



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 47-93

To adopt Amendment Number 226
and Amendment Number 226 A
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 226 and Amendment Number 226 A to the Official Plan of the City of Brampton Planning Area, is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 226 and Amendment Number 226 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL,

this 29th day of March , 1993 .

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

[Signature]

DATE 4/30/93

AMENDMENT NUMBER 226
AND
AMENDMENT NUMBER 226 A
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER 226
AND
AMENDMENT NUMBER 226 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purposes of this amendment are:

- o to change the housing mix provisions contained in the Official Plan for single family density types and semi-detached density types as they apply to New Residential Development Area 2; and
- o to make provisions in the Heart Lake West Secondary Plan for open space areas, which will enhance and augment natural features.

2.0 Location:

The lands subject to this amendment include all of the lands within New Development Area 2 as shown outlined on Schedule "D" in the Official Plan of the City of Brampton Planning Area and all of the lands within the Heart Lake West Secondary Plan Area as shown outlined on Schedule "K" in the Official Plan of the City of Brampton Planning Area.

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 226A:

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 3 and set out in the first paragraph of subsection 7.2.7.3, Amendment Number 226 A;
- (2) by deleting "Area 2" from the column headed "Areas 2, 8 and 10**" in Table 1 (Housing Mix and Density for New Residential Development Areas) in Section 2.1.1., and substituting therefor the following column headed "Area 2"

Housing Types Mix

Area 2

Percent "Single Family
Density" Types

37 - 50%

Percent "Semi-Detached Density" Types 35 - 47%

Percent "Townhouse Density" Types 10 - 20%

Percent "Cluster Housing and Apartment Density" Types 0%

Minimum Gross Residential Density

Units per hectare

(Units per acre)

Maximum Gross Residential Density

Units per hectare 18.3

(Units per acre) (7.4)

3.2 Amendment Number 226 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Heart Lake West Secondary Plan (being Chapter C35 of Section C of Part C and Plate Number 2 thereto, as amended), is hereby further amended:

- (1) by deleting therefrom section 6.16 of Chapter C53 of Section C of Part C, and substituting therefor the following:

"6.16 Although public parks are to be planned on the basis of the park hierarchy, it is recognized that it may be desirable, in specific circumstances, to combine two or more levels of the hierarchy into one park; to split one level of the hierarchy into separate parks or obtain additional parkland, where deemed appropriate, to facilitate connections and access to open space areas and to enhance natural features such as valleylands."

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 226 and 226A to the Official Plan for the City of Brampton Planning Area is a true copy as approved by the Ministry of Municipal Affairs on April 30, 1993.

Dated at the City of Brampton this 10th day of May, 1993.

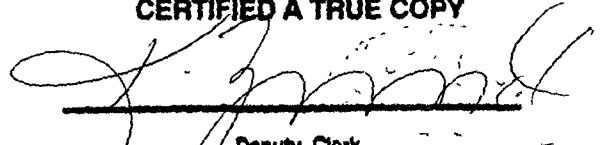


L.J. Mikulich - City Clerk

ORIGINAL

AMENDMENT NUMBER 226
AND
AMENDMENT NUMBER 226 A
to the Official Plan of the
City of Brampton Planning Area

CERTIFIED A TRUE COPY



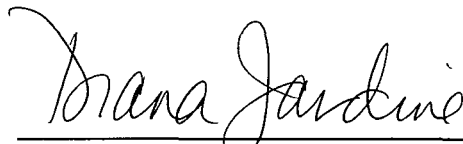
Deputy Clerk
City of Brampton
Apr 8 1993

21-0P 0031 226

AMENDMENT NO. 226 AND 226A
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment No. 226 and 226A to the Official Plan for the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1993-04-30



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

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READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL,

this 29th day of March , 1993 .

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CITY CLERK

APPROVED AS TO FORM LAW DEPT. BRAMPTON
<i>ACE</i>
DATE <i>3/26/93</i>

AMENDMENT NUMBER 226
AND
AMENDMENT NUMBER 226 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

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- o to change the housing mix provisions contained in the Official Plan for single family density types and semi-detached density types as they apply to New Residential Development Area 2; and
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Minimum Gross
Residential Density

Units per hectare

(Units per acre)

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BACKGROUND MATERIAL TO
AMENDMENT NUMBER 226
AND
AMENDMENT NUMBER 226 A

Attached are copies of a planning report dated January 25, 1993, together with notes of a Public Meeting held on Wednesday, March 3, 1993 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

No written submissions were received..

INTER-OFFICE MEMORANDUM

EH

Office of the Commissioner of Planning & Development

January 25, 1993

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: Housekeeping Amendment to the Official Plan - New Development Area 2
and an Amendment to the Heart Lake West Secondary Plan
Ward Number 2
Our File: P25NE-1

1.0 INTRODUCTION

This report sets out the basis for a housekeeping amendment to the City's Official Plan and to the Heart Lake West Secondary Plan (the location of the lands affected are identified on the attached map). Development in the Heart Lake West Secondary Plan Area is virtually complete. Through the submission of a proposal on one of the few remaining undeveloped segments in this secondary plan area it has been brought to staff's attention that revisions are necessary to both the Official Plan and the secondary plan to facilitate appropriate development. Accordingly, this report focuses on the following two issues:

- residential housing mix; and,
- open space provisions.

A copy of the proposed Official Plan amendment is attached for the information of Planning Committee.

2.0 RESIDENTIAL HOUSING MIX

In 1983, City Council adopted an amendment to the Official Plan which made provisions for greater flexibility for various forms of housing types throughout the City. With respect to New Development Area 2, it is noted that residential development within this area has proceeded primarily on the basis of Semi-Detached density types followed by Single Family density types. In this regard, the Official Plan defines these two forms of density types as follows:

Single Family Density

means a density of up to 25 dwelling units per net residential hectare (10 units per net acre) which is typically associated with the single family detached housing type.

RECEIVED

CLERK'S DEPT.

FEB 1 1 1993

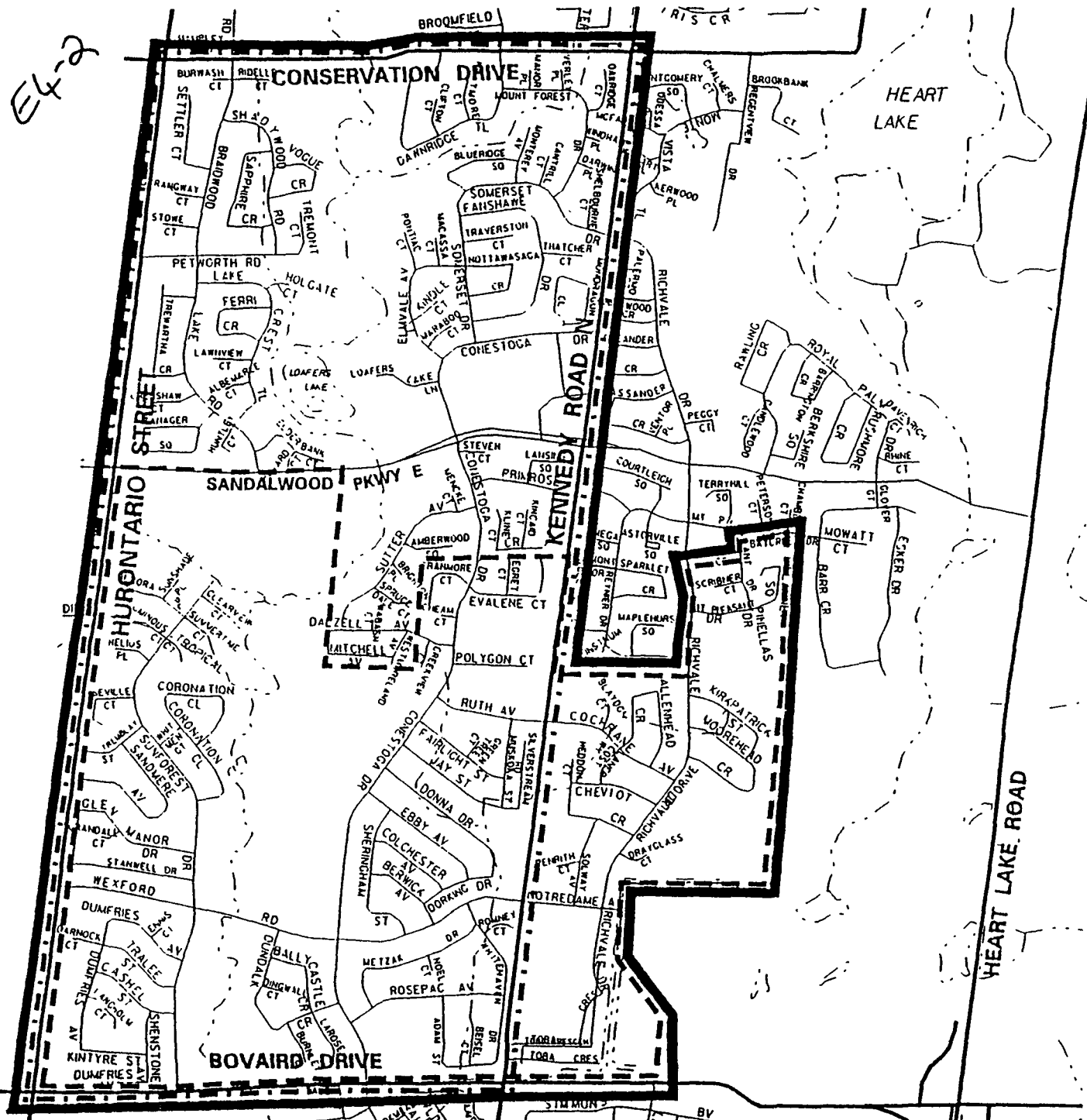
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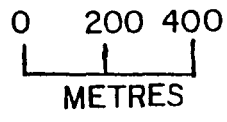
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Ex-2



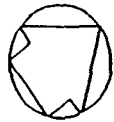
LEGEND

- AREA AFFECTED BY PROPOSED AMENDMENT
- - - -** HEART LAKE WEST SECONDARY PLAN (AREA 3)
-** NEW DEVELOPMENT AREA 2



CITY OF BRAMPTON

Date: 1993 01 25 Drawn By: CJK
 File no. P25NE-1 Map no 25-62A



AREA AFFECTED BY PROPOSED AMENDMENT

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

E4-3

Semi-Detached Density

means a density of 26 to 35 dwelling units per net residential hectare (11-14 units per net acre) which is typically associated with the semi-detached, link townhouses or very small lot single housing types.

While the balance of lands within New Development Area 2 have been developed, there are several parcels of land where no residential development has yet occurred. These residual lands are generally abutting existing semi-detached density types, i.e. small lot single family housing forms.

The Official Plan currently makes provision for a predominantly single family density within New Development Area 2, whereas current market trends are basically targeted at small lot single family housing forms, or the semi-detached density types, as defined above. Accordingly, it is staff's opinion that the Official Plan should be amended to reflect the shift toward semi-detached residential density forms in an effort to recognize these existing market trends and the need for more affordable forms of housing. This would facilitate future residential development to proceed in a manner which compliments and completes the existing residential fabric, and provides greater flexibility in housing forms, commensurate with current market trends.

Staff has reviewed the housing mix targets for New Development Area 2, as contained in the Official Plan, and recommends that the following changes be made with respect to single family density and semi-detached density:

<u>HOUSING TYPES MIX</u>	<u>CURRENT RANGE</u>	<u>RECOMMENDED RANGE</u>
Percent Single Family Density Types	45-50%	37-50%
Percent Semi-Detached Density Types	35-40%	35-47%

3.0 OPEN SPACE PROVISIONS

As part of the City's Strategic Plan, one of the goals which emerged from that plan was the desire for "A Vibrant and Attractive Place". The pursuit of this goal rests with the City's approach to physical design and the quality of development. In this regard, the design of residential subdivisions can be enhanced by natural features such as valleylands which, among other things, provide open space areas for its residents. To improve the use of natural features, such as valleylands, it is recommended that the secondary plan be amended to enable greater flexibility in the provision of parkland. It is proposed that an addition be made to the policies contained in the

EX-4

secondary plan to facilitate the provision of parkland for open space connections, access to open space areas and to enhance natural features, such as valleylands.

In view of the foregoing, staff recommend that section 6.16 of the secondary plan be amended to include a policy to enable the provision of:

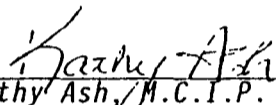
"additional parkland, where deemed appropriate, to facilitate connections and access to open space areas and to enhance natural features such as valleylands."

4.0 RECOMMENDATIONS

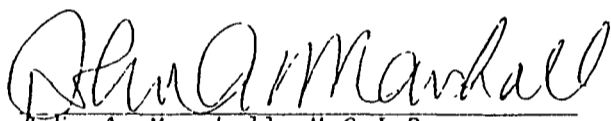
It is recommended that Planning Committee recommend to City Council that:

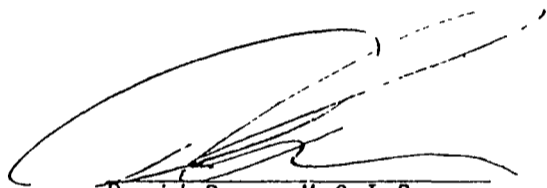
- A. A Public Meeting be held in accordance with City Council's procedures.
- B. Subject to the results of the Public Meeting, staff be instructed to present the attached Official Plan Amendment to Council.

Respectfully submitted,


 Kathy Ash, M.C.I.P.
 Development Planner

AGREED:


 John A. Marshall, M.C.I.P.
 Commissioner of Planning and
 Development


 David Ross, M.C.I.P.
 Manager, Development
 Services

APC KA/OPAarea2

INTER-OFFICE MEMORANDUM

Office of the City Clerk

February 23, 1993

To: J. Marshall (1) (5) J. Metras (2)
RE: HOUSEKEEPING AMENDMENT TO THE OFFICIAL PLAN -
New Development Area 2 and an Amendment to the Heart
Lake West Secondary Plan - Ward 2
File: P25-226 (OPA 226)

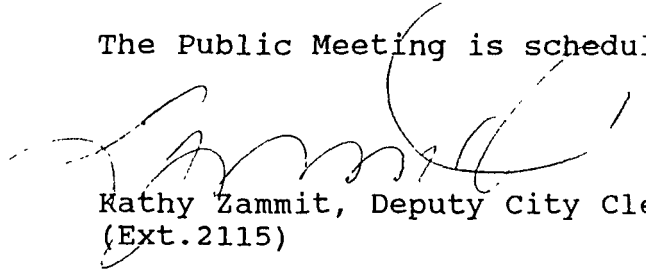
- (1) Requires your attention.
- (2) Is forwarded for your information.
- (3) This office will carry out the directions of Council and a copy thereof will be forwarded for your files.
- (4) Your office should carry out the directions of Council and a copy thereof should be forwarded for my files.
- (5) * See below.

The following recommendation of the Planning Committee meeting on February 15, 1993, was approved by Council on February 22, 1993:

P022-93 THAT the report dated January 25, 1993 to the Planning Committee meeting of February 15, 1993 re: HOUSEKEEPING AMENDMENT TO THE OFFICIAL PLAN - NEW DEVELOPMENT AREA 2 AND AN AMENDMENT TO HEART LAKE WEST SECONDARY PLAN - WARD 2, P25 (OPA 226), be received, and that;

- A. A Public Meeting be held in accordance with City Council's procedures.
- B. Subject to the results of the Public Meeting staff be instructed to present the Official Plan Amendment to Council.

The Public Meeting is scheduled for March 3, 1993.


Kathy Zammit, Deputy City Clerk
(Ext.2115)

c: A. Solski
City Councillor L. Jeffrey
Regional Councillor P. Palleschi

KZ/plan.feb15(13)

INTER-OFFICE MEMORANDUM

E3

Office of the Commissioner of Planning & Development

Date: March 4, 1993

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: **NOTES OF THE PUBLIC MEETING**

Housekeeping Amendment to the Official Plan - New Development Area 2 and
an Amendment to the Heart Lake West Secondary Plan

Ward Number 2

Our File: P25NE-1

The notes of the Public Meeting held on Wednesday, March 3, 1993, are attached for the information of Planning Committee.

No members of the public attended the meeting with respect to this proposed amendment and no written submissions have been received.

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. The notes of the Public Meeting be received; and
- B. staff be directed to present the Official Plan amendment for City Council's consideration at the Council meeting of March 29, 1993.

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CLERK'S DEPT.

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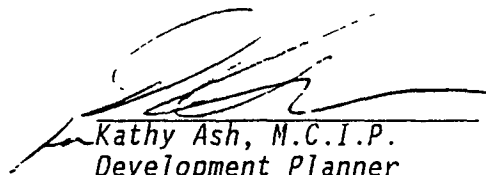
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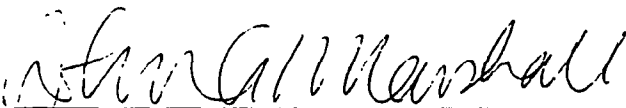
P25

Respectfully submitted,



Kathy Ash, M.C.I.P.
Development Planner

AGREED:



John A. Marshall, M.C.I.P.
Commissioner of Planning and
Development



David Ross, M.C.I.P.
Manager, Development
Services

KA/OPAarea2pm

PUBLIC MEETING

E3-3

A Special Meeting of Planning Committee was held on Wednesday, March 3, 1993, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 8:41 p.m., with respect to a City of Brampton Amendment to the Official Plan - New Development Area 2 and an Amendment to the Heart Lake West Secondary Plan: HOUSEKEEPING AMENDMENT. The proposal is to amend the Official Plan, and the applicable Secondary Plan, to provide greater flexibility in the provision of parkland, and for various forms of housing types.

Members Present: City Councillor D. McMullen - Chairman
Regional Councillor S. Fennell
City Councillor M. Moore

Staff Present: J. Corbett, Director, Development Services
D. Ross, Manager, Development Services
N. Grady, Development Planner
C. Logan, Development Planner
A. Rezoski, Development Planner
K. Ash, Development Planner
R. Nykyforchyn, Development Planner
R. Woods, Secretary

The Chairman inquired whether notification of the public meeting was placed in the local newspaper.

Mr. Corbett replied in the affirmative.

There were no interested members of the public in attendance and the meeting adjourned at 8:42 p.m.