

**Adoption of Official Plan Amendment OP2006-195 (By-law 90-2021)
Ward 8**

Date of Decision: May 5, 2021
Date of Notice: May 20, 2021
Last Date of Appeal: June 9, 2021

On the date noted above, the Council of The Corporation of the City of Brampton passed **By-law 90-2021, to adopt Official Plan Amendment OP2006-195**, under section 17 of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by TACC Holborn Corp. – Malone Given Parsons Ltd. – City File C10E04.005.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of the Official Plan Amendment: The purpose of the Official Plan Amendment is to change the land use designations to permit the development of the site with a residential subdivision consisting of single detached dwellings, townhouse blocks, a high density mixed-use block, an employment/office block, a park block, a stormwater management facility block, and natural heritage system.

Location of Lands Affected: Northeast corner of The Gore Road and Queen Street East, municipally known as 8863 The Gore Road – Ward 8.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Mark Michniak, Development Planner, Planning, Building and Economic Development, at 905.874.3882 or mark.michniak@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Under the *Planning Act*, there is an application to amend the Zoning By-law pertaining to the subject lands – File OZS-2020-0032.

When and How to File an Appeal: Any appeal of the official plan amendment to the Local Planning and Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than June 9, 2021**, shown above as the last date of appeal. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted. An appointment to attend City Hall may be booked by emailing the City Clerk's Office at: cityclerksoffice@brampton.ca

<p>Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.</p>



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 90 - 2021

To Adopt Amendment Number
OP 2006- 195 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 – 195 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 5th day of May, 2021.

Approved as to
form.

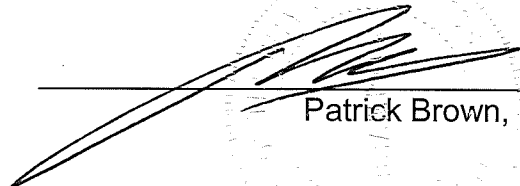

2021/04/23

C.deSereville

Approved as to
content.

2021/04/21

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP
2006 – 195 TO THE
OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING
AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designations of the lands shown outlined on Schedule A to this amendment to permit a range of residential units and facilitate an office node on the lands.

2.0 Location:

The lands subject to this amendment are located on the northeast corner of The Gore Road and Queen Street East. The property has a frontage of approximately 500 metres (1640.42 feet) on The Gore Road and a frontage of approximately 160 metres (524.93 feet) on Queen Street East, and is legally described as Part of Lots 4 and 5, Concession 10, Northern Division, in the City of Brampton.

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 41: Bram East as set out in Part II: Secondary Plans, Amendment Number OP 2006- 195 ;
- 3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Bram East Secondary Plan (Part II Secondary Plan, as amended) are hereby further amended:
- 2.
- (1) By changing on Schedule SP 41(A) of Chapter 41 of Part II: Secondary Plan, the land use designations shown on Schedule A to this amendment from "Employment Lands-Neighbourhood Retail" to "Residential Lands-Medium Density", from "Employment Lands-Mixed Commercial/Industrial" to "Residential Lands-Medium Density", from "Employment Lands-Mixed Commercial/Industrial" and "Special Policy Area 8 (Office Node-Mixed Commercial/Industrial)" to "Residential Lands-Medium Density", from "Employment Lands-Mixed Commercial/Industrial" and "Special Policy Area 8 (Office Node-Mixed Commercial/Industrial)" to "Residential Lands-Cluster/High Density" and "Special Policy Area 18-Mixed Use High Density", "Employment Lands-Office Node" and "Special Policy Area 19 (Office)", "Open Space-Valleyland", "Open Space-Neighbourhood Park", and "Open Space-Storm Water Management Facility".
- (2) By adding Section 3.1.27 of Chapter 41 of Part II: Secondary Plan.

3.1.27 Special Policy Area 18 (Mixed use High Density)

- (a) A high-density mixed-use block shall be located fronting The Gore Road to form a transition between the employment uses along Queen Street East, and residential uses to the north and east. The block shall be developed as a mixed-use development that may include a full range of offices, retail and service activities, institutional uses, and multiple residential uses with a maximum permitted density

of 1,000 units per hectare, a minimum building height of 3 storeys, and a maximum building height of 35 storeys.

- (3) By adding Section 3.2.39 of Chapter 41 of Part II: Secondary Plan.

3.2.39 Special Policy Area 19 (Office Node)

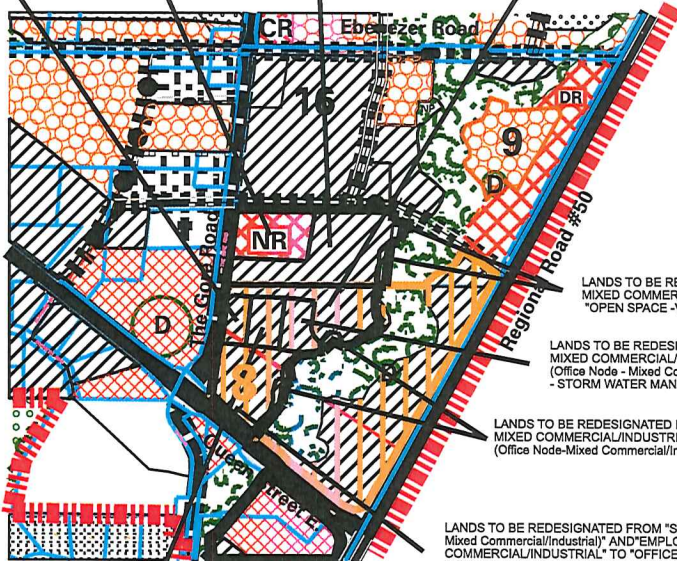
- (a) The Special Policy Area 19 (Office) designation shall have a minimum area of 3 hectares (7.5 acres) and shall be developed to accommodate a minimum of 860 office jobs.
- (b) Complementary commercial and business support uses are permitted but are restricted to a maximum percentage of floor space within the office buildings in accordance with the provisions of the implementing Zoning By-law, and shall not count towards the employment target of 860 jobs.
- (c) Buildings at the intersection of The Gore Road and Queen Street East shall provide a focus for intensification, and shall be sited and orientated to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment shall be required to recognize, establish and reinforce their focal significance.
- (d) Buildings fronting Queen Street East and The Gore Road shall have a minimum height of 3 storeys, with a built form that is pedestrian friendly and easily accessible.

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "CLUSTER/HIGH DENSITY" AND "SPECIAL POLICY AREA 18 (Mixed Use High Density)"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - NEIGHBOURHOOD RETAIL" TO "RESIDENTIAL LANDS - MEDIUM DENSITY"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" TO "RESIDENTIAL LANDS - MEDIUM DENSITY"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "RESIDENTIAL LANDS - MEDIUM DENSITY"



LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" TO "OPEN SPACE - VALLEYLAND"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "OPEN SPACE - STORM WATER MANAGEMENT FACILITY"

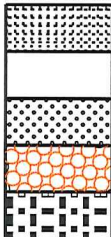
LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "OPEN SPACE - VALLEYLAND"

LANDS TO BE REDESIGNATED FROM "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" AND "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" TO "OFFICE NODE" AND "SPECIAL POLICY AREA 19 (OFFICE NODE)"

LANDS TO BE REDESIGNATED FROM "EMPLOYMENT LANDS - MIXED COMMERCIAL/INDUSTRIAL" AND "SPECIAL POLICY AREA 8 (Office Node - Mixed Commercial/Industrial)" TO "OPEN SPACE - NEIGHBOURHOOD PARK"

EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:



Estate Residential

Low Density

Low / Medium Density

Medium Density

Cluster / High Density

EMPLOYMENT LANDS:



Office Node

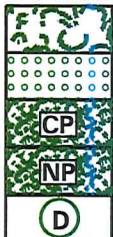
Mixed Commercial/Industrial

District Retail

Neighbourhood Retail

Convenience Retail

OPEN SPACE:



Valleyland

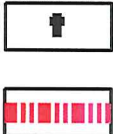
Conservation Lands

Community Park

Neighbourhood Park

Storm Water Management Facility

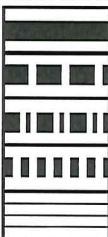
INSTITUTIONAL:



Place Of Worship

Secondary Plan Boundary

ROAD NETWORK :



Highway

Major Arterial

Minor Arterial

Collector Road

Local Road



Special Policy Area 8 (Office Node - Mixed Commercial / Industrial)



Special Policy Area 9 (Medium Density Residential)



Special Policy Area 16



Special Policy Area 18 (Mixed Use High Density)



Special Policy Area 19 (Office Node)



BRAMPTON
FlowerCity

PLANNING AND INFRASTRUCTURE SERVICES

Date: 2020 12 01
File: C10E04.005_OPA_A

Drawn By: CJK



**SCHEDULE A TO OFFICIAL PLAN
AMENDMENT OP2006# 195**

By-law 90-2021

