



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

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. 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 29th day of September, 2023.

Approved as to
form.

2023/09/18

SDSR

Patrick Brown, Mayor

Approved as to
content.

2023/09/25

AAP

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-_____

To the Official Plan of the
City of Brampton Planning Area

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 City of Brampton Official Plan and the Brampton Flowertown Secondary Plan to change the land use designation of the lands shown on Schedule 'A' to this amendment to permit the development of medium to high density residential and mixed use buildings.

2.0 Location:

The lands subject to this amendment are known municipally as 227 Vodden Street East. The lands are located approximately 770 metres (2,526 feet) north of Queen Street East, having a frontage of approximately 285 metres (935 feet) along Kennedy Road North, 190 metres (624 feet) along Vodden Street East and 275 metres (901 feet) along Hansen Road North. The lands are legally described as Part of Block H and XF, Plan 889 in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) by deleting the "District Retail" designation on Schedule A2 – Retail Structure, as shown on Schedule 'A' to this amendment.

3.2 The portions of the document known as Brampton Flowertown Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) by amending Schedule 6 of Chapter 45: Brampton Flowertown Secondary Plan, by deleting the "Neighbourhood Retail" designation and replacing it with a "High Density Residential" and "Special Site Area 6" designation as shown outlined on Schedule 'B' to this amendment.

- (2) by adding the following clauses under Section 8.0, Special Site Areas:

“8.5 Lands shown on Schedule 6 as **Special Site Area 6** known municipally in 2023 as 227 Vodden Street East, shall be redeveloped (to be permitted incrementally) to provide a more broadly based mix of residential housing types complemented by locally serving non-residential uses within mixed-use buildings and shall be subject to the following:

- i.) Notwithstanding Section 4.2.1.2 of the Official Plan, low-rise, mid-rise and high-rise apartment buildings and mixed-use buildings, stacked townhouses, back-to-back townhouses and street townhouses shall be permitted. Non-residential uses in accordance with Section 4.3.5 of the Official Plan are also permitted within the first storey above grade within new apartment buildings and mixed-use buildings. Stand-alone commercial buildings existing at the time of the passing of this amendment are also permitted in the interim as development phasing is advanced pursuant to Section 4.3.4 of the Official Plan.
- ii.) Notwithstanding the provisions of the “High Density” designation of this Plan or any other Official Plan policy to the contrary, the lands shall be developed in accordance with the following principles:
 - a. A maximum gross residential density of 465 units per hectare is permitted.
 - b. A maximum gross Floor Space Index of 3.75 is permitted.
 - c. Individual buildings, blocks and phases may exceed the maximum permitted overall gross site density and Floor Space Index.
 - d. The predominant built form shall be high-rise, except that mid-rise and low-rise built forms shall only be permitted abutting Hansen Road North.
 - e. Development will provide a mix of building types, variation of building heights and

transition and scale.

- f. The tallest building heights shall be directed towards Kennedy Road North to provide appropriate transitions in height to existing adjacent uses. High-rise buildings located along Kennedy Road North shall provide a minimum building height of 26 storeys and may be developed up to a maximum building height of 39 storeys.
- g. High-rise buildings without direct frontage along Kennedy Road North shall be limited to a maximum building height of 18 storeys.
- h. A maximum of 7 high-rise buildings are permitted.
- i. The portion of all buildings fronting Kennedy Road North shall include street oriented retail uses on the ground level. Common residential areas of the building shall also be permitted fronting Kennedy Road North, however, retail frontage shall constitute the majority of the Kennedy Road North streetscape façade along the ground floor.
- j. For that portion of the lands abutting Hansen Road North, a maximum building height of 6 storeys is permitted.
- k. New development shall demonstrate a high level of design, high-quality building materials, well articulated façades, and the incorporation of building and site elements that contribute to a strong pedestrian streetscape.
- l. Outdoor amenity spaces are encouraged at the ground level and shall be functional, interesting and engaging spaces that are encouraged to be connected to public and/or private streets or other communal areas, and encourage social interaction for people of all ages and abilities through the inclusion of elements such as recreational features, seating, landscaping. The delineation and

location of private outdoor amenity spaces will be confirmed at the detailed design stage.

- m. Off-street surface parking shall be limited for new mid-rise and high-rise development. Surface parking areas shall continue to serve the existing commercial buildings in the interim as development is phased.
 - n. A new replacement supermarket/grocery store shall be located within the development prior to, or concurrent with, the completion of the final phase of development.
 - o. An orderly, coordinated and phased approach to development shall be provided with respect to the provision of transportation, servicing and other infrastructure requirements that support the development of complete communities.
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- iii) Prior to the adoption of the implementing zoning by-law for Phases 2 and 3 of the proposed development, the applicant shall submit a Functional Servicing Report satisfactory to the City and the Region of Peel demonstrating that stormwater management and adequate municipal servicing is available to service subsequent phases of development.
 - iv) The preparation of plans and studies coordinating the phasing of development with the provision of municipal infrastructure in accordance with the City's and Region's applicable infrastructure master plans;
 - v) Achieve financial sustainability through the provision of municipal infrastructure and services in an efficient and financially prudent manner and by promoting forms of development that are self-supporting;
 - vi) Development may proceed based upon individual subdivision or site plan applications,

where appropriate, subject to satisfactory studies that consider municipal infrastructure requirements such as stormwater management, water and wastewater and transportation and site access that address capacity, configuration, staging in the context of individual sites and the totality of the lands subject to these special site policies to the satisfaction of the City and Region.

- vii) In the event of a conflict between this amendment and the Brampton Official Plan and/or Brampton Flowertown Secondary Plan, this amendment shall prevail.”

