East which shall be designed to the satisfaction of the Region of Peel. Ultimately, it is intended that this access be shared by the future planned transitway station located on abutting lands to the east, at the northwest corner of Airport Road and Steeles Avenue East.

In addition, it is the intent of this plan to ensure that the facades of buildings and structures having exposure to Highway No. 407, Steeles Avenue East and the abutting transitway station site incorporate a high level of architectural treatment in terms of facade design and appearance, such that the showcase prestige industrial/office centre image intended for this designation is reinforced.”

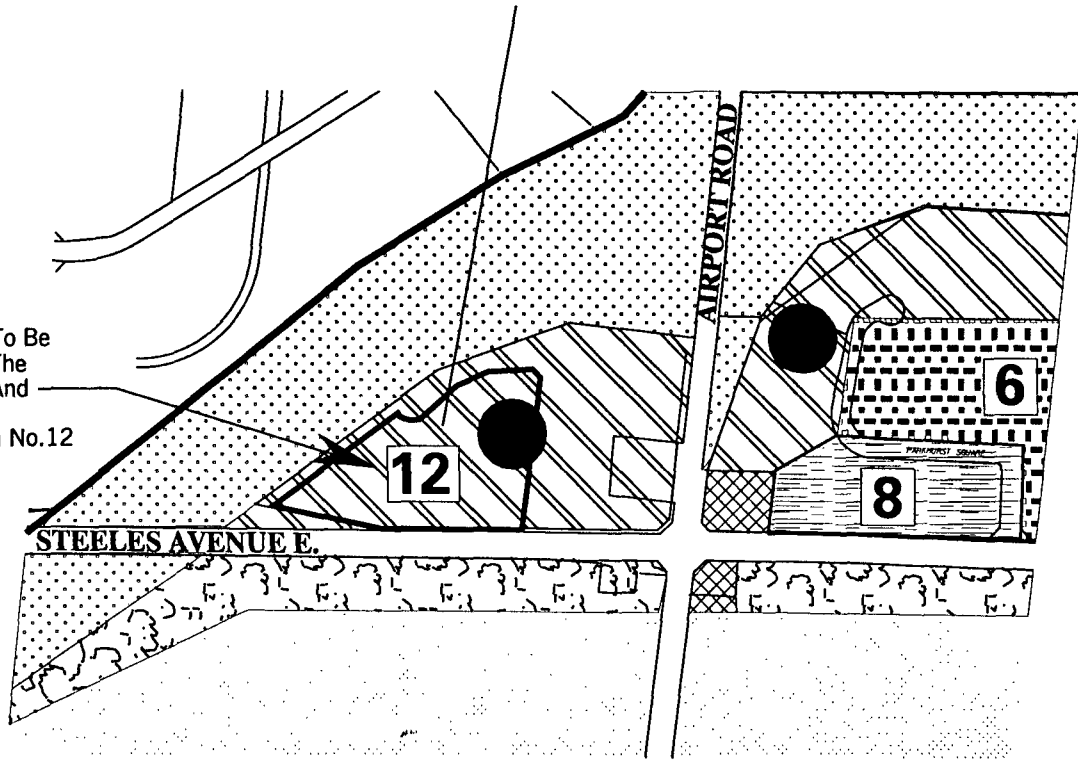
Approved as to Content:



John B. Corbett, MCIP, RPP  
 Director, Planning and Land Development Services

# SUBJECT LANDS

Subject Lands To Be Identified By The Number "12" And Outlined As Special Policy Area No.12



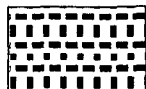
EXTRACT FROM SCHEDULE SP 32(A) OF THE DOCUMENT KNOWN AS THE PARKWAY BELT WEST INDUSTRIAL SECONDARY PLAN



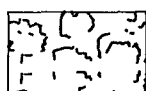
**Prestige Industrial**



**Business**



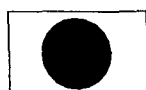
**Mixed Industrial/Commercial**



**Open Space/Hazard Lands**



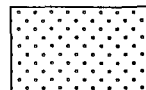
**Highway Commercial**



**Office Centre**



**Electric Power Facilities**



**Highway No.407**



**Special Policy Area No.6 Refer To Policy 4.10.6**



**Special Policy Area No.8 Refer To Policy 4.10.8**



**Special Policy Area No.12 Refer To Policy 4.10.12**



**Secondary Plan Area Boundary**

**NOTE:**

"Special Policy Area No.12" To Be Added To The Legend Of Schedule SP 32(A)

OFFICIAL PLAN AMENDMENT No. 93-188  
By-law 170-2002



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2002 06 18

Drawn by: C.R.E.

**Schedule A**

File no. C6E1.7

Map no. 65-22H

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  
170-2002 being a by-law to adopt Official Plan Amendment  
OP93-188 and By-law 171-2002 to amend Comprehensive  
Zoning By-law 151-88 as amended – Armcorp 4-24 LTD. (File  
C6E1.7)

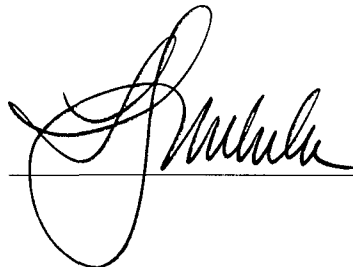
DECLARATION

I, LEONARD J. MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY DECLARE THAT:

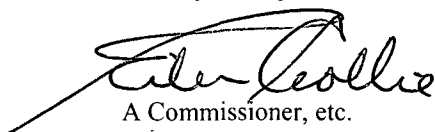
1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 170-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24<sup>th</sup> day of June, 2002, to adopt Amendment Number OP93-188 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 170-2002 as required by section 17(23) of the *Planning Act* was given on the 27<sup>th</sup> day of June, 2002, 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. By-law 171-2002 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 24<sup>th</sup> day of June, 2002, to amend Comprehensive Zoning By-law 151-88, as amended.
5. Written notice of By-law 171-2002 as required by section 34(18) of the *Planning Act* was given on the 27<sup>th</sup> day of June, 2002, 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. One notice of appeal was filed under section 17(24) and one was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections. Both appeals were subsequently withdrawn.
7. In all other respects this Official Plan Amendment has been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP93-188 is deemed to have come into effect on the 18<sup>th</sup> day of July, 2002, 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                )  
12<sup>th</sup> day of August, 2002.        )



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A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner  
etc. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires March 23, 2005.**