



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 93 - 2023

To adopt Amendment Number OP 2006- 248 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- 248 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 31st day of May, 2023.

Approved as to
form.

2023/05/25

SDSR

Approved as to
content.

2023/05/25

AAP

OZS-2020-0038

Patrick Brown, Mayor

Peter Fay, City Clerk
Charlotte Gravel, Acting

**AMENDMENT NUMBER OP 2006- 248
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA**

1.0 Purpose:

The purpose of this Amendment is to amend the Mount Pleasant Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of a high-rise residential building for the purposes of a retirement community on site in addition to permitting townhomes.

2.0 Location:

The lands subject to this amendment comprise of three municipal parcels (2247, 2257 and 2271 Mayfield Road) of record, totaling 1.03 hectares in area, located on the south side of Mayfield Road, east of Edenbrook Hill Drive and west of McLaughlin Road. The lands are legally described as Lot 17, Concession 2, West of Hurontario Street, City of Brampton, Region of Peel.

3.0 Amendments and Policies Relevant 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 51: Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 248

3.2 The document known as Secondary Plan Area 51: Mount Pleasant Secondary Plan, as amended, is hereby further amended:

1. By changing on Schedule SP51(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Low and Medium Density Residential" to "High Density Residential - Special Policy Area 1", and by adding a "High Density Residential" designation to the legend;
2. By adding Section 5.1.4 "High Density Residential" to Section 5.1 Residential as follows, and renumbering the following sections in Section 5.1 accordingly:

"5.1.4 High Density Residential

5.1.4.1 Lands designated High Density on Schedule SP51(a) permit a density of up to 247 units per net residential hectare (100 units per net residential acre).

"5.1.4.2 High Density Residential – Special Policy Area 1

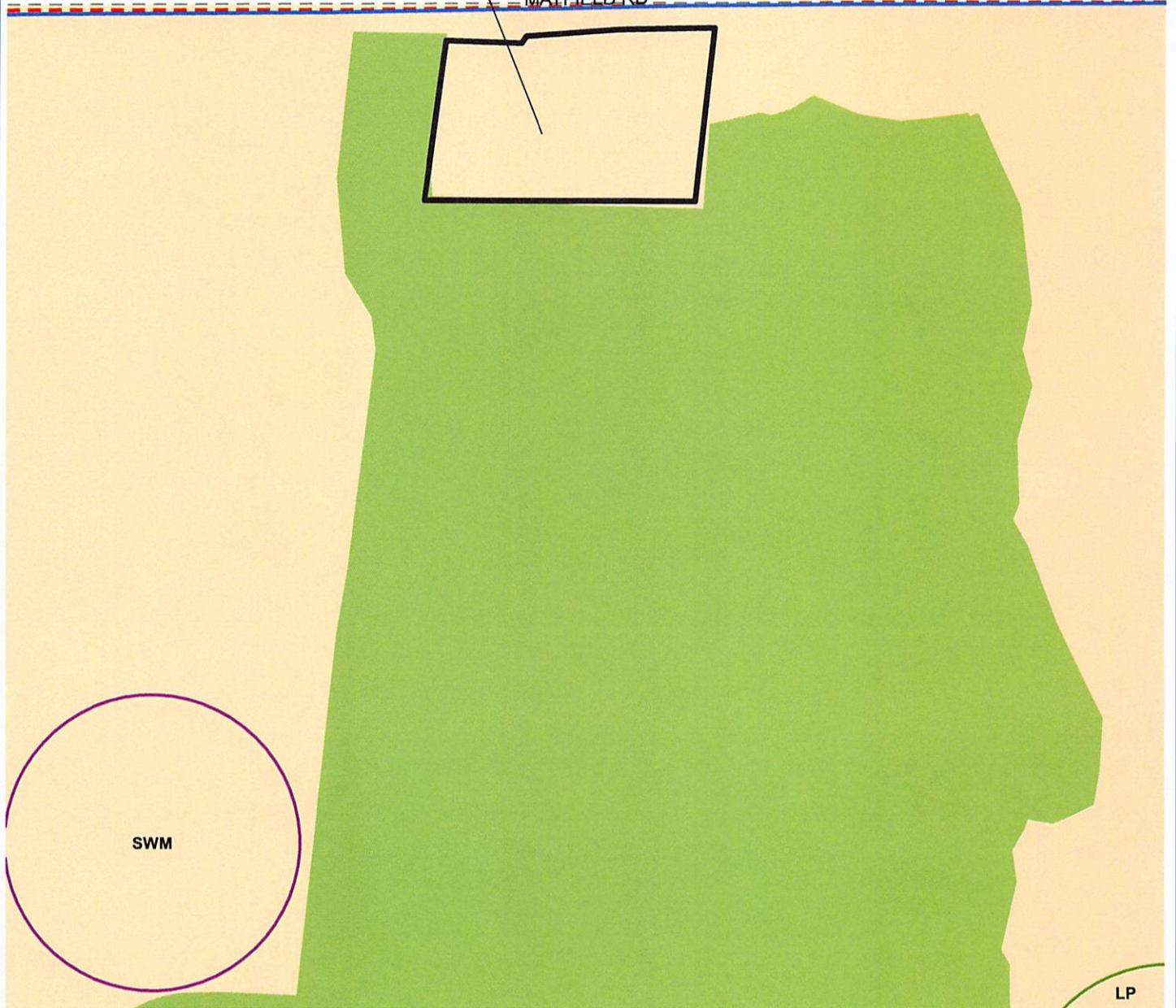
In areas designated "High Density Residential – Special Policy Area 1" on Schedule SP 51(a) the following apply:

- (i) permitted uses will be limited to a nursing home and retirement community, with related ancillary uses, as well as stacked townhouses, back-to-back stacked townhouses, back-to-back townhouses and street townhouses.
- (ii) The following are to apply for a nursing home or retirement community:
 - a. Maximum permitted building height of eight storeys.
 - b. Maximum permitted density of 200 units per net residential hectare (80 units per net residential acre).

- c. Maximum permitted Floor Space Index of 3.0 (exclusive of underground parking garage).
 - (iii) A retirement community is to be defined as “a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.
 - (iv) The following apply for townhouse forms of development:
 - a. Maximum permitted building height of four storeys.
 - b. Additional technical supporting studies may be required with the Site Plan Approval application.”
3. The portions of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 as amended, are hereby further amended:
- (i) by changing the land uses shown on Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 from “Low/Medium Density Residential” to “High Density Residential – Special Policy Area 1” for the lands shown outlined on Schedule ‘B’ to this amendment;
 - (ii) by adding “High Density Residential” to the legend of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2.

**LANDS TO BE REDESIGNATED
FROM "LOW DENSITY RESIDENTIAL"
TO "HIGH DENSITY RESIDENTIAL
- SPECIAL POLICY AREA 1"**

MAYFIELD RD



EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

ROAD NETWORK

- ■ ■ Transit Spine Collector Road
- - - Arterial Road
- Collector Road
- ↔ Potential Connection

NATURAL HERITAGE SYSTEM

- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY
- HIGH DENSITY - SPECIAL POLICY AREA 1

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- ◇ Grade Separation
- SWM Stormwater Management Facility

INSTITUTIONAL

- K-5 Public Junior Elementary School Site
- 6-8 Public Senior Elementary School Site
- SE Separate Elementary School Site
- PS Public Secondary School Site
- SP Separate Secondary School Site
- W Place of Worship

RECREATIONAL OPEN SPACE

- CP City Park
- LP Local Park
- △ Parkette
- T Town Square
- ▽ Vest Pocket

RETAIL

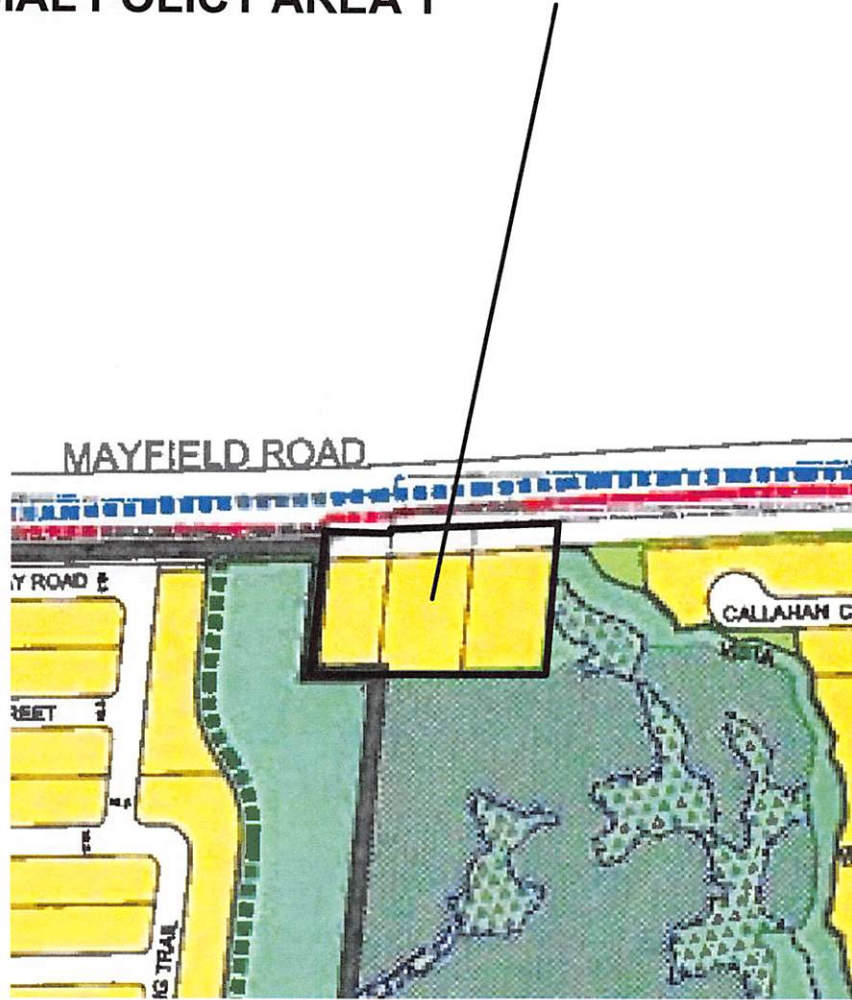
- District Retail
- CR Convenience Retail
- NR Neighbourhood Retail
- MVC Motor Vehicle Commercial

OTHER

- HD Heritage Resource Designation under the Ontario Heritage Act
- HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- 1-2 Special Policy Area 1-2
- Peel Regional Police Association Special Policy Area
- Area Subject to this Amendment
- Osmington Special Policy Area (Mixed Use Centre)



LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL - SPECIAL POLICY AREA 1"



EXTRACT FROM BLOCK PLAN SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT BLOCK PLAN

LEGEND

	BOUNDARY OF BLOCK PLAN AREA 51-2		SWM PONDS		HERITAGE LISTED RESOURCE
	NODE BOUNDARY		INSTITUTIONAL		MULTI-USE PATH WITHIN BLVDs. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
	PARTICIPATING PROPERTIES		PARKS / VEST POCKETS PARKETTES / TOWN SQUARE		ON-STREET BIKE LANE (CLASS 2)
	LOW / MEDIUM DENSITY RESIDENTIAL		OPEN SPACE/ BUFFERS		POTENTIAL SIGNED BIKE ROUTE (CLASS 3)
	MEDIUM DENSITY RESIDENTIAL	NATURAL HERITAGE SYSTEM (NHS)			GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)
	COMMERCIAL		NHS CHANNELS / BUFFERS	NOTES:	
	SWM PONDS		NHS WETLANDS	1. "THE LAND USES, FEATURES AND COMMUNITY INFRASTRUCTURE SHOWN ON THIS PLAN MAY BE REVISED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS."	
	HIGH DENSITY RESIDENTIAL		NHS WOODLANDS	2. "THE FINAL LOCATION FOR PATHS/BIKELANES/BIKE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS. IN ADDITION, THE FINAL LOCATION OF THE GREEN SYSTEM TRAIL WILL BE INCORPORATED INTO THE OVERALL DESIGN AND FINAL APPROVALS OF THE NATURAL HERITAGE SYSTEM."	
				3. "WHERE LANEWAYS HAVE A 90° DEFLECTION ADDITIONAL LAND FOR SNOW STORAGE WILL BE PROVIDED BY INTRODUCTION OF EYEBROWS OR OTHER MEASURES."	