



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ -

To adopt Amendment Number OP2006- _____

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. 190, 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 _____ day of _____, 2022.

Approved as to
form.

Date

Initial

Patrick Brown, Mayor

Approved as to
content.

2020/08/27

AAP

Peter Fay, City Clerk

DRAFT

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 the Secondary Plan Area 45, the Credit Valley Secondary Plan and Land Use Schedule, to permit the future development of lands known municipally as 1879 Queen Street West with medium and high density residential uses.

2.0 Location:

The lands subject to this amendment are located on the southeast corner of Mississauga Road and Queen Street West. The lands have an area of 6.9 hectares (17 acres) and are described as Part of Lot 5, Concession 4 WHS in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 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 remains in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

1. By changing on Schedule 45(a) , the land use designations of the lands shown outlined on Schedule 'A' to this amendment from 'Low Density 1 Residential' to 'Medium Density Residential' and 'High Density Residential', and by adding a High Density Residential designation to the legend.

2. By deleting policy 6.2.1 in its entirety and renumbering the subsequent sections.

3. By deleting policy 6.2.2 in its entirety and replacing it with the following section as 6.2.1:

“6.2.1 Special Policy Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity, in accordance with the Council approved Tertiary Plan dated June 20th, 2022, attached as Schedule B to this By-law.”

4. By adding the following as 6.2.4:

“6.2.4 The Lands municipally known as 1879 Queen Street West shall be subject to the following:

- i) Notwithstanding Section 4.6.13 of the Official Plan, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study 1879 Queen Street West City of Brampton” prepared by Beacon Environmental Limited and dated April 2022.
- ii) Notwithstanding the provisions of the ‘Medium Density’ designation of this Plan, a maximum density of 62 units per net residential hectare shall be permitted on the 1.34 hectares within Special Policy Area 2.
- iii) Notwithstanding the lands being designated on Schedule A1-Upscale Executive Housing Special Policy Areas of the Official Plan, the lands are not designated Executive Residential on Schedule SPA 45(A) of the Credit Valley Secondary Plan. However, the development of the lands shall implement the Upscale Executive Housing design principles and standards through the approved Community Design Guidelines.

5. By adding to Section 5.2 (Residential), a new subsection titled ‘High Density Residential’, as follows:

“5.2.11 High Density Residential

5.2.11.1 On lands designated High Density Residential, as shown on SPA45(a) the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) Permitted uses shall include an apartment building; and
- ii) A maximum Floor Space Index of 3.0 shall be permitted (exclusive of an underground parking garage)

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Planning, Building & Economic Development

