



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To Adopt Amendment Number  
OP 2006-\_\_\_\_\_ 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 OP 2006 – \_\_\_\_\_ 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 5<sup>th</sup> day of May, 2021.

Approved as to  
form.

2021/04/23

C.deSereville

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

2021/04/21

AAP

\_\_\_\_\_  
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 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-\_\_\_\_\_;
- 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.