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# OFFICIAL PLAN AMENDMENT

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THE CORPORATION OF THE CITY OF BRAMPTON

## BY-LAW

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.

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL, this  
\_\_\_\_\_ day of \_\_\_\_\_ 2020.

PATRICK BROWN - MAYOR

PETER FAY - CITY CLERK

Approved as to content:

Allan Parsons, MCIP, RPP  
Director of Planning and Land Development Services

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 Mount Pleasant Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of a high-rise residential building for the purposes of a retirement community on site.

2.0 Location:

The lands subject to this amendment comprise of three municipal parcels of record, totaling 1.03 hectares in area, located on the south side of Mayfield Road, east of Edenbrook Hill Drive and west of McLaughlin Road. The lands have a frontage of approximately 130 metres (427 feet) on Mayfield Road and comprise of three municipal parcels of record addressed as 2247, 2257 & 2271 Mayfield Road, totaling approximately 1.03 hectares (2.55 acres). The lands are legally described as Lot 17, Concession 2, West of Hurontario Street City of Brampton, Region of Peel.

3.0 Amendments and Policies Relevant Thereto:

The portions of the document known as Mount Pleasant Secondary Plan, being Chapter 51, part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) by changing on Schedule SP51(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Low and Medium Density Residential" to "High Density Residential - Special Policy Area 1", and by adding a "High Density Residential" designation to the legend;
- (2) by adding Section 5.1.5 "High Density Residential", to Section 5.1 Residential: The Mount Pleasant Secondary Plan Area 51(a) as follows:

"5.1.5 High Density Residential

(i) Lands designated High Density on Schedule SP51(a) shall permit a density of 247 units per net residential hectare (100 units per net residential acre)."

- (3) By adding Section 5.1.5.1 "High Density Residential - Special Policy Area 1" to Section 5.1 Residential: The Mount Pleasant Secondary Plan Area 51(a) as follows:

"5.1.5.1 High Density Residential – Special Policy Area 1

5.1.5.1 In areas designated "High Density Residential – Special Policy Area 1", on Schedule SP 51(a) the following shall apply, subject to section 5.1.1 of this Chapter:

- (i) permitted uses will be limited to a nursing home, retirement home, accessory senior apartment dwellings, retirement community, stacked townhomes, back to back stacked townhomes, back to back townhomes or townhomes, with related ancillary uses.
- (ii) The following shall apply for seniors housing:
  - a. Maximum permitted building height of eight storeys
  - b. Maximum density of 200 units per net residential hectare (80 units per net residential acre)
  - c. Maximum Floor Space Index of 3.0 shall be permitted (exclusive of underground parking garage).
- (iii) A retirement community shall be defined as "a residential community or housing complex designed for older adults who are generally able to care for themselves; however, assistance from home care agencies may be allowed, and activities and socialization opportunities are often provided."
- (iv) The following shall apply for townhouse forms of development:
  - a. Maximum permitted building height of four storeys
  - b. Additional technical supporting studies may be required with the Site Plan Approval application

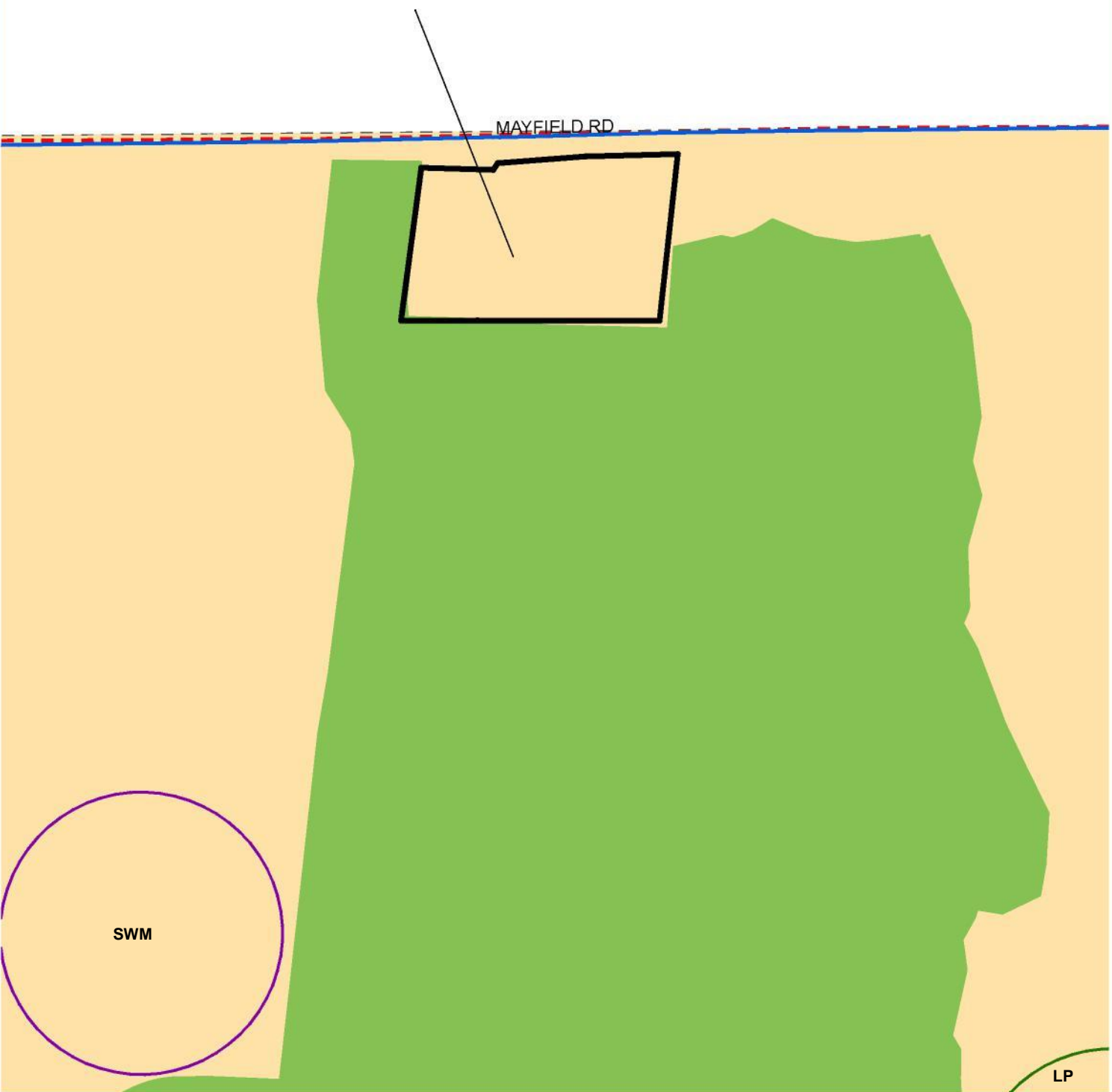
- (4) The portions of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 as amended, are hereby further amended:
- (i) by changing the land uses shown on Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 from “Low/Medium Density Residential” to “High Density Residential – Special Policy Area 1” for the lands shown outlined on Schedule ‘B’ to this amendment;
  - (ii) by adding “High Density Residential” to the legend of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2.

Approved as to content:

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Allan Parsons, MCIP, RPP  
Director of Planning and Land Development Services

LANDS TO BE REDESIGNATED  
FROM "LOW DENSITY RESIDENTIAL"  
TO "HIGH DENSITY RESIDENTIAL -  
SPECIAL POLICY AREA 1"

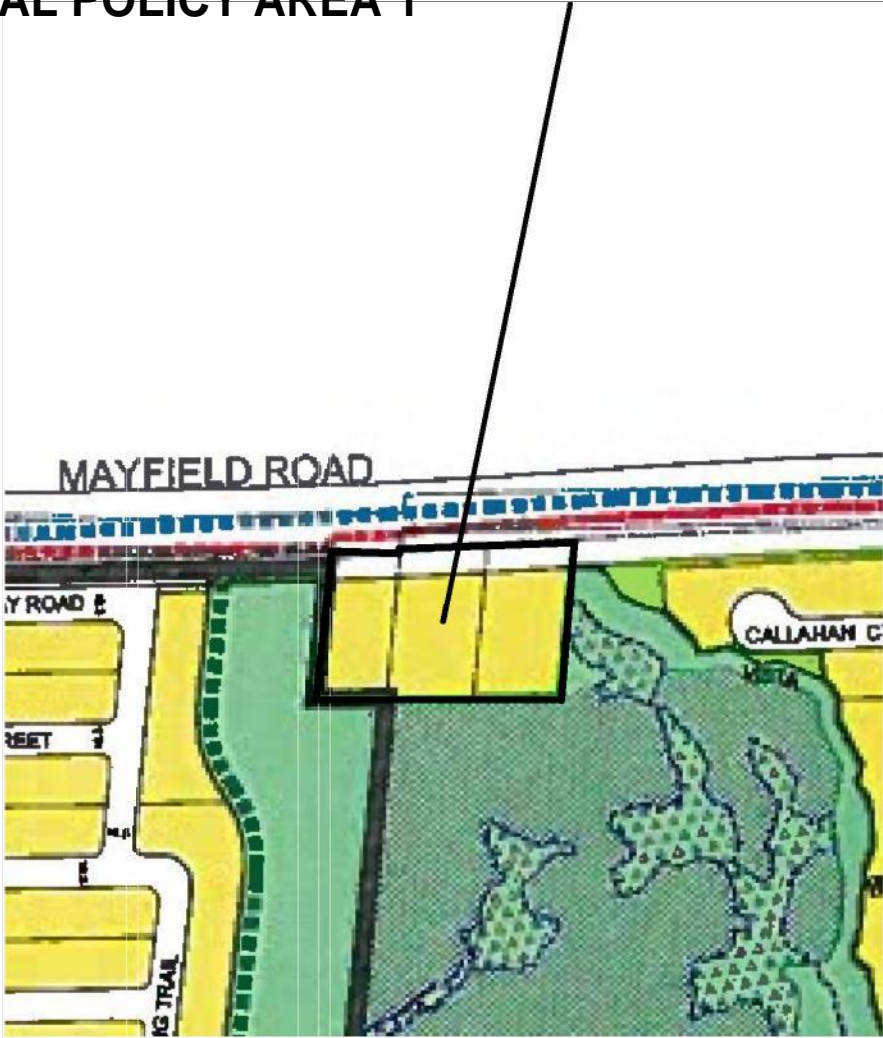


EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

ROAD NETWORK	INFRASTRUCTURE	RECREATIONAL OPEN SPACE	OTHER
<div><div></div> Transit Spine Collector Road</div> <div><div></div> Arterial Road</div> <div><div></div> Collector Road</div> <div><div></div> Potential Connection</div>	<div><div></div> TransCanada Gas Pipeline</div> <div><div></div> CNR Rail Line</div> <div><div></div> Grade Separation</div> <div><div></div> Stormwater Management Facility</div>	<div><div></div> City Park</div> <div><div></div> Local Park</div> <div><div></div> Parkette</div> <div><div></div> Town Square</div> <div><div></div> Vest Pocket</div>	<div><div></div> Heritage Resource Designation under the Ontario Heritage Act</div> <div><div></div> Heritage Resource Listed on the City of Brampton Register of Heritage Properties</div> <div><div></div> Mixed Use Area</div> <div><div></div> Special Policy Area 1-2</div> <div><div></div> Peel Regional Police Association Special Policy Area</div> <div><div></div> Area Subject to this Amendment</div> <div><div></div> Osmington Special Policy Area (Mixed Use Centre)</div>
NATURAL HERITAGE SYSTEM	INSTITUTIONAL	RETAIL	
<div><div></div> NATURAL HERITAGE SYSTEM AREA</div>	<div><div></div> Public Junior Elementary School Site</div> <div><div></div> Public Senior Elementary School Site</div> <div><div></div> Separate Elementary School Site</div> <div><div></div> Public Secondary School Site</div> <div><div></div> Separate Secondary School Site</div> <div><div></div> Place of Worship</div>	<div><div></div> District Retail</div> <div><div></div> Convenience Retail</div> <div><div></div> Neighbourhood Retail</div> <div><div></div> Motor Vehicle Commercial</div>	
RESIDENTIAL			
<div><div></div> LOW / MEDIUM DENSITY</div> <div><div></div> MEDIUM DENSITY</div> <div><div></div> HIGH DENSITY- SPECIAL POLICY AREA 1</div>			



LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL - SPECIAL POLICY AREA 1"



EXTRACT FROM BLOCK PLAN SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT BLOCK PLAN

