

Draft Official Plan Amendment



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

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 _____ day of _____, 2022.

Approved as to
form.

____/____/____

[Approver's Name]

PATRICK BROWN - MAYOR

Approved as to
content.

____/____/____

[Approver's Name]

PETER FAY - CITY CLERK

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 designation of the lands shown outlined on Schedule 'A' and 'B' to this amendment, to permit the development of a mixed use building.

2.0 Location:

The lands subject to this amendment are located on the west side of Main Street North, north side of Church Street West, and east side of Thomas Street. The lands have frontages of approximately 34 metres on Main Street North, 62 metres on Church Street West, and 25 metres along Thomas Street. They have an area of approximately 0.18 hectares. The property is municipally described as 151 Main Street North, and is legally described as BR 4 Lot 92 and 93 in the City of Brampton.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- a) by adding to the list of amendments pertaining to the Downtown Brampton Secondary Plan Area 7 as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The portions of the document known as the Downtown Brampton Secondary Plan Area 7, Chapter 7 as set out in Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by changing on Schedule SP7(A) of the Downtown Brampton Secondary Plan Area 7, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Proposed Development Permit System Area: Main Street North Development Permit Area" to "Central Area Mixed-use";
- b) By deleting on Schedule SP 7(C) of Downtown Brampton Secondary Plan Area 7, the 'Special Policy Area 2', shown on Schedule 'B' to this amendment; and,

c) by adding to Section 5.1.2 Central Area Mixed Use, as follows:

“5.1.2.6 On lands designated Central Area Mixed Use located at the north-west corner of Main Street North and Church Street West , the following shall apply:

- i) A maximum density of 2006 units per net residential hectare.
- ii) A maximum height of 30 storeys.
- iii) A maximum floor space index of 13.46.”

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend the Official Plan pursuant to an application by Luxor Development Corp. (File: OZS-2021-0003).

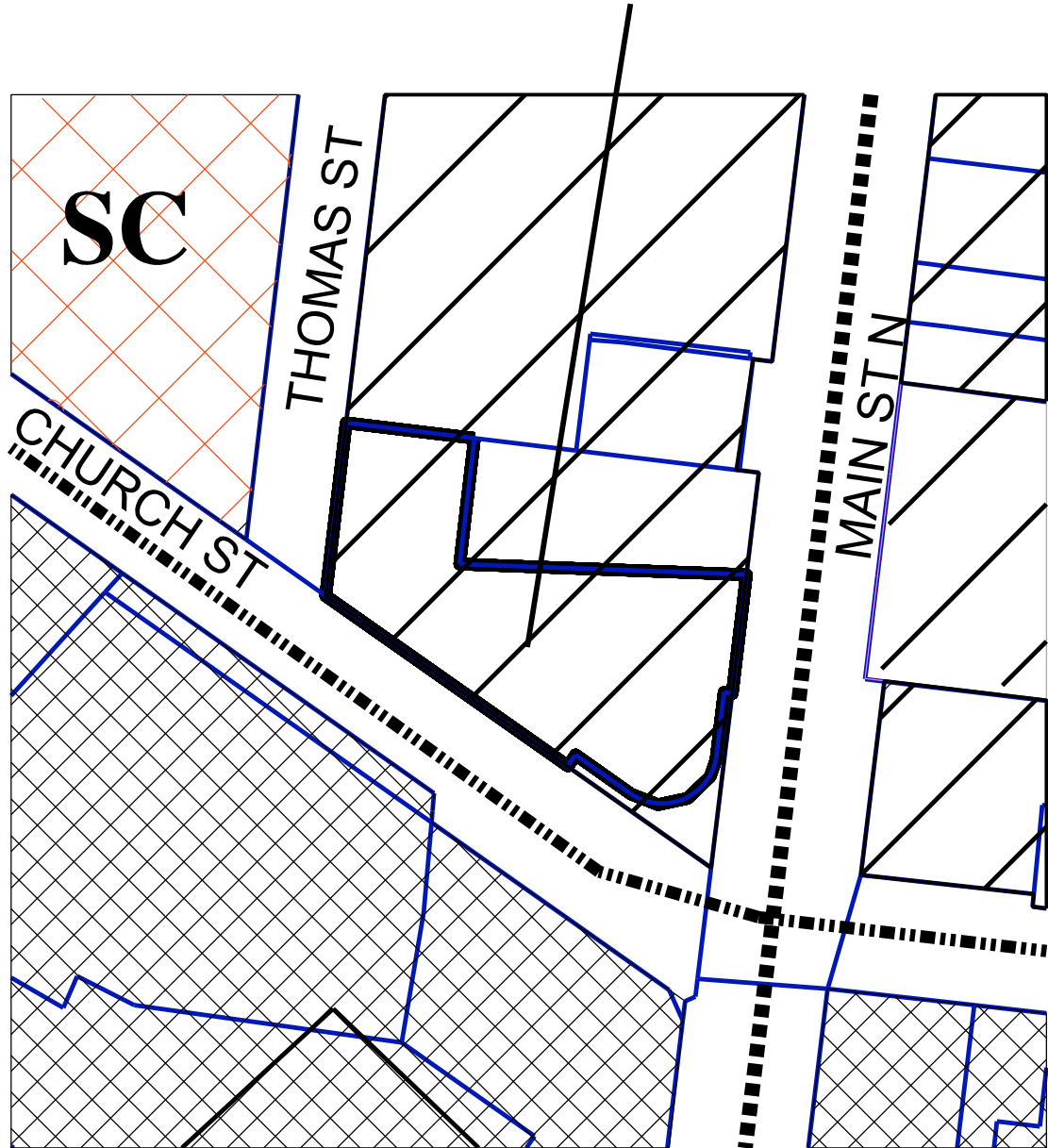
EFFECT OF THE BY-LAW

The effect of By-law _____ is to change the land use designation of the lands shown outlined on Schedule 'A' and 'B' to permit the development of a mixed use building.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Main Street North, north side of Church Street West, and east of Thomas Street within the Downtown Brampton Secondary Plan Area 7.

LANDS TO BE REDESIGNATED FROM "PROPOSED DEVELOPMENT PERMIT SYSTEM AREA: MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA" TO "CENTRAL AREA MIXED USE"



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

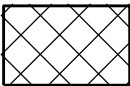
TRANSPORTATION

RESIDENTIAL



Low Density

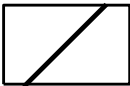
COMMERCIAL



Central Area Mixed Use



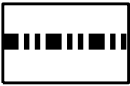
Service Commercial



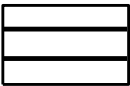
PROPOSED DEVELOPMENT PERMIT SYSTEM AREA:
MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA



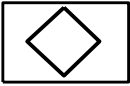
Minor Arterial Road



Collector Road



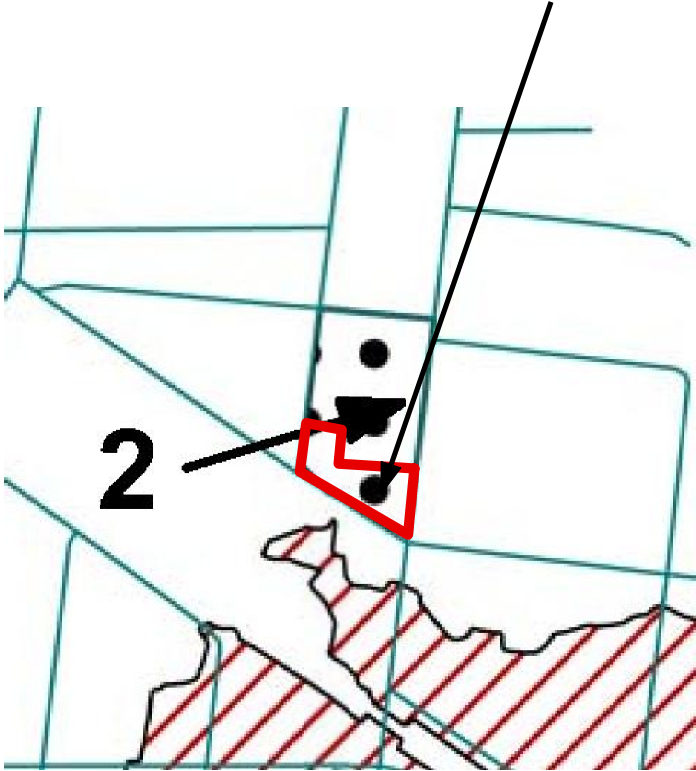
Local Road












Grade Separation



LANDS TO BE DELETED FROM SPECIAL POLICY AREA 2



EXTRACT FROM SCHEDULE SP7(C) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

	SUBJECT LANDS		SPECIAL POLICY AREA NO. 3		SPECIAL POLICY AREA NO. 6
	SPECIAL POLICY AREA NO. 1 (Refer to Policy 5.6.1)		SPECIAL POLICY AREA NO. 4		SPECIAL POLICY AREA NO. 7
	SPECIAL POLICY AREA NO. 2		SPECIAL POLICY AREA NO. 5 (Refer to Policy 5.6.5)		SPECIAL POLICY AREA NO. 8