



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 179-2012

To Adopt Amendment Number OP 2006- 070
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 -070 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 20th day of June, 2012 .

SUSAN FENNEL - MAYOR

PETER FAY - CLERK

Approved as to Content:

Henrik Zbogar
Acting Director, Planning Policy and Growth Management

T02W14.013

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>M. Rea</i>
DATE 11 6 12

AMENDMENT NUMBER OP 2006 - *070*
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the Bram West Secondary Plan to implement a site-specific policy within the Mavis Road Residential Special Policy Area to permit townhouse and apartment dwellings and set out guiding development and design polices.

2.0 Location:

The lands subject to this amendment are located on the east side of Chinguacousy Road (between Chinguacousy Road and Mavis Road), approximately 200 metres (655 feet) south of Ray Lawson Boulevard. The property has a frontage of approximately 57 metres (190 ft) on Chinguacousy Road and is the property abutting to north of the property municipally known as 7619 Chinguacousy Road, and is located in part of Lot 14, Concession 2, W.H.S. (TOR).

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 40(c): The Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-*070*.

3.2 The portions of the document known as the Bram West Secondary Plan, being Chapter 40(c), of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) by adding to Section 3.0, Goals and Objectives, a new policy to Section 3.4, Residential, as Section 3.4.15, as follows:

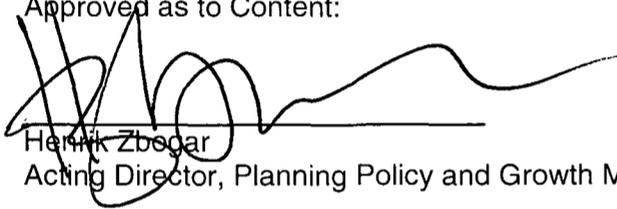
“3.4.15 (Special Policy 3a)

In addition to the policies applicable to Special Policy Area 3 (Mavis Road Residential), the lands, abutting to the north of the property municipally known as 7619 Chinguacousy Road, and having a frontage on Chinguacousy Road of approximately 57 metres (190 ft) and an area of approximately 1.0 hectare (2.5 acres), are permitted to be developed with apartment and townhouse dwellings or any combination thereof, subject to the following policies:

- a) A maximum density of 185 units per hectare (75 upa);
- b) A maximum building height of 6 storeys;
- c) Shall provide allowance for comprehensive development with lands within Special Policy Area 3, including, but not limited to, vehicular and pedestrian access available to and from abutting lands;
- d) Shall use, as much as possible, sustainable technologies and low impact building elements, methods and materials;
- e) Shall participate in the applicable cost sharing for the area, including a cost sharing agreement; and
- f) The following urban design elements to be applied and maintained:
 - 1. Superior architecture and the use of high quality and energy efficient materials which will also be reflective of the type of architecture and materials used on abutting lands within Special Policy Area 3 (Mavis Road Residential);
 - 2. The use of landscaped edges and gardens;
 - 3. Accessible sidewalks throughout (including connections to abutting lands);
 - 4. The use of landscaped islands and the screening, where possible, of surface parking areas;
 - 5. The screening of utilities and loading areas;
 - 6. The provision of outdoor amenity space, including, where possible, the use of roof top terraces and gardens; and

7. A transition between different building forms and building heights to lessen the impact of taller buildings and to minimize views into private amenity areas”

Approved as to Content:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Henrik Zbezar
Acting Director, Planning Policy and Growth Management

Background Material to
Amendment Number OP 2006 -*070*

Attached is a copy of a planning report dated August 18, 2011, including the notes of the Public Meeting held on August 5, 2009 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 900 metres of the subject lands.