

---

# 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 Schedules A and B to this amendment to reflect the land use designations on the subject lands.

2.0 Location:

The lands subject to this amendment are located on the north side of Queen Street West and west of Creditview Road. The subject lands have a frontage of approximately 142 metres (466 feet) on Queen Street West. 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:
    - i) to delete "Low Density 1" and add "Secondary Valleyland" as shown on Schedule A to this amendment;
    - ii) to delete "Low Density 1" and add "Parkette" as shown on Schedule A to this amendment;
    - iii) to delete "Executive Residential" and add "Low Density 1" as shown on Schedule A to this amendment;
    - iv) to delete "Low Density 1" and add "Medium Density Residential" as shown on Schedule A to this amendment;
    - v) to delete "Executive Residential" and add "Medium Density Residential" as shown on Schedule A to this amendment;
    - vi) to delete "Executive Residential" and add "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment;
    - vii) to delete "Low Density 1" and add "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment;
    - viii) to delete "Springbrook Settlement Area" and add "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment; and,
    - ix) to delete "Springbrook Settlement Area" and add "Springbrook Tertiary Plan" and "Medium Density Residential (Mid-Rise)" as shown on Schedule A to this amendment;

- b. By amending Schedule SP45(A) to the Credit Valley Secondary Plan, to delete the “Neighbourhood Park (NP)” designation as shown on Schedule A to this amendment;
- c. By amending Schedule SP45(B) to the Credit Valley Secondary Plan:
  - i) to delete “Low-Medium Density Residential” and add “Medium Density Residential (Mid-Rise)” as shown on Schedule B to this amendment; and,
  - ii) to add “Springbrook Tertiary Plan” and “Medium Density Residential (Mid-Rise)” as shown on Schedule B to this amendment;
- d. By adding the following as Section 5.2.4. and renumbering the subsequent sections:

**5.2.12 Medium-High Density Residential (Mid-Rise)**

5.2.12.1 Development on lands designated Medium-High Density Residential (Mid-Rise) on Schedule SP45(A) shall be subject to Section 5.2.1 of this Chapter and the following:

- i) Mid-rise residential apartment buildings ranging five (5) to twelve (12) storeys in height shall be the permitted building type;
- ii) Commercial or institutional uses and street frontage, or alternatively convertible frontage, are encouraged 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;
- iii) Notwithstanding (i) above, a below-grade stormwater management facility and ancillary structures are also permitted on lands municipally known as 1654 Queen Street West;
- iv) Urban Design policies under Development Policies in Section 5.2.7.3 of this plan shall apply;

5.2.12.2 Lands designated Medium-High Density Residential (Mid-Rise) within the Springbrook Tertiary Plan shall be developed in accordance with Medium Density Residential (Mid-Rise) policies and other policies of Section 5.2.7.3 of this plan;

- e. By deleting the Parkette policy (policy (g)) in Section 5.2.7.3;
- f. By adding the following policy in Section 5.4.6:
  - 5.4.6.8 Notwithstanding Policies 5.4.6.3 and 5.4.6.6, Parkette located north of Queen Street West shall have a minimum of one street frontage and one natural heritage system frontage, and with a minimum area of 0.4 hectares (1.0 acre) in size.

Approved as to Content:

---

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