



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2021

To adopt Amendment Number OP2006-to the Official Plan of the City of  
Brampton Planning Area

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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 OP2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,  
this 27<sup>th</sup> day of January, 2021.

Approved as to  
form.

2020/12/23

AWP

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Patrick Brown, Mayor

Approved as to  
content.

2020/12/23

AAP

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Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 –  
to the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006-\_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 PURPOSE:**

The purpose of this Amendment is to amend the Bram-East Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of live-work townhouse dwellings and residential townhouse dwellings.

**2.0 LOCATION:**

The lands subject to this amendment are located north of Fogal Road and east of Nexus Avenue. The lands have a frontage of approximately 220 metres (721 feet) on Fogal Road and approximately 120 metres (393 feet) on Nexus Avenue. The lands are located at 0 Nexus Avenue and comprise a single parcel totaling approximately 3.06 hectares (7.56 acres). The lands are legally described as Part of Lot 5, Concession 10, N.D.

**3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:**

The portions of the document known as Bram-East Secondary Plan, being Chapter 41, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

a) by changing on Schedule SP41(A) of Chapter 41 of Part II: Secondary Plans, the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Mixed Commercial / Industrial" to "Residential - Medium Density".

b) by deleting existing policy 3.1.12B in its entirety, and replacing it with the following:

"3.1.12B The area designated Medium Density Residential at the south-east corner of Ebenezer Road and Nexus Avenue, and north-eastern corner of Fogal Road and Nexus Avenue shall be developed, maintained and used for townhouses and buildings used for both residential and commercial purposes (live-work units). The maximum density is 50 units per net residential hectare (20 units per net residential acre). Live-work units shall be provided in the development of the lands.

(i) The development shall consist of a high-quality built form that is expressed through attention to detail in the architecture; roof lines, building materials and through landscaping elements.

(ii) The following shall apply to live-work units:

a) Live-work units shall have a ground floor level that is used primarily for commercial purposes, and upper floor(s) that are only used for residential purposes.

b) Commercial uses within the live-work units shall be oriented exclusively toward the Nexus Avenue

frontage or Fogal Road frontage, respectively, including all functional aspects of the commercial use (such as access, parking, signage, patio areas).

- c) The building facade of the live-work units facing the residential development shall be compatible with and complement the townhouse development.
- d) Commercial uses within the live-work units shall be limited to retail establishments, financial institution, restaurants, personal service shops, service shops, offices, convenience store, medical and dental offices, custom workshops and similar uses not requiring extensive loading and storage facilities.
- e) Outdoor storage in association with the commercial use is not permitted,
- f) Buildings will be designed with upscale building materials, architectural features and roofline variations to promote a residential character.
- g) The massing and architectural details of the live-work building at the intersection of Ebenezer Road and Nexus Avenue, and Fogal Road and Nexus Avenue, will be designed to emphasize this location as a gateway into the community.
- h) The streetscape design along Nexus Avenue and Fogal Road shall complement and support the live-work uses. In this regard, it shall include:
  - i) a primarily hard surface treatment from the building face to the curb, that incorporates decorative paving elements; and,
  - ii) an enlarged space at the corner of Nexus Avenue and Ebenezer Road, and Fogal Road and Nexus Avenue, to accommodate seating or patio space.”