



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.

WHEREAS 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 18<sup>th</sup> day of October, 2023.

Approved as to  
form.

2026/10/17

SDSR

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

Approved as to  
content.

2023/10/16

AAP

\_\_\_\_\_  
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 and to add related policies 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 West, 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 to delete the land use designations “Springbrook Tertiary Plan” and “Executive Residential” for the subject lands, 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 area and delete “Springbrook Tertiary Plan” and “Low Density Residential” for the subject lands, as shown on Schedule B to this amendment;
- c. 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) Front-loaded, back-to-back, stacked, and back-to-back stacked townhouses;
- d. By replacing “Mixed Use Commercial/High Density Residential” with “Mixed Use Commercial/High Density Residential 1” in Sections 5.2.9 and 5.2.91, and by updating the Legend on Schedule 45(A) with the same change to the name of this designation.
- e. By adding the following as Section 5.2.11:

**5.2.11 Mixed Use Commercial/High Density Residential 2**

5.2.11.1 Lands designated as Mixed Use Commercial/High Density Residential 2 as shown on Schedule SP45(A) shall permit, subject to Section 5.2.1 and Section 6.6 of this Chapter:

- i) Residential apartments and complementary uses.
- ii) Commercial uses located at grade.

f. By adding the following as Section 6.6 and renumbering the subsequent sections:

**6.6 Special Policy Area 7**

6.6.1 Lands designated as Special Policy Area 7 on Schedule SP45(A) include 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:

- i) A maximum of 650 residential dwelling units shall be permitted on these lands;
- ii) 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;
- iii) Notwithstanding any building height policies within 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;
- iv) Buildings should be sited close to the public streets to create a consistent street edge;
- v) Building facades along public streets are to include building articulation and be supportive of active pedestrian uses;
- vi) In recognition of the proximity to existing low-rise residential uses, a landscaped buffer designed and

implemented to the satisfaction of the City shall be provided along the northern boundary of the lands;

- vii) An appropriate environmental buffer shall be provided from the adjacent woodlot to the east of the lands to the satisfaction of the City;
- viii) 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;
- ix) 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 to adjacent and nearby existing low-rise residential buildings will be achieved through the stepping down of buildings;
- x) 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;
- xi) 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;
- xii) No parking shall be permitted between buildings and public streets;
- xiii) Vehicular access to development on these lands shall only be provided from Elbern Markell Drive;

**6.6.4** Development on lands within 100 metres of Queen Street West shall be further subject to the following:

- i) For residential apartment buildings, a maximum height of 14 storeys is 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 is permitted;
- ii) Ground floor units fronting onto a public street shall have individual access to the public street to support active pedestrian uses;
- iii) Retail, commercial or institutional uses and street frontage, or alternatively convertible frontage, shall be required at grade fronting onto Queen Street West. Convertible frontage at grade shall mean residential frontage that is designed and permitted to transition to retail, commercial or institutional frontage in the future;
- iv) 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 Where water, wastewater, and stormwater servicing improvements are required by the development, cost apportionment and construction requirements will be secured through cost-sharing agreements or any other agreements as deemed to be appropriate by the City of Brampton and the Region of Peel.

6.6.6 In accordance with Section 4.12 and other relevant policies of the Official Plan, the City and the Region may require servicing or phasing agreements with developers as conditions of approvals to ensure that development only proceeds in a manner that does not outpace the provision of sewer, water, and stormwater services.