



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 207.2009

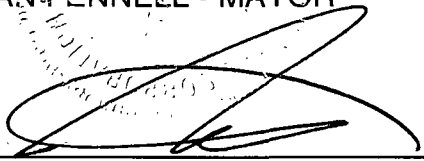
To Adopt Amendment Number OP06-025'  
to the Official Plan of the  
City of Brampton Planning Area

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 OP06-025' to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

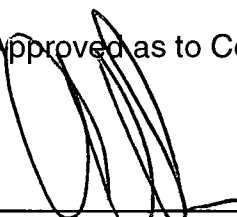
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 24th day of June 2009.

  
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 SUSAN FENNELL - MAYOR

  
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 PETER FAY - CLERK

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON  
WCC  
DATE 6/24/09

Approved as to Content:

  
 \_\_\_\_\_  
 Adrian J. Smith, MCIP, RPP  
 Director, Planning and Land  
 Development Services

AMENDMENT NUMBER OP06-  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP06- 025'

To the Official Plan of the  
City of Brampton Planning Area

**1.0 PURPOSE**

The purpose of this amendment together with Schedule "A" is to implement the policies of the Official Plan and the Bram West Secondary Plan through the preparation and approval of a Block Plan for Sub Area 40-1.

This amendment to Chapter 40(c) of the Bram West Secondary Plan implements a block plan that is based on the findings of a number of component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The block plan addresses the principles of sustainability and incorporates the principles of the City's Development Design Guidelines.

**2.0 LOCATION**

The Sub-Area 40-1 lands comprises an area of approximately 283.3 hectares (700 acres) in southwest Brampton, and is bounded by Mississauga Road on the west, the Credit River watershed to the north and east and Steeles Avenue West on the south as outlined on Schedule A.

The lands are within the area described as Parts of Lots 1 & 2, Concessions 3 and 4, W.H.S. and Parts of Lots 3 through 5, Concession 4, W.H.S. in the former geographic Township of Chinguacousy, now in the City of Brampton. The lands subject to this amendment are specifically indicated on Schedule "BP40-1" 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 40: Bram West Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP06- 025'
- (2) by adding to Part III: BLOCK PLANS, thereof, the following new heading and associated text:

"Area 40: Bram West Secondary Plan  
Part III Chapter 40-1 of the 2006 Official Plan shall constitute the Block Plan for Sub-Area 40-1."

- (3) by adding to PART III, BLOCK PLANS thereof, as Chapter 40-1, the following text:

"Chapter 40-1: Block Plan for Sub Area 40-1 of the Bram West Secondary Plan

**1.0 PURPOSE**

The purpose of this amendment together with Schedule "BP40-1" is to implement the policies of the Brampton Official Plan and Chapter 40 (c) of the Bram West Secondary Plan through the preparation and approval of a Block Plan for Sub Area 40-1.

This amendment to Chapter 40 (c) of the Bram West Secondary Plan implements a block plan that is based on the findings of a number of component studies completed to address environmental, servicing, transportation, urban design and growth management considerations. The block plan for Sub Area 40-1 addresses the principles of sustainability and incorporates the principles of the City's Development Design Guidelines. This Chapter will constitute the Block Plan for Sub Area 40-1 of the Bram West Secondary Plan.

## **2.0 LOCATION**

The subject lands within Sub-Area 40-1 comprise an area of about 283.3 hectares (700 acres) in southwest Brampton, and are bounded by Mississauga Road on the west, the Credit River watershed to the north and east and Steeles Avenue West on the south as outlined on Schedule "A". The lands are within the area described as Parts of Lots 1 & 2, Concessions 3 and 4, W.H.S. and Parts of Lots 3 through 5, Concession 4, W.H.S. in the former geographic Township of Chinguacousy, now in the City of Brampton, as shown on Schedule "BP40-1".

## **3.0 Effect of this Chapter and its Relationship to the Official Plan and Bram West Secondary Plan**

The lands subject to Chapter 40-1 outlined on Schedule "BP40-1" shall be developed in accordance with the policies of Chapter 40(c) of Part II and with Schedule SP40(c) and also in accordance with all other relevant policies and schedules of the Brampton Official Plan.

## **4.0 Sub Area 40-1 Block Plan Principles**

The Sub Area 40-1 Block Plan has been designed to promote integration by providing compatibility and transition of new development as prescribed by the land use designations of the Bram West Secondary Plan and Chapter 40(c) while incorporating natural and cultural heritage features.

The community vision for the Block Plan area incorporates the major elements of the existing natural and cultural heritage landscape of the surrounding area and their relationship to the Credit River, Levi Creek and related tributaries.

The design principles for the Block Plan area are set out below:

- Create a safe, attractive and pedestrian-oriented community offering a range of housing types and densities;
- Establish an executive residential housing enclave that is complementary with the existing open space features;
- Provides a proportionate share of employment opportunities within Employment Area 1 as set out in Chapter 40(c) of the Bram West Secondary Plan;
- Create a distinct and attractive built form as part of superior urban design and a positive visual image for this block plan area;
- Provide Office Centre and Specialty Office and Service Commercial uses that will reflect the prominence of Mississauga Road as a gateway to the City with superior architecture and landscaping;

- Create an effective transition between residential and employment areas;
- Develop a street network that promotes pedestrian accessibility to schools, parks, open space and shopping areas;
- Contribute towards establishing an enhanced streetscape along the Mississauga Road corridor to improve Brampton's identity and image;
- Preserve, protect and restore the natural environmental features;
- Provide linkages to the natural features within a comprehensive community open space network together with parks, view vistas and stormwater management ponds;
- Incorporate the City's Flower City Strategy through provision of civic design elements within public areas and at strategic points in the community;
- Provide for a phased development in accordance with the approved Growth Management Phasing and Sequencing Strategy.

#### **5.0 Block Plan Development Policies**

The various neighbourhoods provided within this block plan area are bordered by major roads or prominent landform features (i.e. woodlot, school or park) that provide a natural edge. The neighbourhoods are connected to one another by a network of roads and pedestrian systems that provide safe and convenient access throughout the community. Both the Phase 1 and Phase 2 lands within Sub Area 40-1 shall be developed in accordance with the following policies:

- 5.1 Schedule "BP40-1" illustrates the design attributes of the Block Plan area that addresses and implements the land use designations and policies of the Bram West Secondary Plan and Chapter 40(c). Minor adjustments and relocations of the community features and infrastructure shown on Schedule "BP40-1" can be made without the need for an official plan amendment as long as the general intent and policy direction of the Bram West Secondary Plan and Chapter 40(c) are maintained. An official plan amendment will be required if there are significant land use changes proposed within the Phase 2 lands that does not meet the general intent and policy direction of the Bram West Secondary Plan and Chapter 40(c).
- 5.2 Live/Work units shall be permitted in Sub-Area 40-1 in appropriate locations provided that matters of access, parking, urban design and land use compatibility are addressed at the subdivision stage of approval. Further, the residential density requirements shall not apply to the Live/Work units in order to ensure that compact, transit oriented development can be implemented.
- 5.3 The existing woodlot located along the eastern portion of the lands shall be protected through appropriate community design of the Block Plan as shown on Schedule "BP40-1".

- 5.4 That all natural heritage features and hazard land identified through the approved Environmental Implementation Report shall be protected through an appropriate community design of the Block Plan.
- 5.5 An area of executive residential development shall be permitted east of Financial Drive within the Phase 1 lands generally in accordance with Schedule A. The Phase 2 lands shall provide executive residential development within the lands designated 'Low/Medium Density Residential' that are adjacent to the executive residential area provided within the Phase 1 lands.

Executive Housing shall be provided in accordance with the following performance standards:

- i) A minimum lot frontage of 21.4 metres shall be provided for the anchor lots;
- ii) A minimum lot frontage of 15.3 metres shall be provided for the core lots;
- iii) A minimum lot frontage of 14.3 metres shall be provided for transition lots;

The anchor lots (21.4 metre lot frontage) shall form the nucleus of the executive residential housing and shall generally be located adjacent to existing natural features. The core lots (15.3 metre lot frontage) shall generally surround the anchor lots and shall generally be located along the entry streets where the anchor lots are located. The transitional lots in the Phase 1 lands shall generally be located east of Financial Drive, adjacent to the core lots.

The essential design features prescribed in the "Design Workbook for Brampton's Upscale Executive Special Policy Areas" and the City of Brampton Development Design Guidelines shall be consulted with respect to the design features that are to be incorporated to further enhance the executive residential area. The design features shall include, but are not limited to:

- The use of neighbourhood entry features;
- Providing a variety of architectural and landscape treatment, with an attention to detail and quality of materials;
- The use of materials that create superior, balanced elevations as seen from all public views; and,
- House designs that minimize garage front visibility from street views;

- 5.6 For those lots located along the eastern edge of the blocks designated as 'Specialty Office and Service Commercial' extending to the western limit of Financial Drive, a minimum lot frontage of 10.7 metres shall be provided for single detached dwellings and a minimum unit width of 6.1 metres shall be provided for street townhouse dwellings. Cap-end street townhouse dwellings shall also be permitted.
- 5.7 Lots that front onto and gain direct access to a collector road shall maintain a minimum lot width of 10.7 metres. In addition, a limited amount of townhouse dwelling units may front onto and gain direct access to a collector road.

- 5.8 Notwithstanding the uses permitted within the 'Specialty Office and Service Commercial' designation, a limited amount of medium density residential uses shall be permitted along the eastern edge of the 'Specialty Office and Service Commercial' blocks. Medium density residential uses within the lands designated 'Specialty Office and Service Commercial' will provide an appropriate transition between the office and commercial uses fronting Mississauga Road and the residential development beyond the abutting local streets.
- 5.9 Design features that shall be incorporated to further enhance the 'Office Centre' and establish the Mississauga Road corridor as a prestige gateway include, but are not limited to, the following:
- Provide appropriate building massing along Mississauga Road and Steeles Avenue that addresses the street edge to emphasize the focal role of the Office Centre area;
  - Emphasize important building features including building entrances and forecourts;
  - Provide active at grade uses;
  - Provide appropriate transition (i.e. buildings, height and density) to residential uses;
  - Locate parking structures away from Steeles Avenue and Mississauga Road frontages;
  - Limit surface parking from Steeles Avenue and Mississauga Road frontages and provide landscape treatment to screen surface parking from the view of the street;
  - Locate loading and service areas at the rear of buildings and screen such areas with landscaping;
  - and,
  - Provide an internal common/amenity space.
  - Provide sustainable development standards (i.e. permeable parking areas, green roofs, white roofs, bicycle racks).
- 5.10 Design features that shall be incorporated to further enhance the 'Specialty Office and Service Commercial' Blocks and establish the Mississauga Road corridor as a prestige gateway streetscape shall include but are not limited to the following:
- Locate built form close to the Mississauga Road street edge;
  - Provide a variety of architectural built form and massing;
  - Limit surface parking from Mississauga Road frontages and provide landscape treatment to screen surface parking from street view;
  - Provide pedestrian connections leading to building entrances; and,
  - Provide a transition in use and built form from the office/commercial development to the residential area.
  - Restrict the use of drive-thrus
- 5.11 Free standing retail and service commercial uses which provide a support service to the adjacent employment area and which shall have no outdoor storage or outdoor display

areas shall be permitted in lands designated "Office Centre" up to a maximum gross floor area of 2,000 square metres and free standing restaurant uses shall be permitted up to a maximum gross floor area of 1,000 square metres.

- 5.12 Notwithstanding the policies within the "Low/Medium Density Residential" designation, a minimum of 55% of the development within the Phase 1 lands may be single detached structural units.
- 5.13 Prior to the registration of the first draft plan of subdivision within Sub-area 40-1 Phase 1 and Phase 2, a Developer Cost Sharing Agreement shall be executed. The cost sharing agreement shall provide for the early delivery of community use lands (such as schools, parks, arterial and collector roads and community entrance or gateway features).
- 5.14 All development applications submitted shall conform to the approved recommendations of the Sub-area 40-1 Environmental Implementation Report prepared by Schaeffers Consulting Engineers, AGES Consultants Limited, Savanta Inc., Terraprobe and Golder Associates.
- 5.15 Prior to the first building permit issuance, the Region of Peel shall confirm that municipal water and sanitary sewer will be made available at the time the City is ready to issue an occupancy permit.
- 5.16 Prior to the registration of the first draft plan of subdivision, the elementary school site(s) shall be made available for acquisition by the School Boards.
- 5.17 The extension of Financial Drive from Steeles Avenue West to Mississauga Road is required to be provided prior to first occupancy of any plan within Phase 1.
- 5.18 The location and distribution of the executive residential in the Phase 2 lands may be adjusted in conjunction with the planning for the reconfiguration of the golf course.
- 5.19 Prior to Stage 2 block plan approval for the Phase 2 lands, the block plan and development application plans shall clearly indicate what portion of the lands will remain as part of the golf course. Once this area of land is determined, a mechanism to ensure that these lands remain as a golf course is required when the surrounding lands are proposed for residential purposes.
- 5.20 The developer shall agree to operate an eighteen hole to thirty-six hole golf course within the Phase 2 lands to the satisfaction of the City and the developer shall agree to gratuitously dedicate the designated "valleyland" to the City upon the cessation of the golf course use.
- 5.21 The City shall have the right of first refusal to acquire the valleyland golf course and any associated tablelands necessary to operate the golf course if it is to be sold.



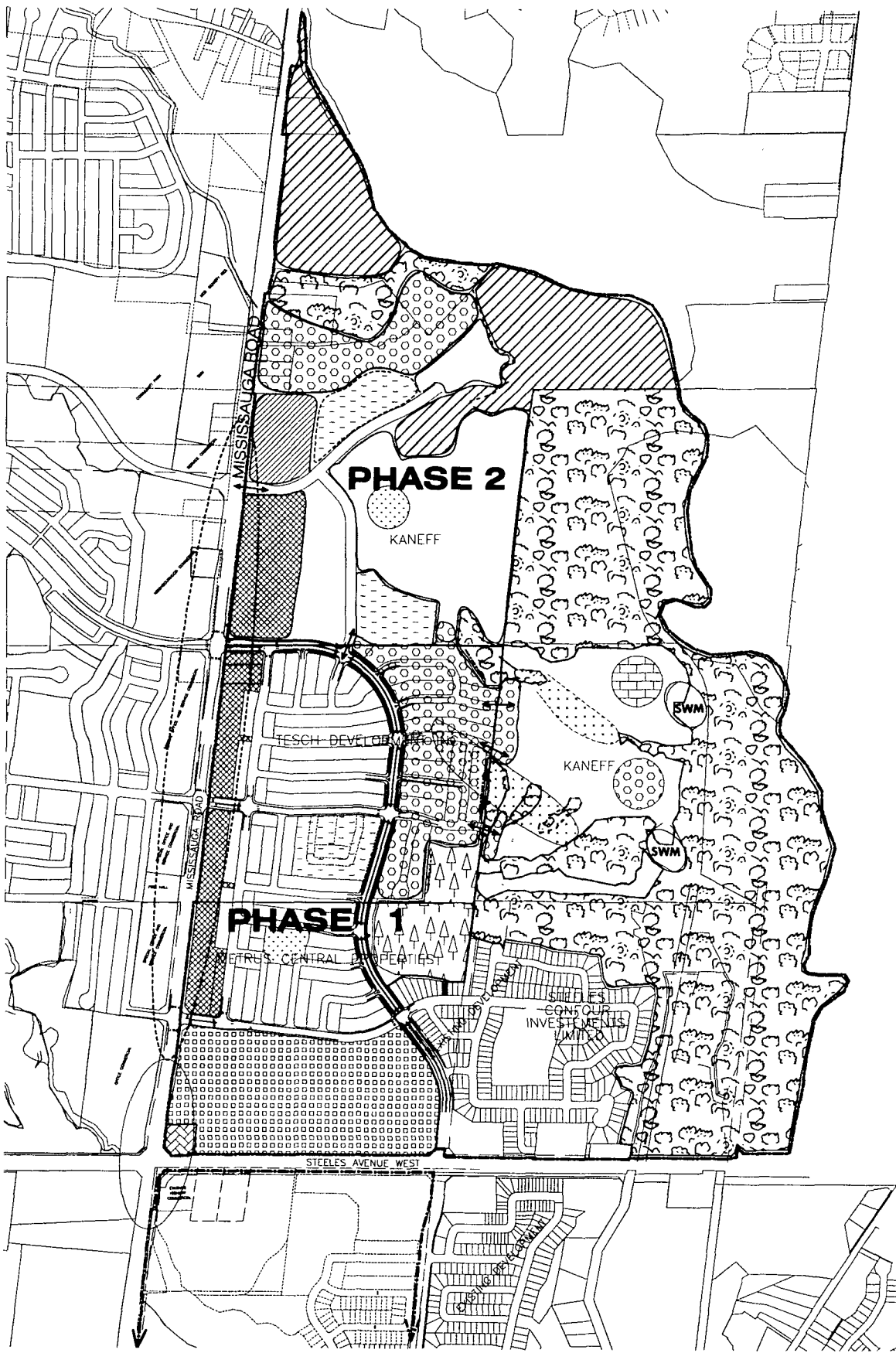
5.22 In recognition of the designated "Primary Gateway Area" along the Mississauga Road corridor that will be coordinated with the City's Gateway Beautification Program, the developers shall provide any additional land requirements to accommodate the City's gateway features and streetscape enhancements on Mississauga Road as a condition of development approval.

5.23 The developer shall contribute financially towards the City's gateway features and streetscape enhancements on Mississauga Road as a condition of development approval.

Approved as to Content:



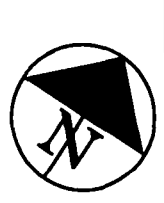
Adrian Smith, MCIP, RPP  
Director, Planning & Land Development Services



- |  |                                |  |  |  |                                       |
|--|--------------------------------|--|--|--|---------------------------------------|
|  | LOW/MEDIUM DENSITY RESIDENTIAL |  | CLUSTER/HIGH DENSITY RESIDENTIAL         |  | OFFICE CENTRE                         |
|  | OPEN SPACE                     |  | EXECUTIVE RESIDENTIAL                    |  | MIXED USE                             |
|  | LIONHEAD GOLF COURSE           |  | PRIMARY GATEWAY                          |  | SPECIALTY OFFICE & SERVICE COMMERCIAL |
|  | WOODLOT                        |  | MISSISSAUGA ROAD STREETSCAPE ENHANCEMENT |  | POTENTIAL SERVICE STATION             |
|  | SCHOOL                         |  | POTENTIAL ROAD CONNECTION                |  | POTENTIAL STORMWATER MANAGEMENT POND  |
|  | PARK                           |  |  |  |                                       |
- LANDS SUBJECT TO REFINEMENT, PENDING CREDIT VALLEY CONSERVATION AUTHORITY'S REVIEW AND ENDORSEMENT OF THE E.I.R. FOR THE 40-1 BLOCK PLAN PRIOR TO STAGE 2 BLOCK PLAN APPROVAL.

**OFFICIAL PLAN AMENDMENT OP06 #. 025'**

**Schedule BP40-1**



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

Date: 2009 06 03      Drawn by: CJK

File no. C04W02.002

IN THE MATTER OF the *Planning Act, R.S.O. 1990*,  
as amended, section 17:

AND IN THE MATTER OF the City of Brampton By-law 207-2009  
being a by-law to adopt Official Plan Amendment OP2006-025  
KLM Planning Partners Inc. and Glen Schnarr and Associates Inc.,  
Metrus Central Properties Inc., Tesch Development Inc., and  
Havenwood Properties (Central) Limited- File C04W02.002

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

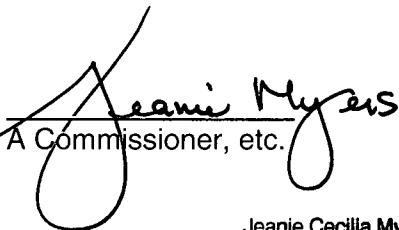
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 207-2009 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 24<sup>th</sup> day of June, 2009, to adopt Amendment Number OP2006-025 to the Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 207-2009 as required by section 17(23) of the *Planning Act* was given on the 9<sup>th</sup> day of July, 2009, 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. OP2006-025 is deemed to have come into effect on the 30<sup>th</sup> day of July, 2009, 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 )  
4<sup>th</sup> day of August, 2009 )



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Brampton.  
Expires April 8, 2012.