



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 93-2006

To adopt Amendment Number OP93-261  
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 OP93-261 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND AND THIRD TIME and PASSED, in OPEN COUNCIL, this 27<sup>th</sup> day of MARCH 2006.

SUSAN FENNELL - MAYOR

KATHRYN ZAMMIT - CLERK

Approved as to Content:

Adrian J. Smith, MCIP, RPP  
Director, Planning and Land Development Services  
Planning, Design and Development Department

APPROVED  
AS TO FORM  
LAW DEPT.  
BRAMPTON

USCC  
DATE 03/27/06

AMENDMENT NUMBER 93-~~261~~  
 TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON  
 PLANNING AREA

**1.0 Purpose:**

The purpose of this amendment is to allow a mixed-use development consisting of a place of worship, commercial/cultural centre and an apartment building oriented towards senior's housing. This amendment:

- 1) relocates the "Place of Worship" designation shown to the east, to the lands subject to this amendment;
- 2) relocates the "Stormwater Management Pond" designation to the southwest portion of the site;
- 3) adds a "Service Commercial" designation to the easterly portion of the lands to reflect the location of the commercial/cultural centre;
- 4) adds a "Cluster/High Density Residential" designation to the northerly portion of the site; and,
- 5) adds a Special Policy Area 7 designation to the Secondary Plan along with site-specific policies to define the components of the integrated development and set out development principles for the land.

These amendments are undertaken to generally correspond to the development concept prepared for the site.

**2.0 Location:**

The lands subject to this amendment have an area of approximately 10.3 ha (25.4 ac). The lands are located on the north side of Steeles Avenue, west of Chinguacousy Road. The lands are described as Part of Lot 1, Concession 3, WHS.

**3.0 Amendments and Policies Relative Thereto:**

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 40: Bram West Secondary Plan, as set out in Part II: Secondary Plans, Amendment Number OP93-~~261~~.
- (2) by changing on Schedule SP 40(a) of Chapter 40 of Part II: Secondary Plans, the land use designation of the lands from "Residential: Low/Medium Density" to "Residential: Cluster/High Density" as outlined on Schedule 'A' to this amendment.
- (3) by changing on Schedule SP 40(a) of Chapter 40 of Part II: Secondary Plans, the land use designation of the lands from "Residential: Low/Medium Density" to "Employment Lands: Service Commercial," as outlined on Schedule 'A' to this amendment.
- (4) by changing on Schedule SP 41(a) of Chapter 41 of Part II: Secondary Plans, the location of the "Institutional: Place of Worship" designation, as outlined on Schedule 'A' to this amendment.
- (5) by changing on Schedule SP 40(a) of Chapter 41 of Part II: Secondary Plans, the location of the "Open Space: SWM Facility" designation, as outlined on Schedule 'A' to this amendment.
- (6) by adding on Schedule SP 40(a) of Chapter 41 of Part II: Secondary Plans, a Special Policy Area ("Special Policy Area 7") and adding to the legend "Special Policy Area 7."
- (7) by adding to Chapter 41 of Part II: Secondary Plans the following section:

- “3.5 The land shown as Special Policy Area 7 on Schedule 40(a) is designated for a place of worship, local service commercial and high-density residential uses. The uses are intended to function as an integrated development.

The place of worship will consist of the main church building and other accessory buildings such as a rectory to be used in conjunction with the place of worship.

In accordance with Policy 4.2.9 of Part 1 of the Official Plan, the lands designated for Service Commercial uses are intended to accommodate a commercial/cultural centre with a limited range of local service commercial uses, professional offices, a credit union and community club/ banquet hall.

The high-density residential apartment can accommodate a seniors-oriented development.

*Development Principles*

3.5.1 The design of the site shall be of high-quality and be subject to urban design guidelines approved by the City. The following general development principles shall apply:

- a) The site design shall display a high level of internal integration among the uses by establishing clear traffic patterns, direct pedestrian linkages amongst the uses and the use of materials, building and landscape design elements in a unifying manner, with a high standard of design.
- b) The site shall be integrated into the surrounding residential community through building massing and design, and pedestrian connections.
- c) The massing of the apartment shall be broken into smaller components. The commercial/cultural centre shall establish a strong pedestrian-related presence along Polonia Avenue. The place of worship shall have an appropriate setback to Steeles Avenue and incorporate a public square and ceremonial entrance.
- d) Landscaping shall be to a high standard, shall address the interface between the various uses, establish a high-quality streetscape along Steeles Avenue and establish a pedestrian-oriented streetscape in conjunction with the commercial use along Polonia Avenue.
- e) Parking/Service areas
  - i) Parking should be subordinated to the overall design objectives of the site. Surface parking areas should be sectioned through the use of landscaping.
  - ii) Services areas will be screened from view from the street. Waste collection will be stored internally.
  - iii) Utilities and roof-top mechanical equipment shall be sited so that they may be screened and are not in highly visible locations.

3.5.2 Mutual easements for servicing, maintenance and access are encouraged between the various properties to allow the site to function as a single integrated development.

*Zoning By-law*

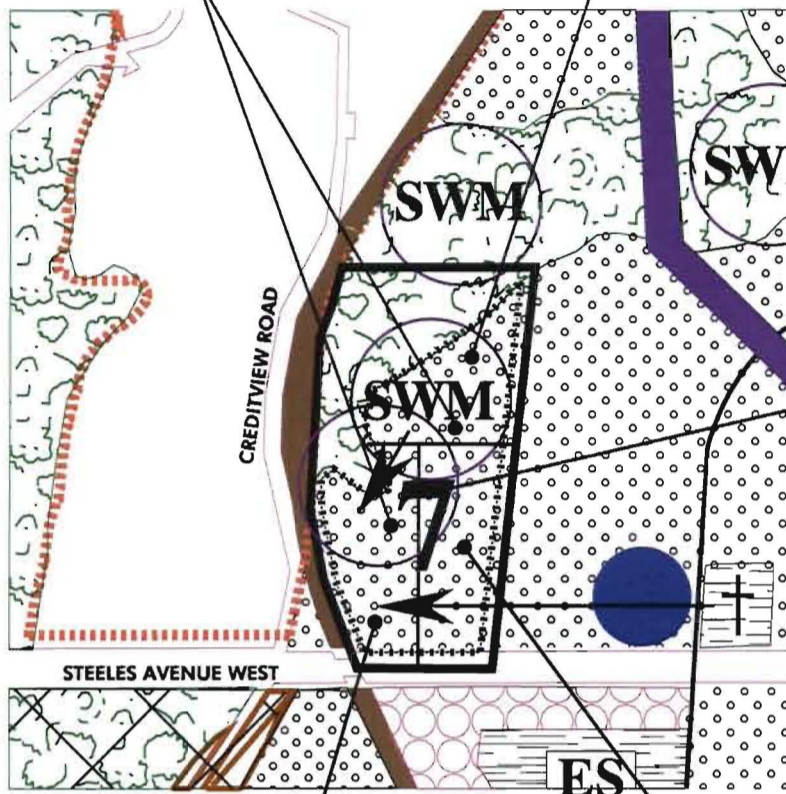
3.5.3 The zoning by-law for the lands subject to Special Policy Area 7 shall set out:

- a) restrictions on building height and setbacks and provisions for minimum landscaping and parking to implement the general development principles.
- b) setback requirements required to protect the identified natural features.
- c) a maximum floor area for the commercial uses, community centre and the place of worship to ensure that the service commercial uses remain of a local scale and that sufficient parking can be maintained.
- d) a shared parking ratio between the places of worship and the cultural centre to provide for the efficient use of the existing parking area.
- e) restrict the existing building adjacent to the valley at the northwest corner of Special Policy Area 7 to the existing footprint and to limit the number and type of uses in the building to those accessory to a place of worship.
- f) a maximum unit size and number of bedrooms for the residential apartment reflective of "seniors" housing.

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"OPEN SPACE - SWM FACILITY"  
TO BE RELOCATED

LANDS TO BE REDESIGNATED FROM  
"RESIDENTIAL - LOW/MEDIUM DENSITY"  
TO "RESIDENTIAL - CLUSTER HIGH DENSITY"



"Special Policy Area 7" TO  
BE ADDED

"INSTITUTIONAL - PLACE OF WORSHIP (Reserve)' TO BE RELOCATED

LANDS TO BE REDESIGNATED FROM "RESIDENTIAL -  
LOW/MEDIUM DENSITY" TO "EMPLOYMENT - SERVICE COMMERCIAL"

EXTRACT FROM SCHEDULE SP40(A) OF THE DOCUMENT KNOWN AS THE CITY OF BRAM WEST SECONDARY PLAN

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|--|--|---|
| <p><b>RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li> Low Density</li> <li> Low / Medium Density</li> <li> Medium Density</li> <li> Village Residential</li> <li> Cluster / High Density</li> </ul> <p><b>EMPLOYMENT</b></p> <ul style="list-style-type: none"> <li> Highway &amp; Service Commercial</li> <li> Neighbourhood Retail</li> <li> Convenience Retail</li> <li> Service Commercial</li> <li> Churchville Heritage Conservation District</li> <li> Bram West Secondary Plan Boundary</li> </ul> | <p><b>OPEN SPACE:</b></p> <ul style="list-style-type: none"> <li> Neighbourhood Park</li> <li> Cemetery</li> <li> SWM Facility (Quantity)</li> </ul> <p><b>INFRASTRUCTURE:</b></p> <ul style="list-style-type: none"> <li> Ontario Hydro Power Corridor</li> <li> Canadian Pacific Railway</li> </ul> <p><b>INSTITUTIONAL</b></p> <ul style="list-style-type: none"> <li> Elementary School</li> <li> Place Of Worship (Reserve)</li> </ul> <p><b>ROAD NETWORK</b></p> <ul style="list-style-type: none"> <li> Major Arterial (45-50 metres)</li> <li> Special Policy Area #7</li> </ul> | <p>Appealed To The<br/>Ontario Municipal Board<br/>All Valleyslands<br/>As Designated</p> |
|--|--|---|

OFFICIAL PLAN AMENDMENT OP93 #. 261



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2006 03 20

Drawn by: CJK

File no. C3W1.1sp

Map no. 57-16

**Schedule A**

IN THE MATTER OF the *Planning Act*, R.S.O. 1990,  
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law  
93-2006 being a by-law to adopt Official Plan Amendment OP93-261  
Roman Catholic Episcopal Corporation (Diocese of Toronto) File C3W1.1

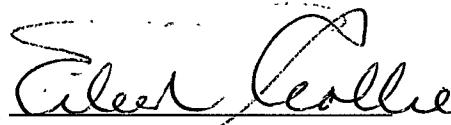
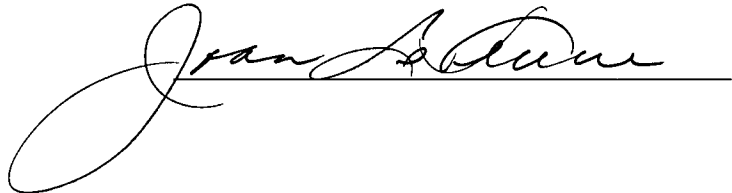
DECLARATION

I, Joan LeFeuvre, of the Town of Halton Hills, in the Region of Halton, hereby make oath and say as follows:

1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 93-2006 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 27<sup>th</sup> day of March, 2006, to adopt Amendment Number OP93-261 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 93-2006 as required by section 17(23) of the *Planning Act* was given on the 11<sup>th</sup> day of April, 2006, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-261 is deemed to have come into effect on the 1<sup>st</sup> day of May, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the            )  
City of Brampton in the                )  
Region of Peel this                     )  
10<sup>th</sup> day of May, 2006.                 )



A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner**  
i.e. Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2008.