



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 36 - 2023

To adopt Amendment Number OP2006- 235

To the Official Plan of the  
City of Brampton Planning Area

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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 follow:

1. Amendment Number OP2006- 235 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 1<sup>st</sup> day of March, 2023.

Approved as to  
form.

2022/06/30

SDSR

Approved as to  
content.

2022/06/30

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

(OZS-2020-0036)

**AMENDMENT NUMBER OP2006- 235**

**To the Official Plan of the  
City of Brampton Planning Area**

AMENDMENT NUMBER OP 2006- 235  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

**1.0 Purpose:**

The purpose of this amendment is to amend the Secondary Plan Area 45, the Credit Valley Secondary Plan and Land Use Schedule, to permit the future development of lands known municipally as 1879 Queen Street West with medium and high density residential uses.

**2.0 Location:**

The lands subject to this amendment are located on the southeast corner of Mississauga Road and Queen Street West. The lands have an area of 6.9 hectares (17 acres) and are described as Part of Lot 5, Concession 4 WHS in the City of Brampton.

**3.0 Amendments and Polices 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 Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006- 235

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

1. By changing on Schedule 45(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from 'Low Density 1 Residential' to 'Primary Valleyland', 'Medium Density Residential' and 'High Density Residential'; from 'Primary Valleyland' and 'Low Density 1 Residential' to 'High Density Residential'; and by adding a High Density Residential designation to the legend;

2. By deleting policy 6.2.1 in its entirety and renumbering the subsequent sections

3. By deleting policy 6.2.2 in its entirety and replacing it with the following section as 6.2.1:

"6.2.1 Special Policy Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity, generally in accordance with the Council approved Tertiary Plan dated June 20<sup>th</sup>, 2022, attached as Appendix 1"

4. By deleting policy 6.2.4 in its entirety and replacing it with the following section as 6.2.3:

"6.2.3 The Lands municipally known as 1879 Queen Street West shall be subject to the following:

- i. Notwithstanding Section 4.6.13 of the Official Plan, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study 1879 Queen Street West City of Brampton" prepared by Beacon Environmental Limited and dated April 2022.

- ii. Notwithstanding the provisions of the 'Medium Density' designation of this Plan, a maximum density of 62 units per net residential hectare shall be permitted on the 1.34 hectares designated as 'Medium Density' within the subject lands.
  - iii. Notwithstanding the lands being designated on Schedule A1-Upscale Executive Housing Special Policy Area of the Official Plan, the lands are not designated Executive Residential on Schedule 45(A) of the Credit Valley Secondary Plan. However, the development of the lands shall implement the Upscale Executive Housing design principles and standards through the approved Community Design Guidelines."
5. By adding to Section 5.2 (Residential), a new subsection titled 'High Density Residential' as follows:

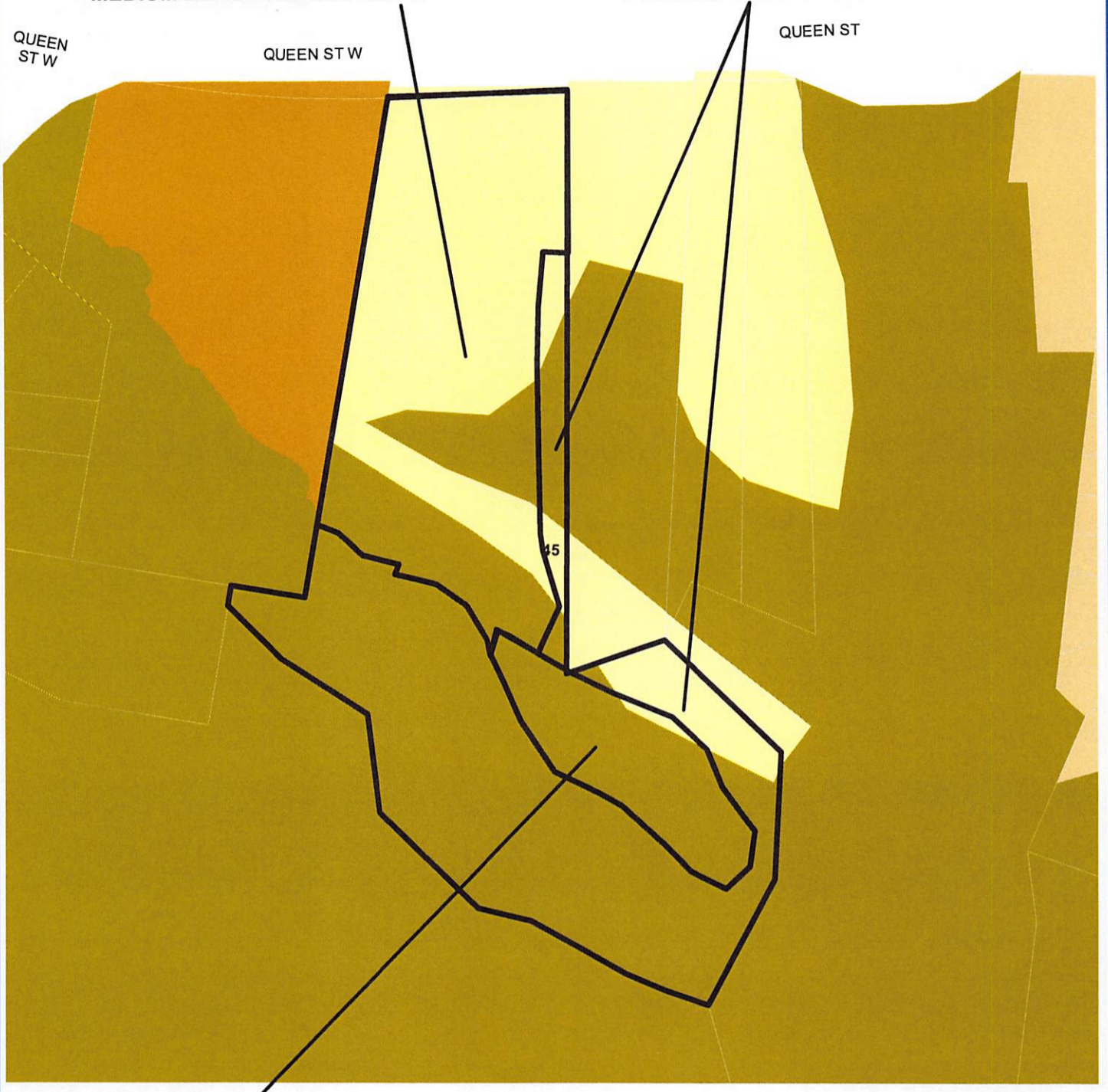
"5.2.11 High Density Residential

5.2.11.1 On lands designated High Density Residential, as shown on SPA45(a) the following shall apply, subject to section 5.2.1 of this Chapter:

- i. Permitted uses shall include an apartment building; and
- ii. A maximum Floor Space Index of 3.0 shall be permitted (exclusive of underground parking garage)."

LANDS TO BE REDESIGNATED FROM  
"LOW DENSITY RESIDENTIAL 1" AND  
"PRIMARY VALLEYLAND" TO  
"MEDIUM DENSITY RESIDENTIAL"

LANDS TO BE REDESIGNATED FROM  
"LOW DENSITY RESIDENTIAL 1" AND  
"PRIMARY VALLEYLAND" TO  
"PRIMARY VALLEYLAND"



LANDS TO BE REDESIGNATED FROM  
"PRIMARY VALLEYLAND AND  
"LOW DENSITY RESIDENTIAL 1" TO  
"HIGH DENSITY RESIDENTIAL"

EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL	COMMERCIAL	OPEN SPACE
EXECUTIVE RESIDENTIAL	CONVENIENCE COMMERCIAL	CITY WIDE PARK
LOW DENSITY RESIDENTIAL 1	COMMERCIAL	COMMUNITY PARK
LOW DENSITY RESIDENTIAL 2	DISTRICT RETAIL	NEIGHBOURHOOD PARK
MEDIUM DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	OPEN SPACE
VILLAGE RESIDENTIAL		PRIMARY VALLEYLAND
INSTITUTIONAL	OTHER	SECONDARY VALLEY LAND
PUBLIC JUNIOR ELEMENTARY SCHOOL	HERITAGE RESOURCE	SPRINGBROOK SETTLEMENT AREA
PUBLIC SECONDARY SCHOOL	ONTARIO HYDRO POWER CORRIDOR	WOODLOT
SEPARATE ELEMENTARY SCHOOL	RAILWAY	FLOOD / HAZARD LANDS
JUNIOR PUBLIC SCHOOL		SIGNIFICANT WOODLOTS
PLACE OF WORSHIP		STORM WATER MANAGEMENT POND
PUBLIC SENIOR ELEMENTARY SCHOOL		TERRESTRIAL FEATURES
SEPARATE SECONDARY SCHOOL		VALLEYLAND

**NOTE: "HIGH DENSITY 1  
RESIDENTIAL" TO  
BE ADDED TO LEGEND**



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



**SCHEDULE A TO OFFICIAL PLAN AMENDMENT  
OP2006# 235**

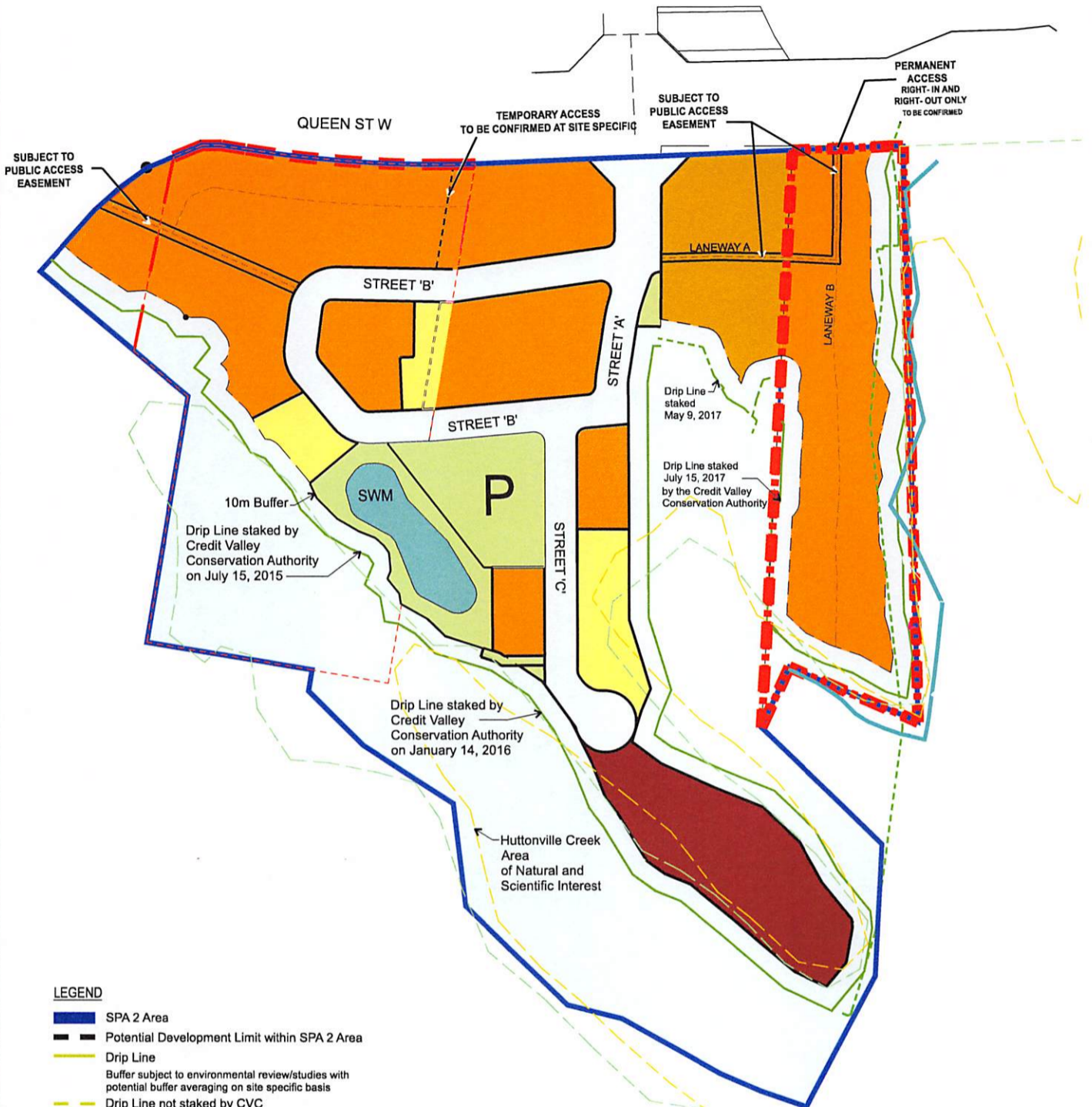
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Date: 2022/05/16

Author: ckovac

**BY-LAW 36-2023**

# APPENDIX 1



## LEGEND

- SPA 2 Area
- Potential Development Limit within SPA 2 Area
- Drip Line
- Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
- Drip Line not staked by CVC
- Low Density Residential -  
Permits a maximum of 19 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
- Medium Density Residential -  
Permits a maximum of 208 Townhouse Residential units, including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
- Medium Density Residential 2  
Permits a maximum of 208 apartment residential units to a maximum height of 3 to 9 storeys.
- High Density Residential 2 -  
Permits a maximum of 200 apartment units and a maximum height of 12 storeys
- SWM Stormwater Management Pond
- P Parks
- Private Laneway
- Private Laneway Subject to Public Access Easement
- Lands subject to site specific application

