



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To Adopt Amendment Number OP2006-_____

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 OP2006-_____ 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 1st day of November, 2023.

Approved as to
form.

2023/10/30

SDSR

Patrick Brown, Mayor

Approved as to
content.

2023/10/30

AAP

Peter Fay, City Clerk

AMENDMENT NUMBER OP2006-_____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to designate lands located in Downtown Brampton shown on Schedule 'A' to permit the development of a high-density mixed-use building.

2.0 Location:

The lands subject to this amendment are known municipally as 22, 24, 26, 28, and 32 John Street. They are located on the northwest corner of John Street and Chapel Street having a combined gross area of 0.15 hectares (0.37 acres), a frontage of approximately of 46.94 metres (154 feet) on the north side of John Street and 21.95 metres (72.01 feet) on the west side of Chapel Street. The lands are legally described as Part of Lots 1, 2, and 3, Registered Plan BR-22, Concession 1, E.H.S., in the City of Brampton, in the Regional Municipality of Peel.

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 adding to the list of amendments pertaining to the Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, thereof, Amendment Number OP2006-_____.

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 Downtown Brampton Secondary Plan (Being Part Two: Secondary Plan, as amended) are hereby amended:

- (1) by adding, after policy 5.1.2.9 the following:

"5.1.2.10 The lands located on the north side of John Street, west of Chapel Street, having a net site area of approximately 0.125 hectares (0.309 acres), which are known municipally as 22, 24, 26, 28, and 32 John Street, may be developed for high-density mixed-use purposes at a maximum Floor Space Index (FSI) of 22.0, a maximum building height of 39 storeys, and subject to the provisions of "Special Policy Area 9" in Section 5.6.8 of this chapter."

- (2) by adding to the legend of Schedule SP7(C) the following: "Special Policy Area No. 9"

(3) by identifying on Schedule SP7(C) the lands shown outlined on Schedule "A" to this amendment as "Special Policy Area Number 9"

(4) by adding thereto, the following as Section 5.6.8 to Section 5.6 of Chapter 7: Downtown Secondary Plan:

"Special Policy Area Number 9"

5.6.8 The lands identified as "Special Policy Area Number 9" on Schedule SP(7)(C) may be developed for mixed-use purposes subject to the following policies:

- a. A maximum Floor Space Index (FSI) of 22.0 (exclusive of the parking garage);
- b. Development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape;
- c. Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e., stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents."