



## Delegation Request

For Office Use Only:  
Meeting Name:  
Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☒ City Council ☐ Planning and Development Committee  
☐ Committee of Council ☐ Other Committee:

Meeting Date Requested: September 28, 2023 Agenda Item (if applicable): 5.2, 6.3, 6.4

Name of Individual(s): David Bronskill, Goodmans LLP

Position/Title:

Legal Counsel

Organization/Person  
being represented:

Centennial Mall Brampton Ltd.

Full Address for Contact: 333 Bay St. , Unit 3400  
Toronto, ON  
M5H 2S7

Telephone:

Email:

dbronskill@goodmans.ca

Subject Matter  
to be Discussed:

By-law 154-2023 & By-law 155-2023 (OZS-2022-0001 & OZS-2022-0046)

Action  
Requested:

Modifications to By-laws noted above to remove Hold Provision and insertion of new clauses pursuant to Section 34(5) of the Planning Act.

A formal presentation will accompany my delegation: ☐ Yes ☒ No

Presentation format: ☐ PowerPoint File (.ppt) ☐ Adobe File or equivalent (.pdf)  
☐ Picture File (.jpg) ☐ Video File (.avi, .mpg)

☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☐ No ☒ Attached

**Note:** Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

**Submit by Email**

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

September 28, 2023

**Via Email**

Brampton City Council  
c/o City Clerk's Office  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Councillor Santos, Councillor Vicente, Mayor Brown and Members of Council:

**Re: OZS-2022-0001 (OPA & ZBA) & OZS-2022-0046 (Subdivision) – 227 Vodden Street East - Centennial Mall Brampton Ltd.; Items 5.2, 6.3, 6.4 – September 29, 2023 City Council Meeting**

We are the solicitors of Centennial Mall Brampton Ltd. (the “**Client**”), the owner of the property known municipally in the City of Brampton (the “**City**”) as 277 Vodden Street East (the “**Lands**”) and applicant in the above-noted matters.

Our Client proposes to redevelop the Lands with a multi-phase mixed-use development introducing significant residential and non-residential space within a Protected Major Transit Station Area. The proposed development will provide an exciting vision and direction for the redevelopment of Centennial Mall.

We are pleased that City staff have recommended approval of our Client’s applications, but has a significant concern with the proposed holding symbol in the zoning by-law amendment and related provisions of the official plan amendment that we understand have been requested by the Region of Peel (the “**Region**”).

Although our client and its consultants have worked closely with City staff, there has been an unreasonable delay arising from the failure of the Region to undertake the required infrastructure planning to accommodate the City’s forecasted growth. Regional staff have only recently advised there is insufficient sewer capacity to service new development, including for the Phase 1 development of the Lands, notwithstanding that the Region has known of our Client’s applications since at least December 2021 and the Lands have been identified as a Strategic Growth Area for some time.

The Region’s requested holding symbol is unnecessary. Subsection 34(5) of the *Planning Act* already provides a mechanism by which the City can ensure that sufficient servicing capacity is available before new buildings are used or occupied. It states as follows:

- 34(5) A by-law passed under paragraph 1 or 2 of subsection (1) or a predecessor of that paragraph may prohibit the use of land or the erection or use of buildings or structures unless such municipal services as may be set out in the by-law are available to service the land, buildings or structures, as the case may be.

Situations such as this where the necessary sewer infrastructure has not yet been built are precisely why the legislation includes this provision, as it allows for municipalities to establish appropriate zoning (or pre-zoning) for development while concurrently planning for and/or constructing infrastructure.

We understand that the City is prepared to adopt this approach for a development located at the property known municipally as 253 Queen Street East (which is located in the same sanitary sewershed as the Lands) at its meeting of City Council on September 29, 2023. We would urge Council to adopt the same approach for our Client's applications.

Proceeding with a 34(5) provision in our Client's zoning by-law amendment will avoid the need for yet another Planning Act application process to lift the holding symbol, which will unnecessarily result in additional expense and further delay. It will also avoid the uncertainty of our Client (and its lenders) having to rely on the Region's Commissioner of Public Works to determine if and when a "satisfactory Master Servicing Plan" has been received. The holding symbol requested by the Region is vague and seemingly beyond our Client's control, and we are therefore very concerned with the prospect of requiring another review and sign-off from Regional staff on such an uncertain basis, particularly given the track record on this file and the looming dissolution of Peel Region.

Accordingly, should Council see fit to approve our Client's applications, we are respectfully requesting that such approval be granted with a revised zoning by-law amendment that deletes the proposed holding symbol, and instead inserts the following provision into the zoning by-law amendment:

"Notwithstanding any other section of this By-law, the erection or use of buildings or structures on the lands outlined on Schedule A to this By-law shall not be permitted unless it has been confirmed that sufficient wastewater infrastructure and capacity is available to service the lands, to the satisfaction of the Regional Municipality of Peel or the City of Brampton, as the case may be."

Recommended redlines to our Client's official plan and zoning by-law amendments are enclosed.

In addition to these revisions, our client would be willing to explore with staff entering into a servicing agreement with the City to ensure that it will not seek permits to complete or occupy the Phase 1 buildings before the required servicing infrastructure has been installed and is operational.

The City is therefore fully protected and can continue the status of the servicing upgrades through the site plan approval and building permit application process.

Thank you for your consideration and please ensure that we receive formal written notification of any decision made by the City in this matter.

Yours truly,

**Goodmans LLP**



David Bronskill

DB/rv



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To Amend Comprehensive Zoning By-law 270-2004, as amended

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. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"COMMERCIAL THREE – 3065 (C3 – 3065)"	"RESIDENTIAL APARTMENT B – 3728 (R4B – 3728)"

(2) By adding the following Sections:

"3728 The lands designated R4B – 3728 on Schedule A to this by-law:

3728.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4B Zone
- 2) Only in conjunction with a building containing an apartment dwelling, the uses permitted in the C2 Zone, except that a service station or gas bar shall not be permitted

3728.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No Requirement
- 2) Minimum Lot Width: No Requirement
- 3) Minimum Lot Depth: No Requirement
- 4) Minimum Yard Depth to a Municipal Street or Private Laneway:
  - a. Kennedy Road North: 0.0 metres
  - b. Vodden Street East: 1.5 metres
  - c. Hansen Road North: 3.0 metres
  - d. Other Municipal Street: 3.0 metres
  - e. Private Laneway: 3.0 metres

5) Minimum Setback to a Daylight Triangle or Rounding: 0.0

metres

- 6) Minimum Setback for Parking Structure Below Established Grade: 0.0 metres
- 7) Minimum Tower Setback to a Municipal Street or Private Laneway:
  - a. Kennedy Road North: 3.0 metres
  - b. Vodden Street East: 4.5 metres
  - c. Private Laneway: 6.0 metres
- 8) For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys
- 9) Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North
- 10) Minimum Separation Distances Between Buildings:
  - a. Building Towers: 25.0 metres
  - b. Building Portions Between 4 to 8 Storeys: 15.0 metres
  - c. Building Portions Between 1 to 3 Storeys: 11.5 metres
- 11) Notwithstanding 3728.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:
  - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres
  - b. Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres
- 12) For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres
- 13) Maximum Building Height: 122.0 metres, except that:
  - a. For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted
  - b. For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted
  - c. For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted

14) Notwithstanding 3728.3(13), the following shall be exempt from the calculation of building height:

- a. Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres
- b. A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height

15) Minimum Ground Floor Height 4.5 metres

16) Maximum Tower Floorplate: 800 square metres

17) Maximum Floor Space Index (FSI): 4.75

18) Maximum Number of Dwelling Units: 1,185

19) Minimum Non-Residential Gross Floor Area: 1,500 square metres

20) Maximum Lot Coverage: No Requirement

21) Minimum Landscaped Open Space: 10% of the lot area

22) Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.

23) Motor Vehicle Parking:

- a. Minimum parking requirement for an apartment dwelling use is 0.5 parking spaces per dwelling unit for residents and 0.20 parking spaces per dwelling unit for visitors.
- b. Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in Section 3728.1 of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.

24) Bicycle parking:

- a. A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit
- b. A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
- c. A maximum of 50% of the required bicycle parking shall be vertical spaces
- d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - (1) A building or structure
  - (2) A secure area such as a supervised parking lot or enclosure; or
  - (3) Within bicycle lockers
- e. The dimensions for required bicycle parking spaces shall be:
  - (1) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
  - (2) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres

- f. Bicycle parking must be located on the same lot as the use or building for which it is required

- 25) Minimum Number of Loading Spaces per Building: 1 space
  - 26) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street
  - 27) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare
  - 28) For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas
- 3728.4 All lands zoned R4B – 3728 shall be treated as a single lot for zoning purposes.
- 3728.5 Notwithstanding any section of this By-law, the erection or use of buildings or structures on the lands outlined on Schedule A to this By-law shall not be permitted unless it has been confirmed that sufficient wastewater infrastructure and capacity is available to service the lands, to the satisfaction of the Regional Municipality of Peel or the City of Brampton, as the case may be.



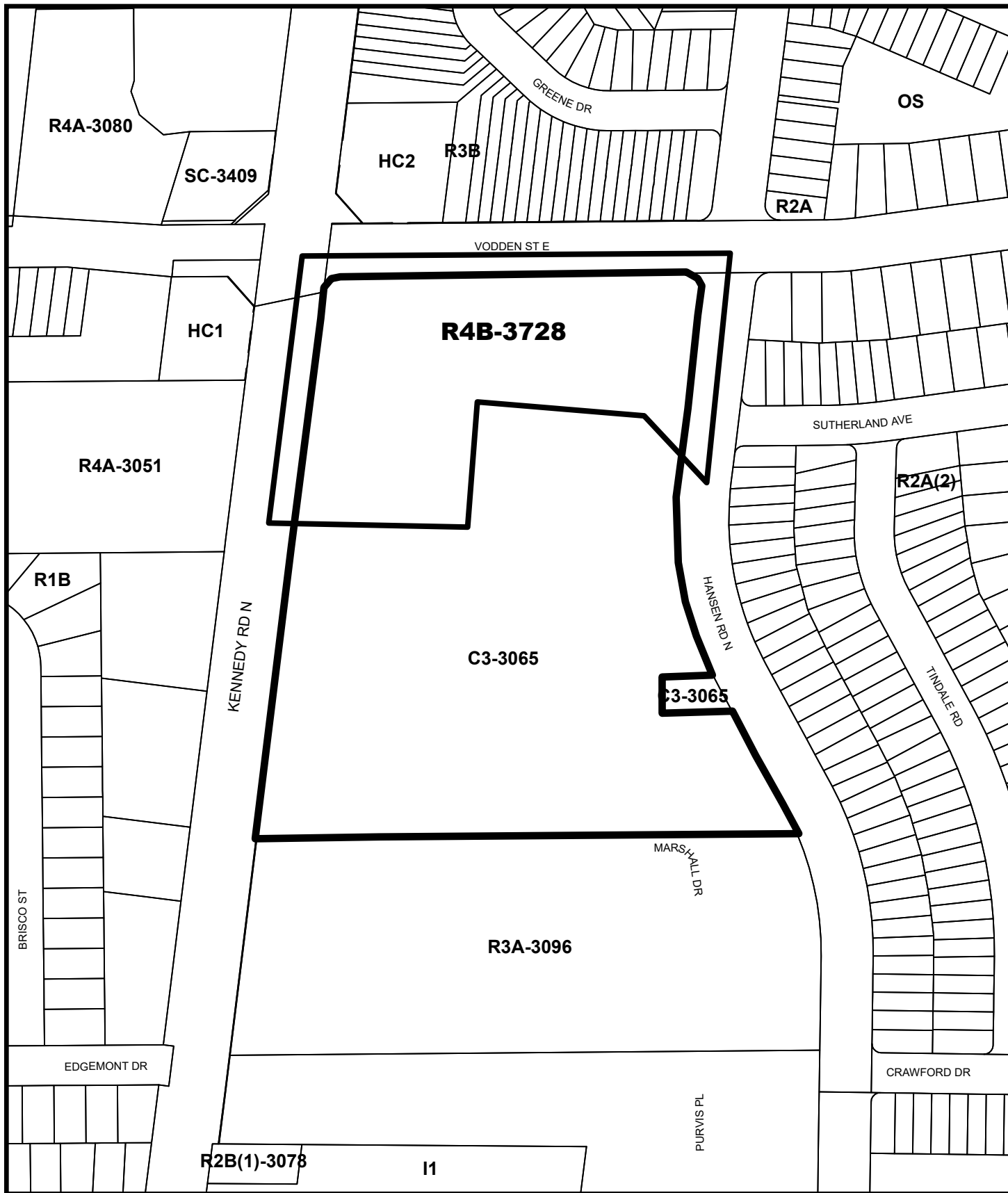
ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

Approved as to  
form.  
  
2023/09/18  
  
SDSR

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

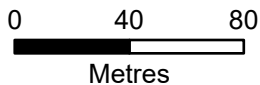
Approved as to  
content.  
  
2023/09/25  
  
AAP

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



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



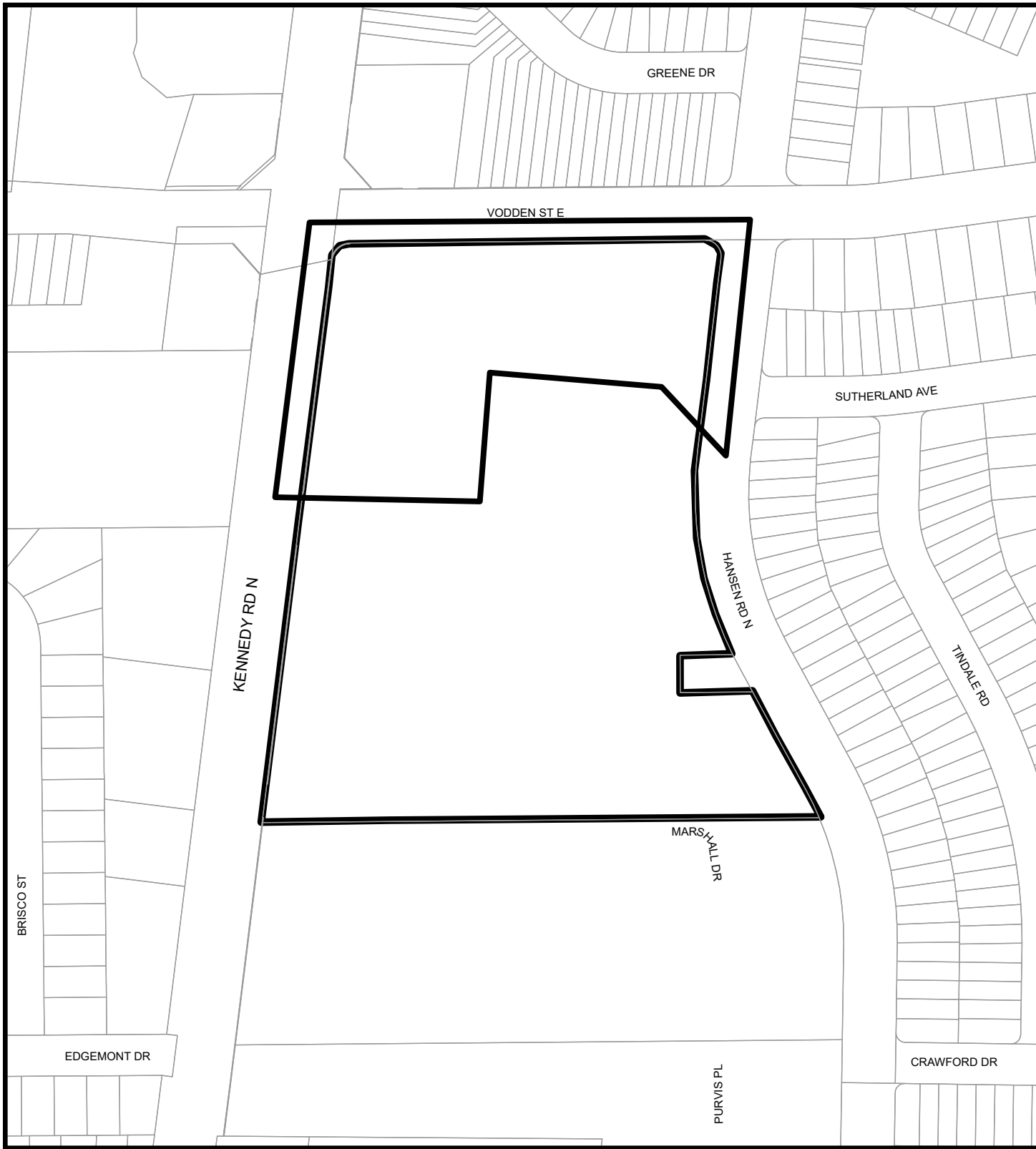
Author: CAntoine  
Date: 2023/09/06



**227 VODDEN ST E**

BY-LAW \_\_\_\_\_

**SCHEDULE A**



SUBJECT LAND



brampton.ca

**BRAMPTON**  
Flower City



PLANNING, BUILDING AND GROWTH MANAGEMENT

0 35 70



Metres

OZS-2022-0029

Author: CAntoine

Date: 2023/09/07

**KEY MAP**

BY-LAW \_\_\_\_\_



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number \_\_\_\_\_ - 2023

To Amend Comprehensive Zoning By-law 270-2004, as amended

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. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
"COMMERCIAL THREE – 3065 (C3 – 3065)"	"RESIDENTIAL APARTMENT B <del>(H)</del> <sub>1</sub> – 3728 (R4B <del>(H)</del> <sub>1</sub> – 3728)"

(2) By adding the following Sections:

"3728 The lands designated R4B~~(H)~~<sub>1</sub> – 3728 on Schedule A to this by-law:

3728.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4B Zone
- 2) Only in conjunction with a building containing an apartment dwelling, the uses permitted in the C2 Zone, except that a service station or gas bar shall not be permitted

3728.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No Requirement
- 2) Minimum Lot Width: No Requirement
- 3) Minimum Lot Depth: No Requirement
- 4) Minimum Yard Depth to a Municipal Street or Private Laneway:
  - a. Kennedy Road North: 0.0 metres
  - b. Vodden Street East: 1.5 metres
  - c. Hansen Road North: 3.0 metres
  - d. Other Municipal Street: 3.0 metres
  - e. Private Laneway: 3.0 metres

5) Minimum Setback to a Daylight Triangle or Rounding: 0.0

metres

- 6) Minimum Setback for Parking Structure Below Established Grade: 0.0 metres
- 7) Minimum Tower Setback to a Municipal Street or Private Laneway:
  - a. Kennedy Road North: 3.0 metres
  - b. Vodden Street East: 4.5 metres
  - c. Private Laneway: 6.0 metres
- 8) For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys
- 9) Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North
- 10) Minimum Separation Distances Between Buildings:
  - a. Building Towers: 25.0 metres
  - b. Building Portions Between 4 to 8 Storeys: 15.0 metres
  - c. Building Portions Between 1 to 3 Storeys: 11.5 metres
- 11) Notwithstanding 3728.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:
  - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres
  - b. Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres
- 12) For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres
- 13) Maximum Building Height: 122.0 metres, except that:
  - a. For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted
  - b. For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted
  - c. For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted

14) Notwithstanding 3728.3(13), the following shall be exempt from the calculation of building height:

- a. Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres
- b. A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height

15) Minimum Ground Floor Height 4.5 metres

16) Maximum Tower Floorplate: 800 square metres

17) Maximum Floor Space Index (FSI): 4.75

18) Maximum Number of Dwelling Units: 1,185

19) Minimum Non-Residential Gross Floor Area: 1,500 square metres

20) Maximum Lot Coverage: No Requirement

21) Minimum Landscaped Open Space: 10% of the lot area

22) Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.

23) Motor Vehicle Parking:

- a. Minimum parking requirement for an apartment dwelling use is 0.5 parking spaces per dwelling unit for residents and 0.20 parking spaces per dwelling unit for visitors.
- b. Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in Section 3728.1 of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.

24) Bicycle parking:

- a. A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit
- b. A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
- c. A maximum of 50% of the required bicycle parking shall be vertical spaces
- d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - (1) A building or structure
  - (2) A secure area such as a supervised parking lot or enclosure; or
  - (3) Within bicycle lockers
- e. The dimensions for required bicycle parking spaces shall be:
  - (1) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
  - (2) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres

- f. Bicycle parking must be located on the same lot as the use or building for which it is required

- 25) Minimum Number of Loading Spaces per Building: 1 space
- 26) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street
- 27) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare
- 28) For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas
- 3728.4 All lands zoned R4B – 3728 shall be treated as a single lot for zoning purposes.
- ~~3728.5 Holding (H):~~
- ~~a) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the COMMERCIAL THREE – 3065 (C3 – 3065) zone.~~
  - ~~b) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:~~
    - ~~I. A satisfactory Master Servicing Plan that includes phasing and staging requirements for water, wastewater, stormwater, and roads is submitted to the satisfaction of the Region of Peel Commissioner of Public Works or designate and City of Brampton Commissioner of Planning, Building, and Growth Management or designate.”~~
- 3728.5 Notwithstanding any section of this By-law, the erection or use of buildings or structures on the lands outlined on Schedule A to this By-law shall not be permitted unless it has been confirmed that sufficient wastewater infrastructure and capacity is available to service the lands, to the satisfaction of the Regional Municipality of Peel or the City of Brampton, as the case may be.

ENACTED and PASSED this 29<sup>th</sup> day of September, 2023.

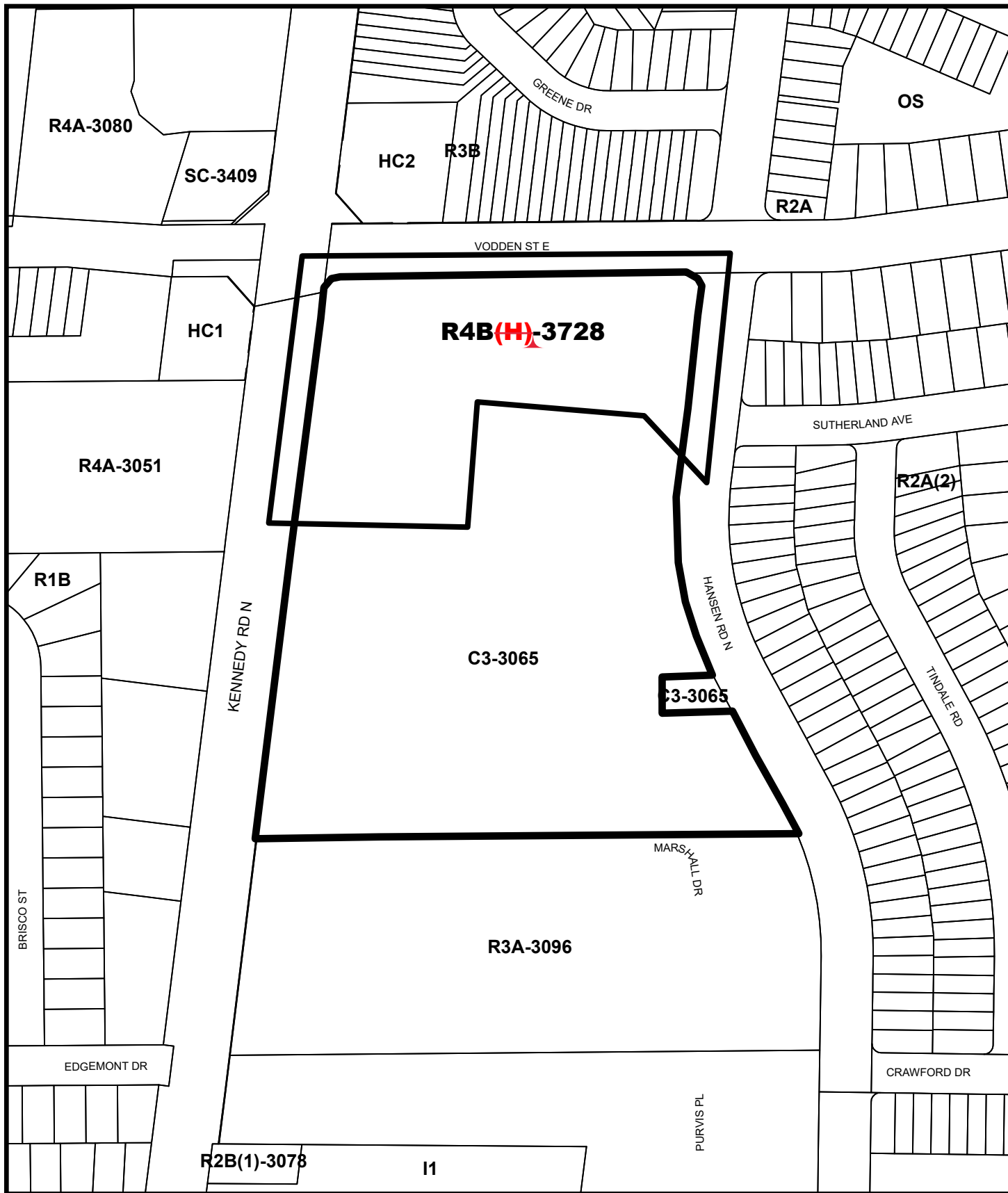
Approved as to  
form.  
  
2023/09/18  
  
SDSR

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

Approved as to  
content.  
  
2023/09/25  
  
AAP

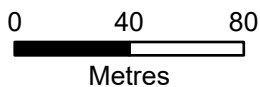
\_\_\_\_\_  
Peter Fay, City Clerk





**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



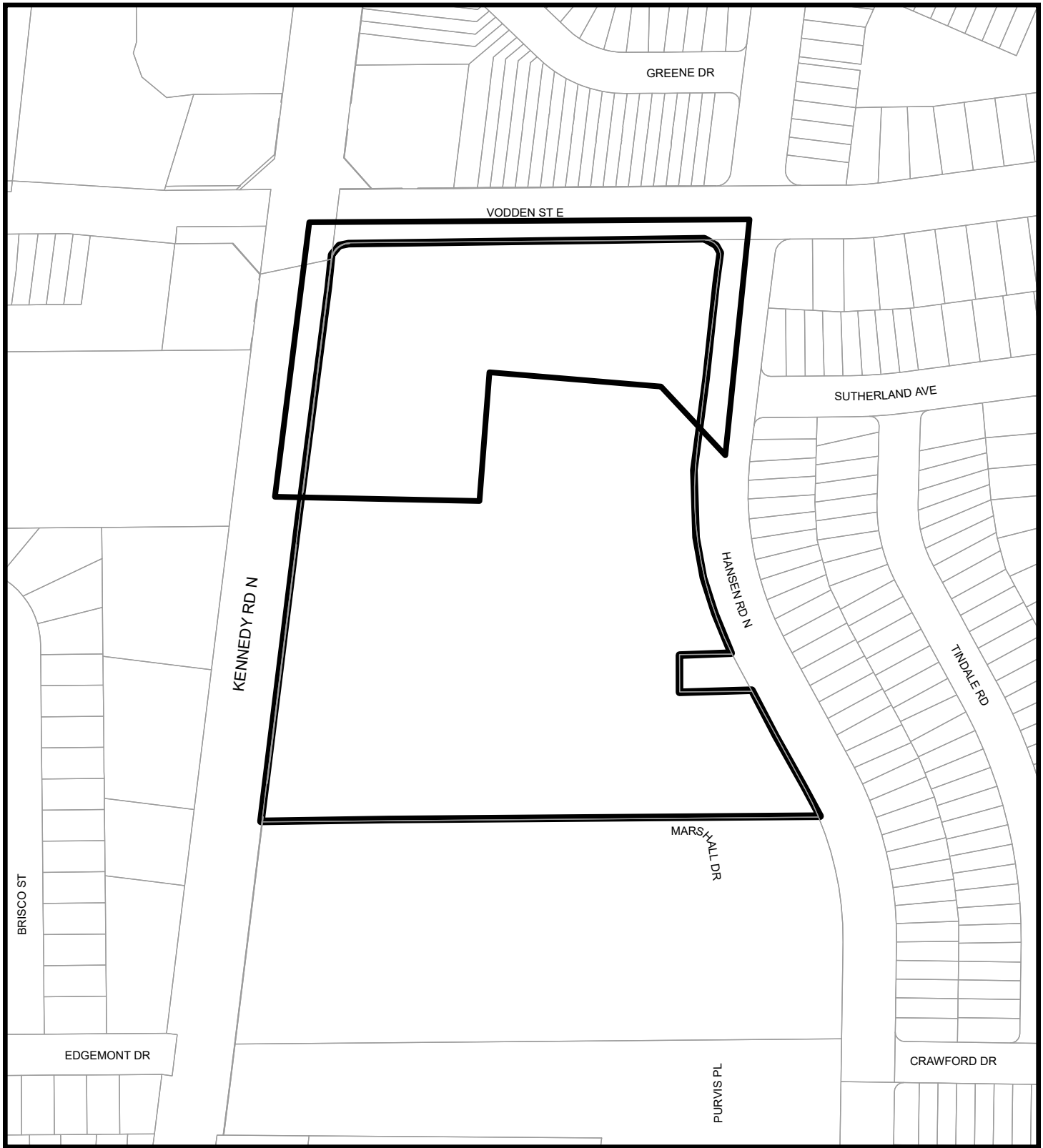
Author: CAntoine  
Date: 2023/09/06



**227 VODDEN ST E**

BY-LAW \_\_\_\_\_

**SCHEDULE A**



SUBJECT LAND



**BRAMPTON**  
Flower City



PLANNING, BUILDING AND GROWTH MANAGEMENT

0 35 70



Metres

OZS-2022-0029

Author: CAntoine

Date: 2023/09/07

**KEY MAP**

BY-LAW \_\_\_\_\_



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 29<sup>th</sup> 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.

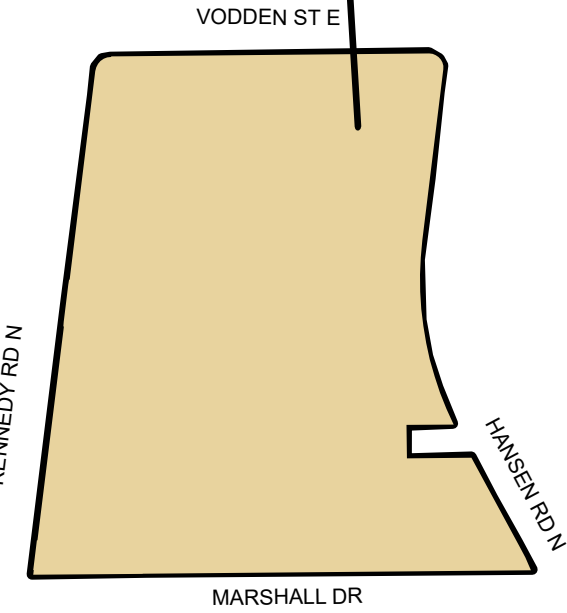
- f. The tallest building heights shall be directed towards Kennedy Road North to provide appropriate transitions in height to existing adjacent uses. High-rise buildings located along Kennedy Road North shall provide a minimum building height of 26 storeys and may be developed up to a maximum building 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.
- iii) Prior to the erection or use of any new building or structure 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) In the event of a conflict between this amendment and the Brampton Official Plan and/or Brampton Flowertown Secondary Plan, this amendment shall prevail.”



"DISTRICT RETAIL" TO BE DELETED

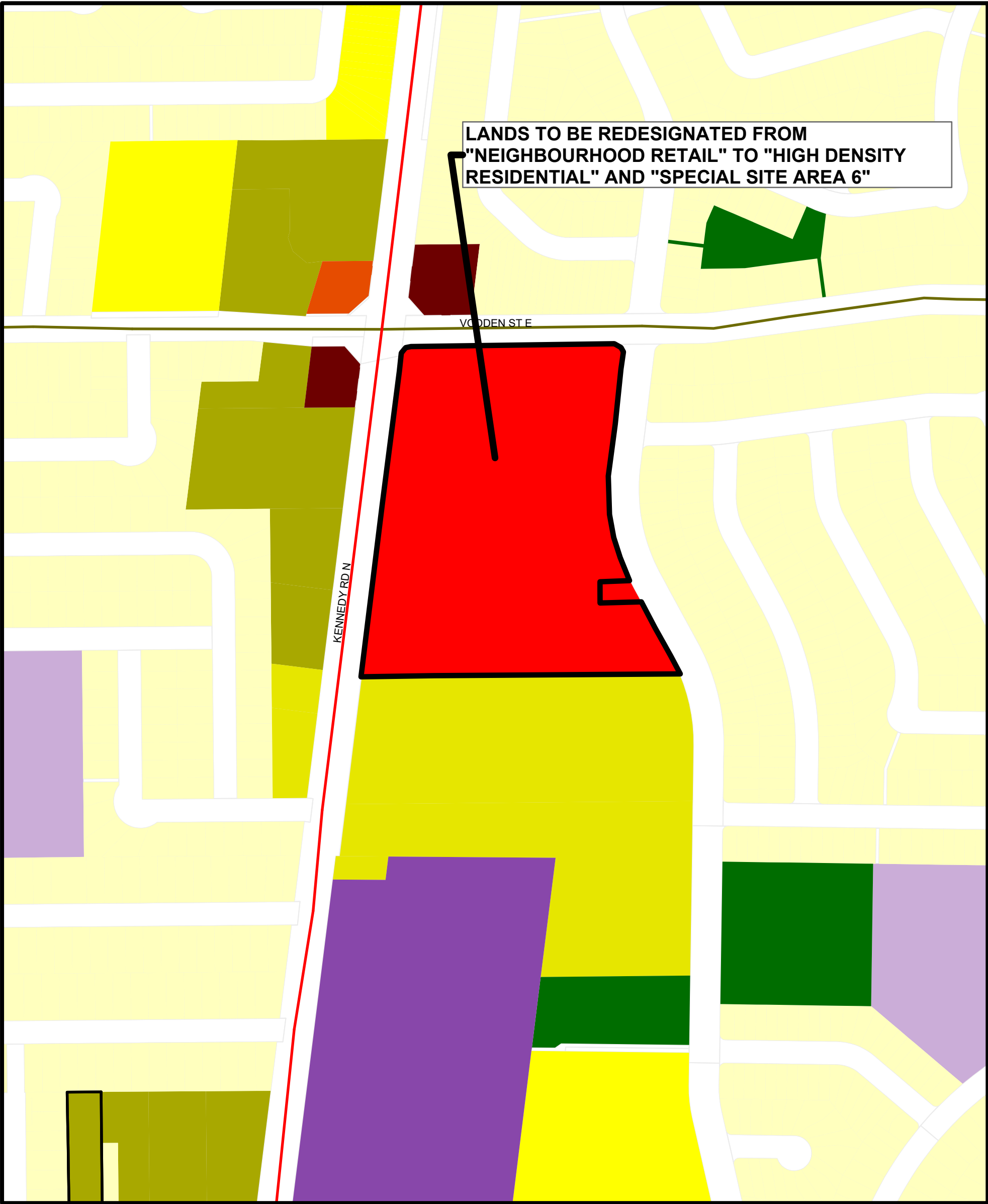


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

Legend

 DISTRICT RETAIL





EXTRACT FROM SCHEDULE SP6 OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

**COMMERCIAL**

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

**RESIDENTIAL**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

**UTILITY**

- UTILITY

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

**EMPLOYMENT**

- GENERAL EMPLOYMENT 1

**OPEN SPACE**

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY
- RAILWAY
- SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SECONDARY PLAN BOUNDARY

**ROADS**

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



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 29<sup>th</sup> 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.

iii) Prior to the ~~adoption of the implementing zoning by-law~~, erection or use of any new building or structure 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;~~  
—

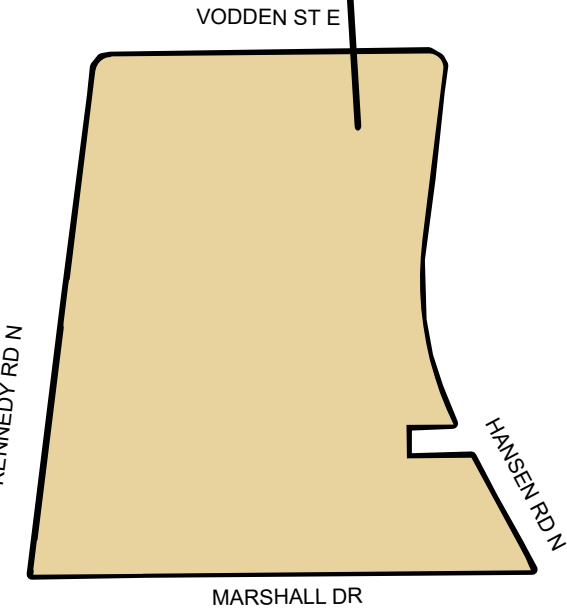
vi) ~~Development may proceed based upon individual subdivision or site plan applications;~~



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

"DISTRICT RETAIL" TO BE DELETED

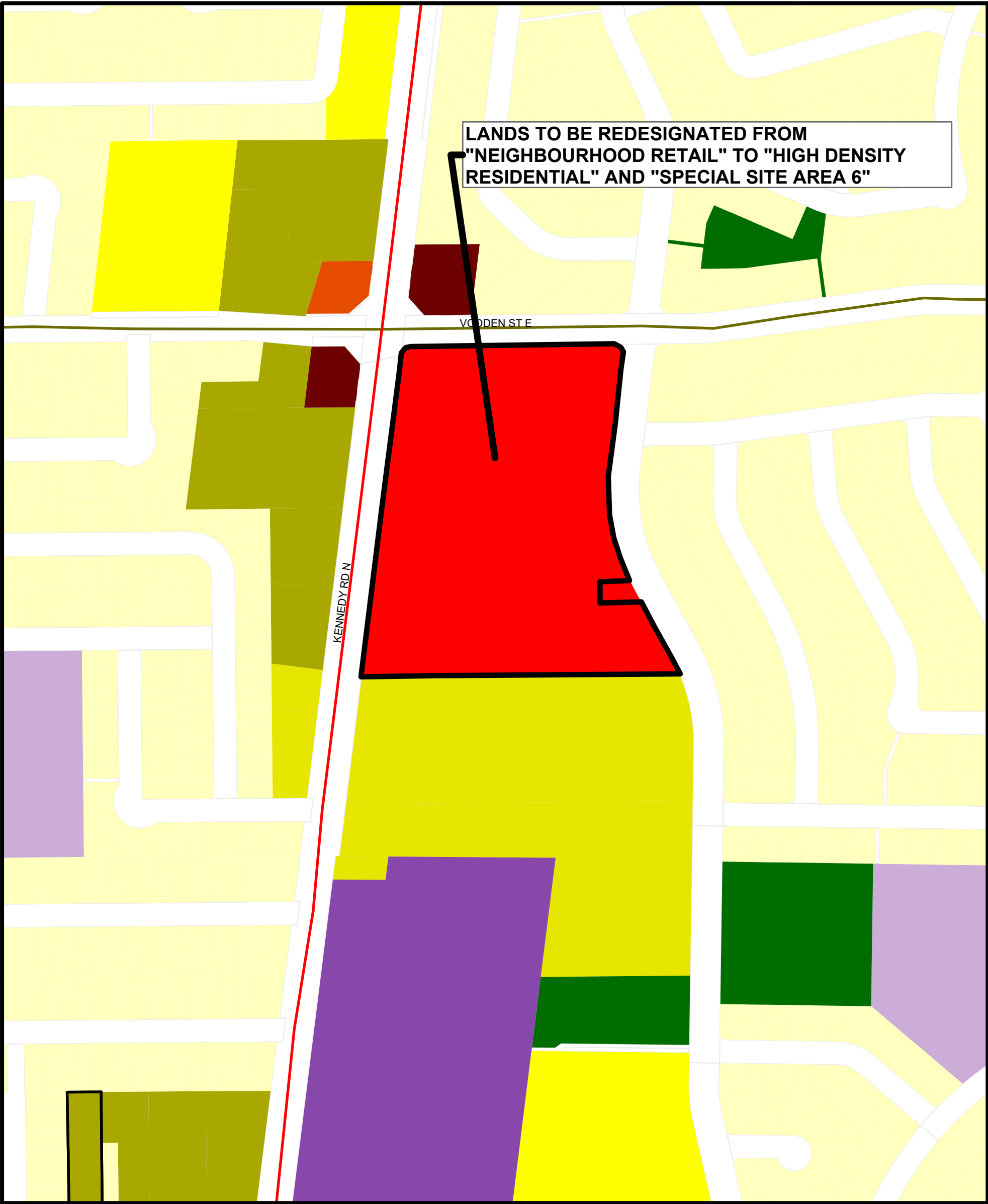


EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE CITY OF BRAMPTON OFFICIAL PLAN

Legend

 DISTRICT RETAIL





EXTRACT FROM SCHEDULE SP6 OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

**COMMERCIAL**

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

**RESIDENTIAL**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

**UTILITY**

- UTILITY

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

**EMPLOYMENT**

- GENERAL EMPLOYMENT 1

**OPEN SPACE**

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY
- RAILWAY
- SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SECONDARY PLAN BOUNDARY

**ROADS**

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY