

**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 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 [enter date] day of [enter month], 2022.

Approved as to form. 20 __/month/day [insert name]
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\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content. 20 __/month/day [insert name]
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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 amend the Development Permit System Area: Main Street North section of the Downtown Brampton Secondary Plan Area 7 to add policies that will guide the development of the lands for high density mixed uses.

2.0 Location:

The lands subject to this amendment are located on the northeast corner of Thomas Street and Market Street and are municipally known as 199, 203, 205, 207, 209, 215, 217, 219 and 221 Main Street North, 34, 38, 42 and 44 Thomas Street, and 4 Market Street. The lands subject to this amendment have a total site area of 0.7 hectares (1.72 acres).

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 Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-\_\_\_\_\_.

3.2 The document known as the Downtown Brampton Secondary Plan, being Chapter 7, of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by adding the following as Policy 5.7.9 to Section 5.7 DEVELOPMENT PERMIT SYSTEM AREA: MAIN STREET NORTH:

“5.7.9 Policies in Section 5.7.9 shall apply to lands bounded by Main Street North, Market Street, Thomas Street, and David Street excepting lands municipally known as 195, 223 and 227 Main Street North; 48 and 54 Thomas Street; and 5 and 7 David Street.

5.7.9.1 The lands may be developed for high density mixed-use development that incorporates a combination of commercial, retail, office, institutional, daycare, and residential uses with a maximum building height of 48-

storeys, a maximum podium height of 6 storeys, and a maximum floor space index of 12.

- 5.7.9.2 A minimum of approximately 1,400 square metres of gross floor area shall be dedicated to non-residential uses on the ground floor, and the non-residential uses facing Main Street North shall have direct access to street.
- 5.7.9.3 The development is located within the Downtown GO Major Transportation Station Area and is strongly encouraged to achieve compact transit-oriented development with a diverse mix of housing unit sizes and tenure, and contribute towards affordable housing and housing choice that aligns with the principles and action items of *Housing Brampton 2021*.
- 5.7.9.4 Bicycle parking shall be provided to serve the users of the development to encourage alternative modes of transportation in lieu of vehicular parking spaces.
- 5.7.9.5 The following urban design principles shall apply to the design of high density mixed-use buildings and additions:
- a. The design of the high density mixed-use buildings shall have complementary design relationship to existing buildings and the planned emerging context, while accommodating a diversity of architectural styles, building materials and colours, energy conservation techniques and innovative built forms.
  - b. The design of all buildings shall have regard to pedestrian safety, and direct street access where possible. Buildings should be massed and be architecturally articulated to reinforce the pedestrian scale, provide an appropriate street wall height at the street line to provide visual variety and interest.
  - c. Buildings shall be encouraged to present their principal building facades with an appropriate building design and fenestration to the public street. Facades shall be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, and use of special cladding materials to address such locational conditions.

- d. Building entrances shall be located and be visible from the adjoining street(s) and, where possible, directly linked to the sidewalks through appropriately articulated walkways.
- e. The prominence of garages or garage doors shall be reduced by providing appropriate treatment. All parking shall be located below grade.
- f. New development and redevelopment shall consider the following factors:
  - i. The nature of the existing and proposed exterior
  - ii. Building materials and architectural elements.
  - iii. Potential impacts on adjacent built heritage resources.
  - iv. The location of driveways and private garages.
  - v. Provision of landscaping to buffer residential uses, enhance streetscape and achieve a high quality of site design.
  - vi. Roofscapes shall be an integral part of the design of a building. In this regard, it is expected that the design of the upper portions of buildings provide interesting architectural features, elements and articulation.
  - vii. Site design shall promote an appropriate design relationship between the public realm, adjacent land uses, on-site operations and visual aesthetics, in order to realize an environment that is pleasant and attractive to the community.
  - viii. Site design shall address compatibility between differing adjacent land uses and planned uses in the context of density, height and massing through appropriate site layout, building locations, massing, and landscape treatments.
  - ix. Continuous, highly visible, well-articulated and landscaped connections between building(s) and the street shall be provided to enhance the streetscape, establish appropriate pedestrian linkages between the sidewalk and building entrances;

- x. Any lighting shall be designed to minimize impacts on adjacent residential areas and properties.”

**EXPLANATORY NOTE**

**THE PURPOSE OF BY-LAW \_\_\_\_\_**

The purpose of By-law \_\_\_\_\_ is to amend the Official Plan pursuant to an application by Solmar Development Corp. (File: OZS-2022-0011).

**EFFECT OF THE BY-LAW**

The effect of By-law \_\_\_\_\_ is to permit the use of the subject lands for two 48 storey mixed use buildings. The development will yield 1149 residential units, and commercial space at grade.

**LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ are the lands bounded by Main Street North, Market Street, Thomas Street, and David Street excepting lands municipally known as 195, 223 and 227 Main Street North; 48 and 54 Thomas Street; and 5 and 7 David Street, within the Downtown Brampton Secondary Plan Area 7.