



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 38 - 2023

To adopt Amendment Number OP-2006- 236 to the Official Plan of the City of
Brampton Planning Area

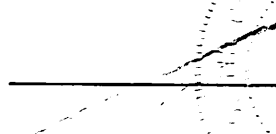
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c P. 13, hereby ENACTS as follows:

1. Amendment Number OP-2006- 236 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 March, 2023.

Approved as to
form.
2023/02/24
AWP

Approved as to
content.
2023/02/23
AAP



Patrick Brown, Mayor



Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 236

To the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006- 236
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment is to amend the Bramalea Secondary Plan to redesignate the lands shown outlined on Schedule A to this amendment from “Low Density 1 Residential” to “High Density Residential” subject to a special policy to permit the development of an apartment building.

2.0 LOCATION

The lands subject to this amendment are located on the southwest corner of the intersection of Bramalea Road and Avondale Boulevard. The property has a gross area of 0.19 ha (0.46 acres) and net area of 0.17 ha (0.42 acres) and is legally described as Block J of Plan 613, Chinguacousy, in the City of Brampton. Schedule A to this amendment shows the location of the lands subject to this Amendment.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

3.1 The document known as the 2006 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 3: Bramalea as set out in Part II: Secondary Plans, Amendment Number OP 2006- 236.

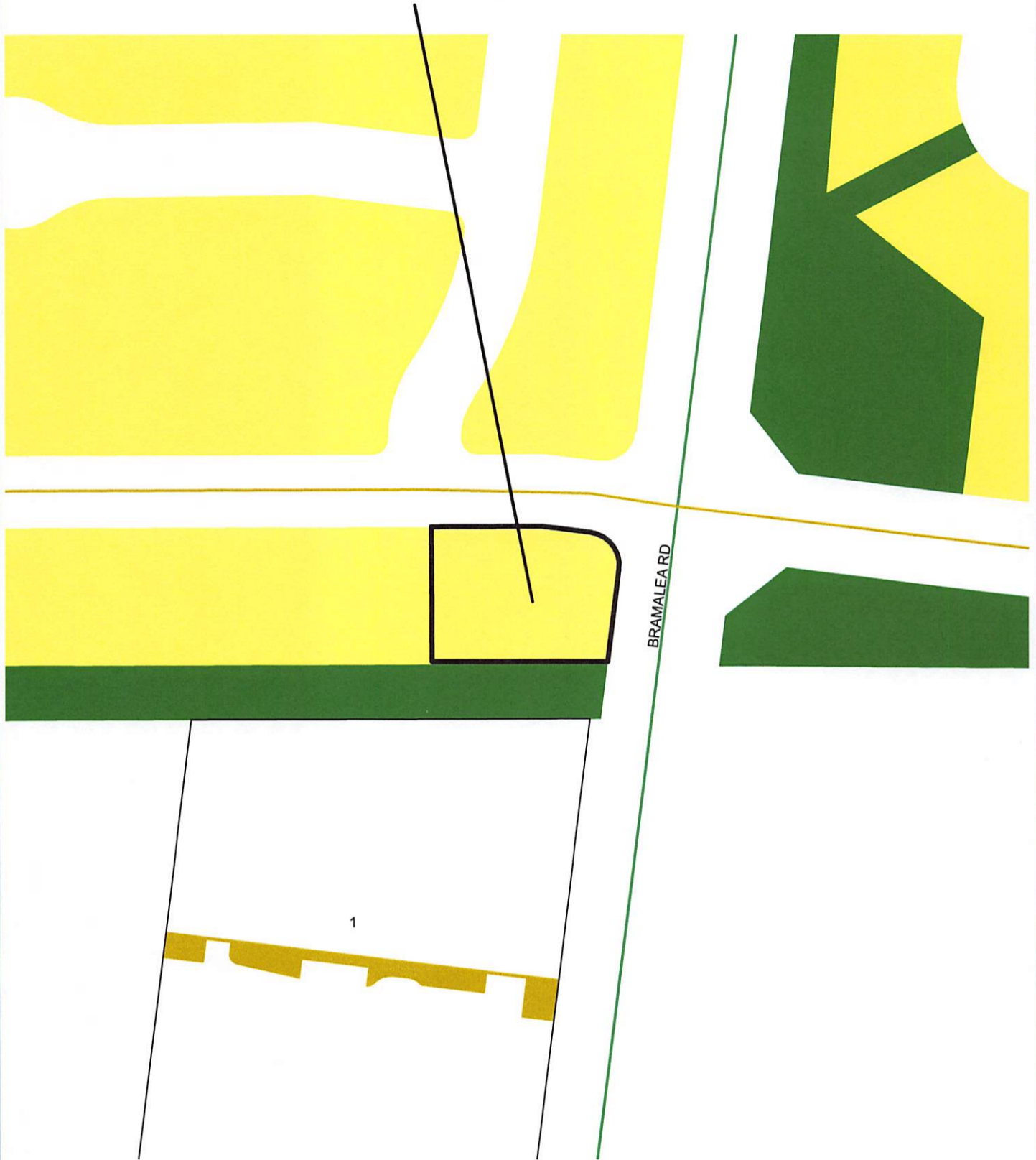
3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Bramalea Secondary Plan (Part II Secondary Plans, as amended) are hereby further amended:

- 1) By revising Schedule SP03 of Chapter 3 of Part II: Secondary Plan to redesignate the lands on the southwest corner of the intersection of Bramalea Road and Avondale Boulevard from “Low Density 1 Residential” to “High Density Residential” and “Special Site Area 2”, as shown on Schedule A;
- 2) By adding to Section 8.0 of Chapter 3 of Part II: Secondary Plan, the following subsection 8.2 special site area 2 exception to the High Density Residential designation:

“8.2 Special Site Area 2, located at the south-west corner of Avondale Blvd. and Bramalea Rd shall permit a residential apartment building, in accordance with the following:

- a) A maximum density of 360 units per net residential hectare and a maximum height of 7 storeys are permitted.
- b) The building shall be designed to minimize shadow impacts to adjacent low density residential uses to the west.”

LANDS TO BE REDESIGNATED FROM
 "LOW DENSITY 1 RESIDENTIAL" TO
 "HIGH DENSITY RESIDENTIAL" AND
 "SPECIAL SITE AREA 2"



EXTRACT FROM SCHEDULE SP3(A) OF THE DOCUMENT KNOWN AS THE BRAMALEA SECONDARY PLAN

| | | | | | | | | | |
|-------------------|----------------------------|----------------------|-------------------|-------------------|-------------------------|--------------------|---------------------------------|-------------------|-----------------------------|
| COMMERCIAL | | INSTITUTIONAL | | OPEN SPACE | | RESIDENTIAL | | ROADS | |
| | HIGHWAY COMMERCIAL | | ELEMENTARY SCHOOL | | RECREATION OPEN SPACE | | LOW DENSITY 1 RESIDENTIAL | | COLLECTOR ROAD |
| | HIGHWAY SERVICE COMMERCIAL | | MIDDLE SCHOOL | | CEMETERY | | MEDIUM DENSITY RESIDENTIAL | | MAJOR ARTERIAL ROAD |
| | SERVICE COMMERCIAL | | SECONDARY SCHOOL | | NATURAL HERITAGE SYSTEM | | MEDIUM HIGH DENSITY RESIDENTIAL | | MINOR ARTERIAL ROAD |
| | CONVENIENCE RETAIL | | FIRE STATION | | | | HIGH DENSITY RESIDENTIAL | | PROVINCIAL HIGHWAY |
| | NEIGHBOURHOOD RETAIL | | PLACE OF WORSHIP | UTILITY | | | SPECIAL SITE AREA | EMPLOYMENT | |
| | | | | | UTILITY | | SPECIAL POLICY AREA | | MIXED EMPLOYMENT COMMERCIAL |
| | | | | | | | SPECIAL SITE AREA 2 | | |

