

Appendix D: Official Plan Amendment

AMENDMENT NUMBER _____

**To the Official Plan of the
City of Brampton Planning Area**

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1. PURPOSE

The purpose of this amendment is to establish a policy framework to guide future development and redevelopment within the Springbrook Tertiary Plan. This amendment sets out land use designations and related policies to achieve a high density mixed-use vision for properties along Queen Street West between Creditview Road and Elbern Markell Drive.

2. LOCATION

The lands subject to this amendment are approximately 10.60 hectares (26.18 acres) in size and are located at the intersection of Queen Street West and Creditview Road, extending westerly to Elbern Markell Drive and easterly towards Springbrook Creek.

3. AMENDMENT AND POLICIES 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 45: Credit Valley as set out in Part Two: Secondary Plans thereof, 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 Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

1. By amending Schedule SP45(a) to the Credit Valley Secondary Plan, to enlarge the boundaries of the Springbrook Tertiary Plan and to delete the Springbrook Settlement Area as shown on Schedule A, to this amendment.
2. By amending Block Plan 45 Sub Area 2, to delete the Springbrook Special Study Area and replace it with the Springbrook Tertiary Plan, to this amendment.
3. By amending Block Plan 45 Sub Area 5, to delete the Springbrook Special Study Area and replace it with the Springbrook Tertiary Plan, to this amendment.
4. By amending Schedule 45(b) to the Credit Valley Secondary Plan, by adding the designation as shown on Schedule C, to this amendment.

5. By deleting Section 5.2.7 Springbrook Settlement Area in its entirety.
6. By renumbering 5.2.7.3 Springbrook Tertiary Plan as 5.2.7
7. By deleting the Planning Vision in its entirety and replacing it with the following:

“Planning Vision

The vision for the settlement area is to maintain Springbrook as a distinct and recognizable community with a Commercial Mixed Use Medium-High Density Residential designation to help achieve a mixed-use core centered at the intersection of Queen Street West and Creditview Road as well as Queen Street West and Elbern Markell Drive.

The vision directs proposed redevelopment to be efficient and well-integrated within the low density community, in a manner that protects the area’s natural heritage features.”

8. By adding 5.2.7a under Development Policies the following:

“a. Commercial Mixed Use Medium-High Density Residential

- i. Lands within the Commercial Mixed Use Medium-High Density Residential designation may be developed for mid-rise apartment buildings ranging in height between ten (10) to (12) storeys;
- ii. Commercial uses shall be at grade; and,
- iii. A high quality architectural treatment and streetscape is to be incorporated.”

9. By adding 5.2.7b under Development Policies the following:

“b. Commercial Mixed Use Medium Density Residential

- i. Lands within the Commercial Mixed Use Medium Density Residential designation may be developed for mid-rise apartment buildings ranging in height between eight (8) to (10) storeys;
- ii. Commercial uses shall be at grade; and,
- iii. A high quality architectural treatment and streetscape is to be incorporated.”

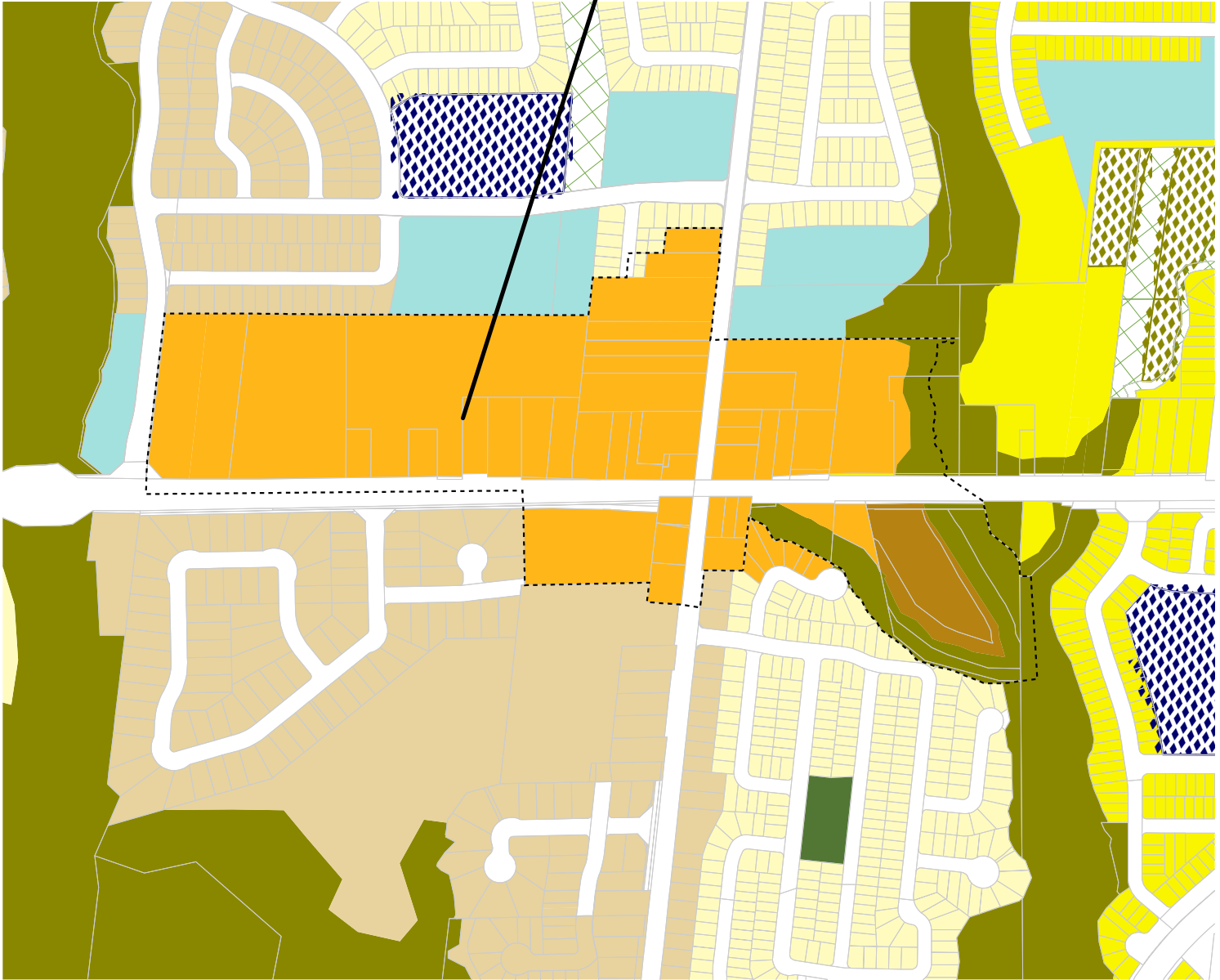
10. By adding 5.2.7c under Development Policies the following:

“c. Commercial Mixed Use Low Density Residential

- i. Lands within the Commercial Mixed Use Low Density Residential designation may be developed for townhouse and low-rise apartment buildings ranging in height between three (3) to (5) storeys;
- ii. When adjacent to existing low density residential developments, the maximum height shall be three (3) storeys;
- iii. Appropriate buffers are to be provided to existing low density residential uses; and,
- iv. Live Work Units may be permitted.”

11. By renumber the subsequent sections.

"SPRINGBROOK SETTLEMENT AREA" TO BE DELETED
AND LANDS ADDED TO THE "SPRINGBROOK TERTIARY PLAN"

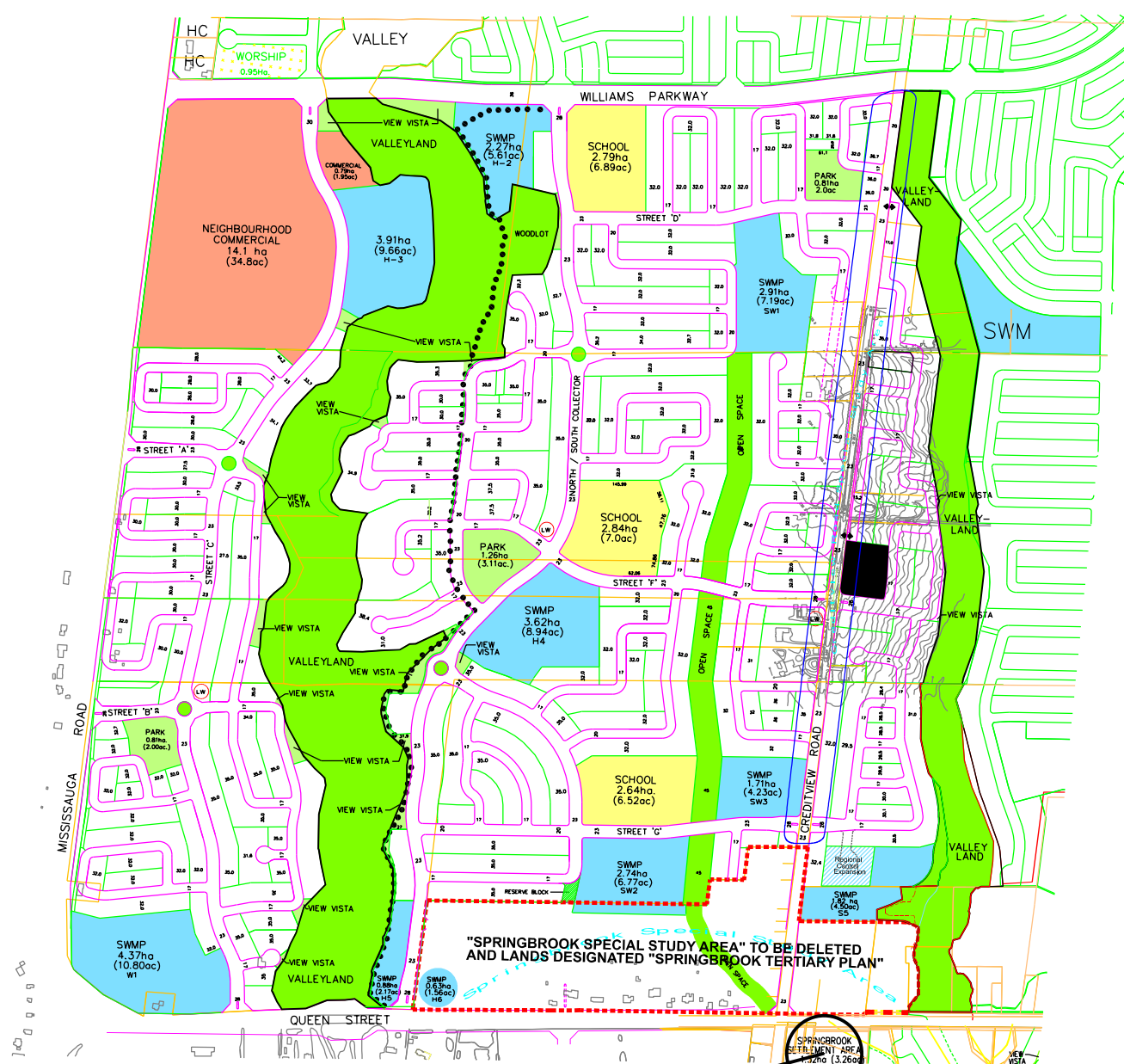


EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

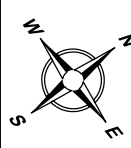
RESIDENTIAL	COMMERCIAL	OPEN SPACE
<div></div> EXECUTIVE RESIDENTIAL	<div></div> CONVENIENCE COMMERCIAL	<div></div> CITY WIDE PARK
<div></div> LOW DENSITY RESIDENTIAL 1	<div></div> COMMERCIAL	<div></div> COMMUNITY PARK
<div></div> LOW DENSITY RESIDENTIAL 2	<div></div> DISTRICT RETAIL	<div></div> NEIGHBOURHOOD PARK
<div></div> MEDIUM DENSITY RESIDENTIAL	<div></div> HIGHWAY COMMERCIAL	<div></div> OPEN SPACE
<div></div> VILLAGE RESIDENTIAL		<div></div> PRIMARY VALLEYLAND
INSTITUTIONAL	OTHER	<div></div> SECONDARY VALLEY LAND
<div></div> PUBLIC JUNIOR ELEMENTARY SCHOOL	<div></div> HERITAGE RESOURCE	<div></div> SPRINGBROOK SETTLEMENT AREA
<div></div> PUBLIC SECONDARY SCHOOL	<div></div> ONTARIO HYDRO POWER CORRIDOR	<div></div> SIGNIFICANT WOODLOTS
<div></div> SEPARATE ELEMENTARY SCHOOL	<div>1</div> SPECIAL POLICY AREA	<div></div> STORM WATER MANAGEMENT POND
<div></div> JUNIOR PUBLIC SCHOOL	<div></div> RAILWAY	<div></div> TERRESTRIAL FEATURES
<div></div> PLACE OF WORSHIP	<div></div> SPRINGBROOK TERTIARY PLAN AREA	
<div></div> PUBLIC SENIOR ELEMENTARY SCHOOL		
<div></div> SEPARATE SECONDARY SCHOOL		

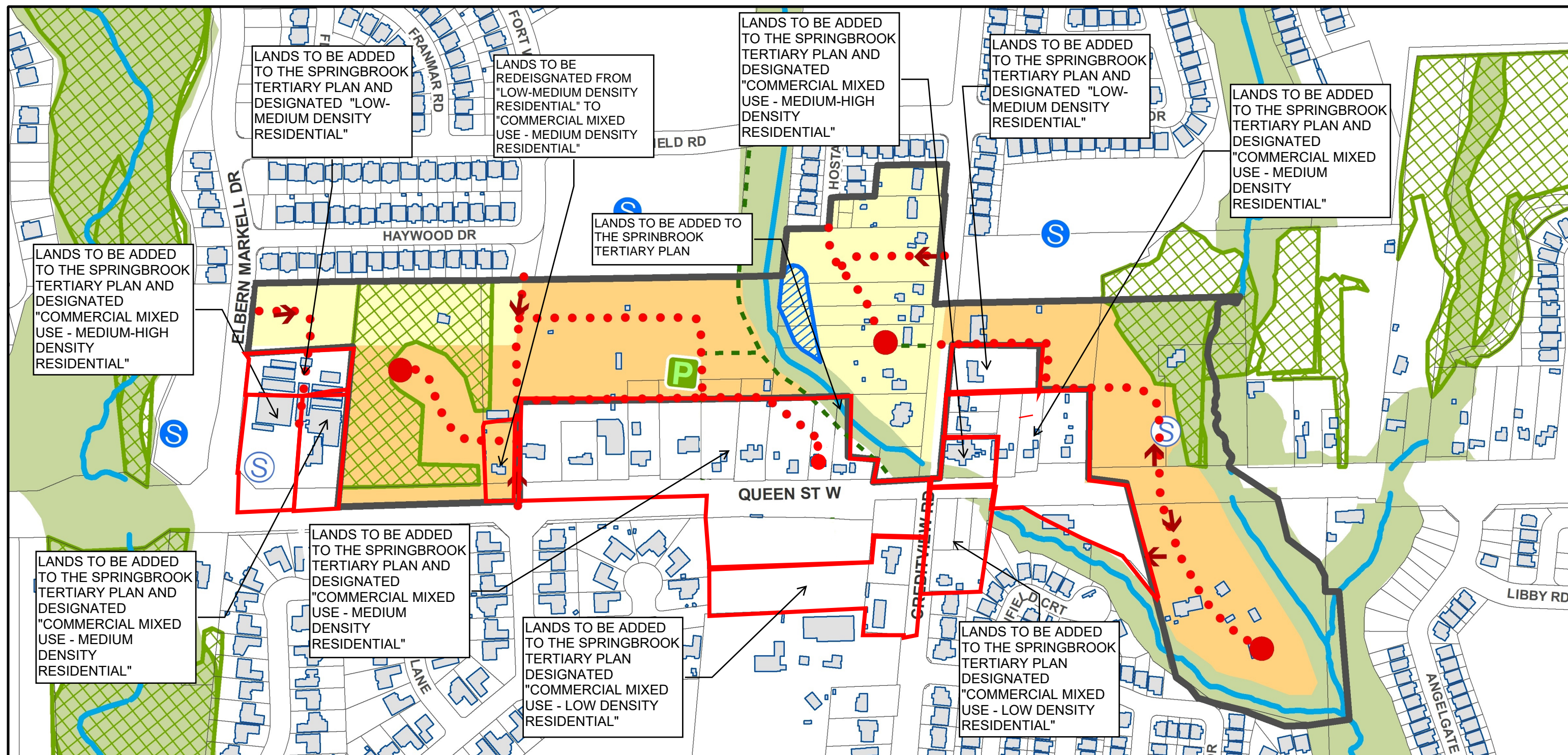
CHANGE TO "SPRINGBROOK TERTIARY PLAN"





- EXTRACT FROM BLOCK PLAN SUB AREA 2 KNOWN AS THE SPRINGBROOK BLOCK PLAN AREA
- LEGEND**
- PEDESTRIAN TRAILWAY
 - LW LIVE / WORK LOT
 - TC TURNING CIRCLE - ULTIMATE DESIGN TO BE DETERMINED
 - SPRINGBROOK SPECIAL STUDY AREA
 - REGIONAL CONTROL SWMP EXPANSION
 - CREDITVIEW ROAD SPECIAL STUDY AREA (TO BE ADJUSTED)
- TO BE DESIGNATED "SPRINGBROOK TERTIARY PLAN"





SCHEDULE C TO OFFICIAL PLAN AMENDMENT OP#2006

"COMMERCIAL MIXED USE - LOW DENSITY RESIDENTIAL", COMMERCIAL MIXED USE - MEDIUM DENSITY RESIDENTIAL AND COMMERCIAL MIXED USE - MEDIUM-HIGH DENSITY RESIDENTIAL TO BE ADDED TO LEGEND

Legend

- Tertiary Plan Boundary
- Existing Building Footprint
- Watercourses

Natural Heritage System

- Wetland (subject to further study)
- Woodland (subject to further study)
- Valleyland/Watercourse Corridor

- Existing Stormwater Management Pond
- Proposed Stormwater Management Pond (subject to further study)
- Parkette - Conceptual

Low Density Residential

Low-Medium Density Residential

Conceptual Road

Conceptual Trail Opportunity

Conceptual Access

0 25 50 100
Meters

Springbrook Tertiary Plan SP 45(b)

Revised
October 26, 2020

BRAMPTON
Flower City