



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To Adopt Amendment Number OP 2006-_____ 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 - _____ 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 18th day of May, 2022.

Approved as to
form.

2022/04/28

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/04/08

AAP

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – _____
To 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 along with the schedules is to implement the policies of the Official Plan and the Queen Street Corridor Secondary Plan Area 36 through the preparation and approval of a change in land use designation of the lands identified on Schedule 'A' to permit a broader range of land uses and higher density.

This amendment to Chapter 36 of the Queen Street Corridor Secondary Plan is based on the findings of several component studies completed to address servicing and community design considerations. The amendment addresses the principles of complete community, sustainability and incorporates an updated perspective to increase the uses and density for the subject site in the context of current Provincial, Regional and local planning policies.

2.0 LOCATION

The subject lands comprise an area of approximately 1.62 hectares (4 acres) in area, located on the southwest side of the intersection of Kings Cross Road and Kensington Road. The lands have a frontage of approximately 159.5 metres (523 feet) on Kings Cross Road.

The lands are legally described as Block B, Plan 962, City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Queen Street Corridor Secondary Plan as attached.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

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 36: Queen Street Corridor Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006-_____.

3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Queen Street Corridor Secondary Plan 36 is hereby further amended:

- (1) by adding the following as 5.8.2 Special Policy Area 2:

“5.8.2 Special Policy Area 2

Land Use

5.8.2.1 Notwithstanding Section 5.1.2.2 “Central Area Mixed-Use” designation, lands within Special Policy Area 2 are permitted to have a maximum of up to 3.0 FSI.

Built Form Principles

5.8.2.2 The built form shall address the street and create an urban, pedestrian-friendly street edge, with the majority of the property frontage along Kings Cross Road and Kensington Road.

5.8.2.3 Building design shall be to a high standard and use high quality building materials.

5.8.2.4 Ample open space shall be provided between the buildings and Knightsbridge Park. In addition, the building height shall decrease from along Kings Cross Road to Knightsbridge Park.

5.8.2.5 The first floor for the buildings along Kings Cross Road and Kensington Road should be constructed to permit commercial / retail uses.

- (2) by changing on Schedule SP36 Schedule A of Chapter 36 of Part Two : Secondary Plans, the lands shown on Schedule A to this amendment from “Service Commercial” to “Central Area Mixed Use” and “Special Policy Area 2”, and adding the “Special Policy Area 2” designation to the legend.