



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To Adopt Amendment Number OP2006-\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area  
\_\_\_\_\_

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 by-law

ENACTED and PASSED this 2<sup>nd</sup> day of March, 2022.

Approved as to  
form.

2022/02/17

SDSR

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

Approved as to  
content.

2022/02/17

AAP

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP2006—\_\_\_\_\_

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 City of Brampton Official Plan, the Bram East Secondary Plan, and the Bram East Secondary Plan Schedule SP41(a) to reflect revisions to the land use designations.

**2.0 Location:**

The subject property is located on the north side of Queen Street East opposite Beaumaris Drive and is described as Part of Lots 4 and 5, Concession 9, Northern Division.

**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-\_\_\_\_; and
- (2) By amending Section 4.14.3.15 by deleting the following text: “A building permit being issued for an industrial use for lands located to the west of Palleschi Drive and fronting Queen Street East prior to releasing 10% of the remaining building permits for residential units within a plan of subdivision” and replacing it with the following: “A building permit being issued for an employment use for lands located fronting Queen Street East prior to releasing 10% of the remaining building permits for residential units within a plan of subdivision, and;”.

**3.2** The portions of the documents known as the 1984 and 1993 Official Plans of the City of Brampton Planning Area which remain in force, as they relate to the Bram East Secondary Plan Area 41 (being Part Two: Secondary Plans, as amended) are hereby further amended:

- (1) By adding to Schedule SP41(a) of Chapter 41 of Part II: Secondary Plan a new “Special Policy Area 19” and “Special Policy Area 20” designations, and changing the land use designations shown on ‘Schedule A’ to this amendment from “Mixed Commercial/Industrial” and “Office Node” to “Cluster/High Density” and “Special Policy Area 19”, and “Mixed Commercial/Industrial” and “Office Node” to “Office Node” and “Special Policy Area 20”.

- (2) By adding the following to Section 3.1.7:

**“3.1.7.1 Special Policy Area 19**

Notwithstanding the policies within the Cluster/High Density designation, lands shown outlined as “Special Policy Area 19” on Schedule SP41(a) should be developed in accordance with the following:

1. Townhouse and apartment building forms, or any combination thereof, are permitted generally to a maximum combined density of 210 units per net

residential hectare for the overall designation, and generally with a maximum building height of 7 storeys.

2. Upscale landscape treatment should be applied along Attmar Drive in recognition of proximity to residential uses.

3. A private open space amenity in the form of a central square that is designed to be barrier free, highly visible, and connected to the public street system should be provided within this designation. The private open space amenity should provide opportunities for active and passive forms of leisure and recreation.

4. Convenient, safe pedestrian access should be provided and supported with entrances facing the street, both within the site and with the surrounding context.

5. Service loading area should be incorporated into building designs and screened from view through appropriate fencing and landscaping.”

(3) By adding the following to Section 3.2.7:

**“3.2.7.1 Special Policy Area 20**

Notwithstanding the policies of the Office Node designation, lands shown outlined as “Special Policy Area 20” on Schedule SP41(a) should be developed in accordance to the following:

1. Mixed-use apartment building forms are generally permitted to a maximum combined density of 260 units per net residential hectare for the overall designation, and generally with a maximum building height of 25 storeys. Mixed-use projects should not have any floor space index restrictions nor restrictions on the maximum amount of retail and service commercial uses.

2. The lands should develop with a minimum Gross Floor Area of 9,500 square metres of office uses and a minimum Gross Floor Area of 400 square metres of employment uses.

3. Permitted employment uses include day nursery, commercial school, hotel or motel, office (including physician, dentist, or drugless practitioner’s office), service shop (excluding automotive), dry cleaning/laundry distribution station, printing or copying establishment, radio/television broadcasting and transmission facility, and custom workshop.

4. Permitted employment uses including a service shop (excluding automotive), dry cleaning/laundry distribution station, printing or copying establishment, radio/television broadcasting and transmission facility, custom workshop should operate within wholly enclosed buildings.

5. Building should be a minimum building height of 3 storeys, and should be sited and orientated to address the intersection with a built form that is pedestrian friendly and easily accessible. A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment will be required to establish a well-structured focal point.

6. Convenient, safe pedestrian access should be provided and supported with entrances facing the street, both within the site and with the surrounding context.

7. Service loading area should be incorporated into building designs and screened from view through appropriate fencing and landscaping.

8. Building facades along Queen Street East are to include building articulation and be supportive of active pedestrian uses;

9. No parking should be permitted between buildings and Queen Street East.

10. Upscale landscaped treatment should be required at the primary entrances to the site. Furthermore, high quality architectural and landscape design treatments should be applied at designation extents to achieve a compatible development with acceptable transition and physical integration relative to the surrounding commercial, employment, and residential uses.”