
Draft Official Plan Amendment



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To adopt Amendment Number OP 2006- ____ 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. 1900, 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 _____, 2023.

Approved as to
form.

20 __/month/day

(name)

Patrick Brown, Mayor

Approved as to
content.

20 __/month/day

(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 revise the Credit Valley Secondary Plan land use designation of the subject lands outlined on Schedule A to this amendment in order to permit medium and high-density residential uses on the subject lands.

2.0 Location:

The lands subject to this amendment are located on the northeast corner of Queen Street West and Elbern Markell Drive. The subject lands have a frontage of approximately 100 metres (328 feet) on Queen Street East, and a frontage of approximately 202 metres (662 feet) on Elbern Markell Drive. The subject lands are legal described as Part of Lot 6, Concession 4, West of Hurontario Street, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

- 3.1. The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley Secondary Plan as set out in Part II: 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 remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:
 - a. By amending Schedule SP45(A) to the Credit Valley Secondary Plan the land use designations, to “delete Springbrook Tertiary Plan” and “Executive Residential”, and add “Mixed Use Commercial / High Density Residential 2”, “Medium Density 3 Residential” and “Special Policy Area 7”, as shown on Schedule A to this amendment;
 - b. By amending Schedule SP45(B) to the Credit Valley Secondary Plan, to reduce the boundaries of the Springbrook Tertiary Plan and delete “Springbrook Tertiary Plan” and “Low Density Residential”, as shown on Schedule B to this amendment;
 - c. By amending Block Plan 45 Sub Area 2, to delete “Springbrook Special Study Area” as shown on Schedule C to this amendment;
 - d. By adding the following as Section 5.2.4. and renumbering the subsequent sections:

5.2.4 Medium Density 3 Residential

5.2.4.1 Lands designated as Medium Density 3 Residential as shown on Schedule SP45(A) shall permit subject to Section 5.2.1 and Section 6.6 of this Chapter:

- i) Permitted uses shall include front-loaded, back-to-back, stacked, and back-to-back stacked townhouses;

- e. By adding the following as Section 5.2.11:

5.2.11 Mixed Use Commercial/High Density Residential 2

5.2.11. Lands designated as Medium Density 3 Residential as shown on Schedule SP45(A) shall permit subject to Section 5.2.1 and Section 6.6 of this Chapter:

- i) Permitted uses shall include residential apartments and complimentary uses;

- f. By adding the following as Section 6.6 and renumbering the subsequent section as 6.7:

6.6 Special Policy Area 7

6.6.1 Lands designated as Special Policy Area 7 on Schedule SP45(A) includes lands municipally known as 1724 Queen Street West and 1730 Queen Street West;

6.6.2 While not located with the Springbrook Tertiary Plan, lands designated as Special Policy Area 7 are recognized as a gateway to the Tertiary Plan.

A high-quality urban design, architectural treatment and streetscape will be incorporated through design excellence, expressed by means of enhanced architectural character of individual buildings and structures and by features such as landscaped boulevards, entrance features, Privately-Owned Public Spaces (POPS), amenity areas, open space, natural features, public walkways and other public realm features, to ensure an enhanced overall community appearance, and upscale image, and a strong sense of place.

6.6.3 Development on lands designated as Special Policy Area 7 shall be subject to the following:

- ii) A maximum of 650 residential dwelling units shall be permitted on these lands;
- iii) Buildings should be located, massed and designed to limit overlook, provide access to natural sunlight for interior spaces, and maximize opportunities for landscaped open space between buildings through the use of generous building separation distances and rear and side yard setbacks from neighbouring properties;
- iv) Notwithstanding any building height policies within the Special Policy Area 7, the height of all buildings on these lands shall not exceed a 45-degree angular plane taken from the lowest grade elevation along the northern boundary of the lands in Special Policy Area 7 and the southern limit of the Queen Street West right-of-way;
- v) Buildings should also be sited close to the public streets to create a consistent street edge;

- vi) Building facades along public streets are to include building articulation and be supportive of active pedestrian uses;
- vii) In recognition of the proximity to existing low-rise residential uses, upscale landscaping treatment shall be provided within a landscape buffer along the northern boundary of the lands;
- viii) A 10-metre environmental buffer shall be provided from the adjacent woodlot to the east of the lands;
- ix) High quality architectural and landscape design treatments shall be applied to achieve a compatible development with appropriate transition and physical integration relative to the surrounding residential uses and appropriate transition and protection to adjacent or nearby Natural Heritage System;
- x) To minimize impacts on neighbouring properties and on the public realm, appropriate transitions between development of different building types or built form on these lands, and that to adjacent and nearby existing low-rise residential buildings, will be achieved through the stepping down of buildings.
- xi) Detailed design of development on these lands will be determined through zoning and site plan applications with the required supporting studies, which include but not limited to a revised Sun/Shadow Study and a pedestrian-level Quantitative Wind Study;
- xii) Service and loading areas shall be incorporated into building designs at the rear, side or underground of buildings, and screened from public streets through appropriate architectural and landscape treatment;
- xiii) No parking shall be permitted between buildings and public streets;
- xiv) Vehicular access to development on these lands shall only be provided from Elbern Markell Drive;

6.6.4 The southern portion of the lands that are within 100 metres of Queen Street West shall be identified as Sub Area 7A, and development within this Sub Area shall be further subject to the following:

- i) Permitted uses include back-to-back townhouses, stacked townhouses, back-to-back stacked townhouses and residential apartment buildings;
- ii) For residential apartment buildings, a maximum height of 14 storeys are permitted, with the exception of any high-rise residential buildings at the northeast corner of Queen Street West and Elbern Markell Drive, where a maximum height of 16 storeys are permitted;
- iii) Ground floor units fronting onto a public street shall have individual access to the public street to support active pedestrian uses;

- iv) Retail, commercial or institutional uses and street frontage, or alternatively convertible frontage, shall be required at grade fronting onto a public street. Convertible frontage at grade shall mean residential frontage that is designed and permitted to transition to retail, commercial or institutional frontage in the future;
- v) Buildings fronting or located closest to Queen Street West shall be sited and oriented to address the street frontage and intersection with Elbern Markell Drive, contribute to the establishment of well-structure focal point at the intersection, and create a sense of arrival and landmark conditions at this location. Site design, landscaping and appropriate buffer treatment will be required to recognize, establish and reinforce the focal significance of this location;

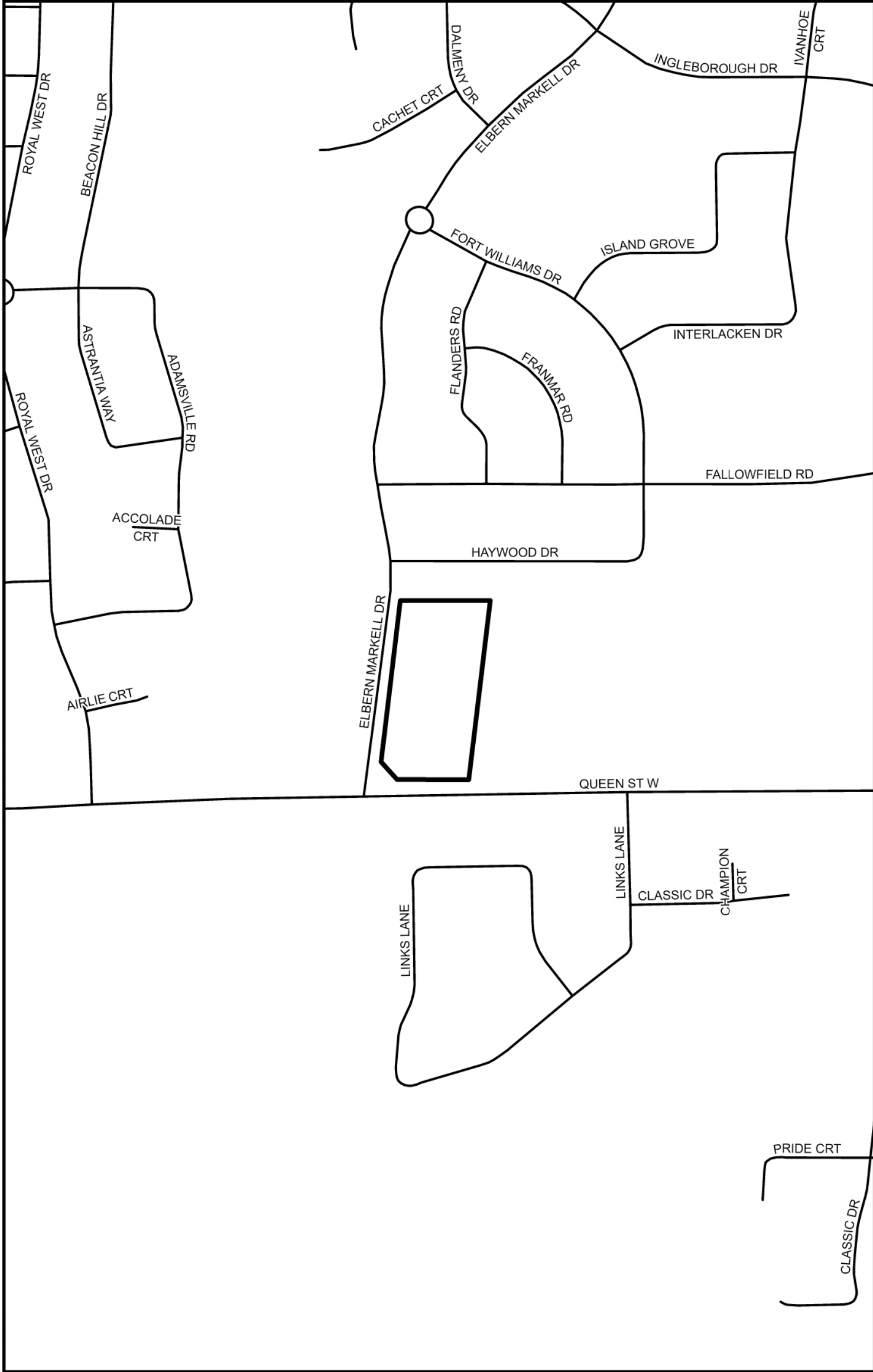
6.6.5 The remaining portion of the lands that are beyond 100 metres of Queen Street West shall be identified as Sub Area 7B, and development within this Sub Area shall be further subject to the following:


- i) Permitted uses include single-loaded townhouses, back-to-back townhouses, stacked townhouses and back-to-back stacked townhouses; and,

6.6.6 The Springbrook Tertiary Plan shows the conceptual location of a stormwater management pond within these lands. Alternative measures to stormwater management may be proposed without an amendment to the Springbrook Tertiary Plan, subject to the approval of the Stormwater Management Plan from the Region of Peel and the City's Commissioner of Planning, Building and Growth Management.

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Development Services and Design
Planning, Building and Growth Management Department



 SUBJECT LANDS



brampton.ca
PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

File: OZS-2022-0038_ZKM
Date: 2023/06/28



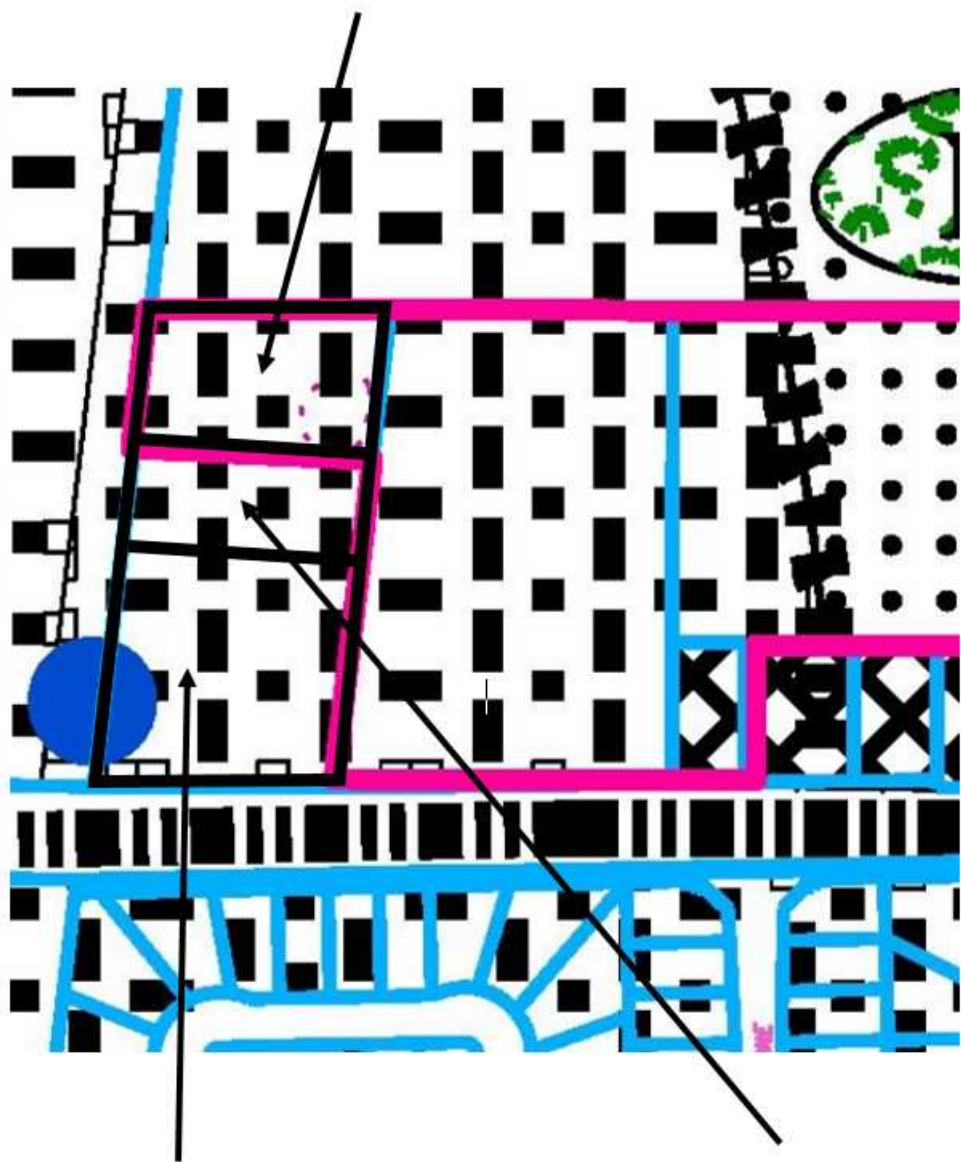
KEY MAP

BY-LAW _____

Drawn by: ckovac













Schedule A to Official Plan Amendment 2006#

LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" AND "SPRINGBROOK TERTIARY PLAN" TO "MEDIUM DENSITY 3 RESIDENTIAL" AND SPECIAL POLICY AREA 7"



LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MIXED USE COMMERCIAL/HIGH DENSITY RESIDENTIAL 2" AND SPECIAL POLICY AREA 7"

LANDS TO BE REDESIGNATED FROM "EXECUTIVE RESIDENTIAL" TO "MEDIUM DENSITY 3 RESIDENTIAL" AND SPECIAL POLICY AREA 7"

- | | | | |
|---|---|---|--|
|  | RESIDENTIAL
Low Density 1 |  | OPEN SPACE
Primary Valleyland |
|  | Low Density 2 |  | Terrestrial Features |
|  | Medium Density |  | Neighbourhood Park |
|  | Executive Residential |  | Potential Stormwater
Management Ponds |
|  | Springbrook Settlement Area | | INFRASTRUCTURE |
|  | INSTITUTIONAL
Separate Elementary School |  | Minor Arterial Roads |
| | |  | Collector Roads |



Schedule B to Official Plan Amendment 2006# _____



“SPRINGBROOK TERTIARY PLAN” AND “LOW DENSITY RESIDENTIAL” TO BE DELETED

Legend

- Tertiary Plan Boundary
- Existing Building Footprint
- Watercourses

Natural Heritage System

- Wetland (subject to further study)
- Woodland (subject to further study)
- Valleyland/Watercourse Corridor
- Existing Stormwater Management Pond
- Proposed Stormwater Management Pond (subject to further study)
- Parkette - Conceptual

- Low Density Residential
- Low-Medium Density Residential
- Conceptual Road
- Conceptual Trail Opportunity
- Conceptual Access

