

# OFFICIAL PLAN AMENDMENT

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To OZS-2021-0018 - 1857 Queen - Official Plan Amendment.docx

To The Official Plan of the  
City of Brampton Planning Area

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The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, RS.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.  
2022/06/30  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2022/06/30  
AAP

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP2006-\_\_\_\_\_  
To the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP2006-\_\_\_\_\_

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 1857 Queen Street West with high density residential uses.

**2.0 Location:**

The lands subject to this amendment are known municipally as 1857 Queen Street West. The lands are located approximately 370.22 metres (1,214.57 feet) west of Mississauga Road, 931.60 metres (3,056.43 feet) east of Creditview Road, having a frontage of approximately 68.0 metres (223.09 feet) on the south side of Queen Street West. The lands are legal described as Part of Lot 5, Concession 4, W.H.S., in the City of Brampton.

**3.0 Amendments and Polices Relative 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 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 'High Density Residential', and by adding a High Density Residential designation to the legend;
  2. 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, generally in accordance with the Council approved Tertiary Plan dated June 20<sup>th</sup>, 2022, attached as Appendix 1.”
  3. By deleting policy 6.2.3 in its entirety and replacing it with the following as section 6.2.2:

“6.2.2 The Lands municipally known as 1857 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, 1857

Queen Street West, City of Brampton” prepared by Beacon Environmental and dated June 2022.

- ii. Notwithstanding the provisions of section ‘5.2.11 High Density’ designation of this Plan, the subject lands shall be developed in accordance with the following principles:
    - a. A maximum Gross Floor Area of 21,050m<sup>2</sup>
    - b. To minimize the impact upon abutting residential uses, appropriate property line setbacks shall be established in the zoning by-law relative to the height of the building. For clarity, rear and side yard setbacks shall increase as the height of the building increases.
    - c. Building facades are to have a high degree of architectural articulation to break up the massing of the façade.
    - d. Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e. stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.
    - e. Development shall demonstrate a high level of design, high quality building materials, well-articulated facades, and the incorporate of a building and site elements that contribute to a strong pedestrian streetscape.
    - f. An open space buffer shall be provided at the southern portion of the subject site abutting the Natural Heritage System.
  - 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.
4. 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 underground parking garage).”

**LANDS TO BE REDESIGNATED FROM  
"LOW DENSITY RESIDENTIAL 1" AND  
"PRIMARY VALLEYLAND" TO  
"HIGH DENSITY RESIDENTIAL"**



**LANDS TO BE REDESIGNATED FROM  
"PRIMARY VALLEYLAND AND  
"LOW DENSITY RESIDENTIAL 1" TO  
"PRIMARY VALLEYLAND"**

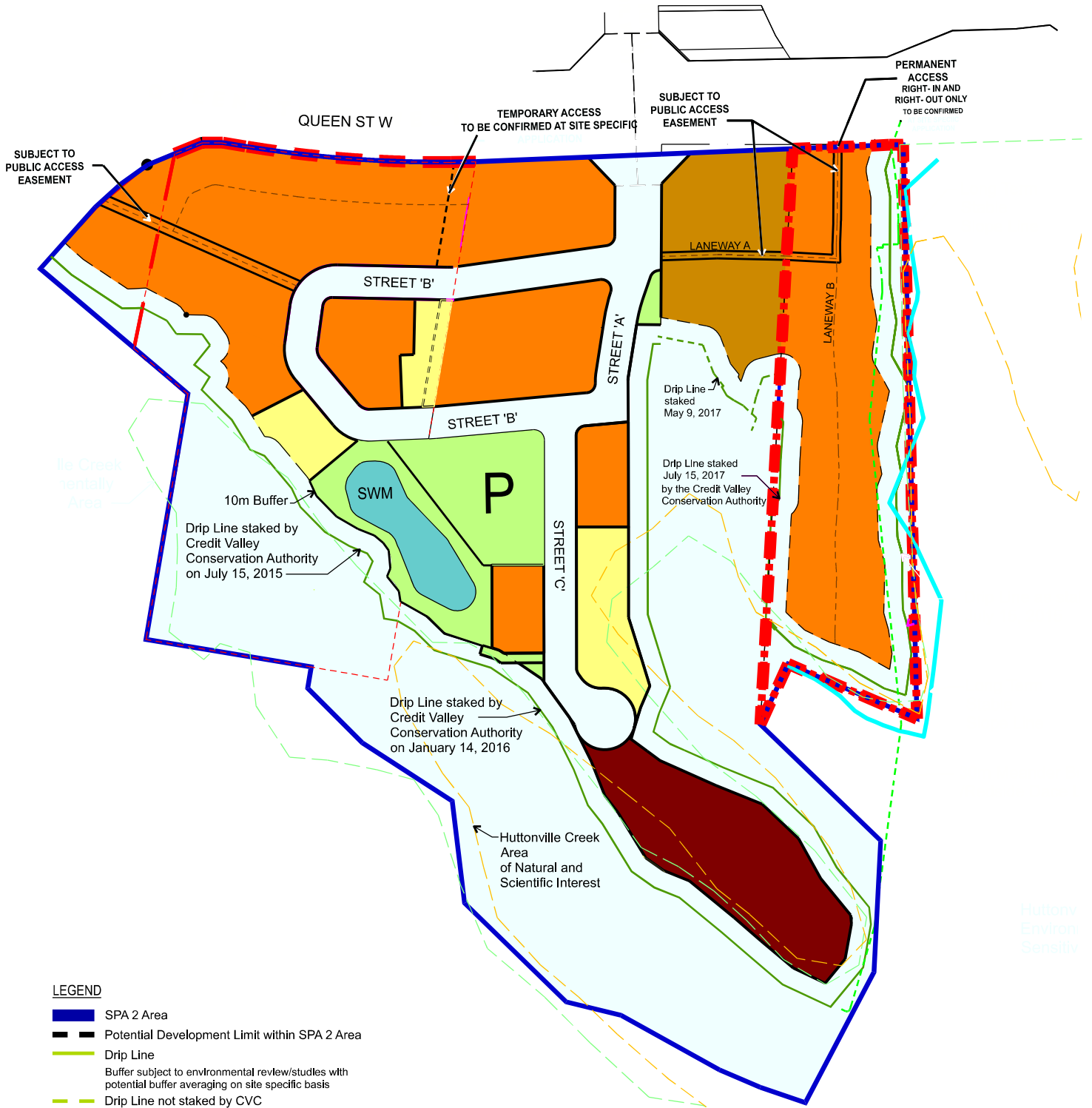
EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

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

**NOTE: "HIGH DENSITY 1  
RESIDENTIAL" TO  
BE ADDED TO LEGEND**



# APPENDIX 1



**LEGEND**

- SPA 2 Area
- Potential Development Limit within SPA 2 Area
- Drip Line
- Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
- Drip Line not staked by CVC
- Low Density Residential -  
Permits a maximum of 19 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
- Medium Density Residential -  
Permits a maximum of 208 Townhouse Residential units, including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
- High Density Residential 1-  
Permits a maximum of 250 apartment units or 332 senior units/residential care homes to a maximum height of 14 storeys.
- High Density Residential 2 -  
Permits a maximum of 200 apartment units and a maximum height of 12 storeys
- SWM Stormwater Management Pond
- P Parks
- Private Laneway
- Private Laneway Subject to Public Access Easement
- Lands subject to site specific application

