



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 104 - 2024

To adopt Amendment Number OP2023- 265 to the Official Plan of the City of
Brampton Planning Area

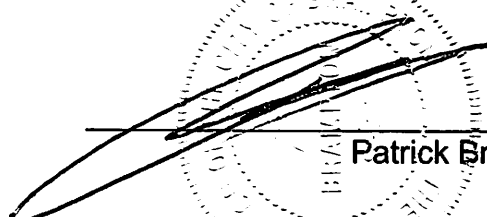
NOW THEREFORE the Council of The Corporation of the City of Brampton
ENACTS as follows:

1. Amendment Number OP2023- 265 to the Official Plan of the City of
Brampton Official Plan is hereby adopted and made part of this by-law.

ENACTED and PASSED this 26th day of June, 2024.

Approved as to
form.
2024/06/25
MR

Approved as to
content.
2024/June/24
AAP


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

(OZS-2023-0014 and OZS-2023-0015)

AMENDMENT NUMBER OP 2023- 265

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands to permit the development of townhouses, apartments, retail, and office spaces.

The Amendment creates a 'Special Policy Area 15 - Mississauga Road and Steeles Avenue' in the Bram West Secondary Plan (Area 40c) as identified on Schedule 'C'. It redesignates a portion of the subject lands from 'Office Centre' and 'Low/medium Density' to 'Mid-Rise Mixed Use, 'High-Rise Mixed Use', 'Office Centre/High-Rise Mixed Use' and 'Neighbourhood Park'.

The Amendment also creates a 'Special Policy Area 15 - Mississauga Road and Steeles Avenue' in Bram West 40-1 and Bram West 40-2 Secondary Plan, as shown on Schedule 'D' and 'E.

The subject lands are redesignated from 'Office Centre' in Bram West Sub-Area 40-1 to 'Office Centre', 'Mid-Rise Mixed Use', 'High-Rise Mixed Use', 'Office Centre/High-rise Mixed Use', and 'Neighbourhood Park' as shown on Schedule D.

Within Bram West Secondary Plan Sub Area 40-2, lands are redesignated from 'Office and Retail' to 'Mid-Rise Mixed Use', 'High-Rise Mixed Use' and 'Neighbourhood Park' as shown on Schedule 'E.

2.0 Location:

The lands subject to this Amendment are located east of Mississauga Road, south of Olivia Marie Road, west of Financial Drive and both north and south of Steeles Avenue West within the City of Brampton.

The lands are located on the north and south side of Steeles Avenue West, east of Mississauga Road and west of Financial Drive. The north parcel has a frontage of approximately 550 metres on Steeles Avenue West, area of 16.19 hectares and is legally described as Concession 4 WHS Lot 1 Part 1. The south parcel has a frontage of approximately 295 meters on Steeles Avenue West, area of 2.42 hectares and is legally described as Concession 4 WHS, Part of Lot 15.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Bram West Secondary Plan, being Chapter 40 of Part Two; Secondary Plans of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 40(A) Chapter 40(C), the Bram West Secondary Plan, thereof, Amendment Number OP 2023- 265 ;

3.2 The portions of the document known as the Bram West Secondary Plan, being Chapter 40 of Part Two; Secondary Plans of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By amending Schedule SP40(c) of Part Two: Secondary Plan, as shown on Schedule 'C' to this amendment, to identify the lands as

'Special Policy Area 15' amending land designations from 'Office Centre' and 'Low/Medium Density' to 'Office Centre', 'Mid-Rise Mixed Use', 'High-Rise Mixed Use', 'Office Centre/High-Rise Mixed Use' and 'Neighbourhood Park';

- (2) By adding the following as Section 5.3.8, Special Policy Area 15 – Mississauga Road and Steeles Avenue:

“5.3.8 Mississauga Road and Steeles Avenue

In area designated 'Special Policy Area 15 – Mississauga Road and Steeles Avenue, the following policies will apply:

- i) Authorized Uses of Land
 - a. Lands designated High-Rise Mixed Use (in accordance with Section 2.2.2, height permissions for high-rise buildings in the Brampton Plan) on Schedule SP40(c) are permitted to have a maximum building height of 25-storeys.
 - b. Lands designated Mid-Rise Mixed Use (in accordance with Section 2.2.2, height permissions for Mid-Rise buildings in the Brampton Plan) on SP40(c) are permitted to have a maximum building height of 12-storeys.
 - c. Lands designated Office Centre/High-Rise Mixed Use:
 - i. In accordance with Section 2.2.2, height permissions for High-Rise Mixed Use buildings in Brampton Plan on Schedule SP40(c) are permitted to have a maximum building height of 25-storeys.
 - ii. Residential development is not permitted until site plan agreements have been executed for all lands within Special Policy Area 15 (excluding Neighbourhood Park) and building permits are issued in association with those developments and it is determined to satisfaction of the Commissioner of Planning, Building and Growth Management that insufficient demand exists to develop the lands for office purposes.
 - iii. The establishment of residential uses on lands designated Office Centre/High-Rise Mixed Use shall not be considered an employment land conversion.
 - d. Lands designated Office Centre:
 - i. Lands designated Office Centre can be built in phases and should be developed to achieve an

overall minimum gross floor area of 23,180 square metres.

ii) *Phasing/Implementation*

a. Development within Special Policy Area 15 – Mississauga Road and Steeles Avenue shall be implemented in accordance with the policies below:

a. To secure the related infrastructure improvements and community facilities required, all new development in the Special Policy Area 15 – Mississauga Road and Steeles Avenue, that requires the conveyance of land for streets, parks and/ or other public facilities, as part of its initial development application process, shall proceed by way of a development agreement or subdivision agreement.

b. The phasing of development shall be coordinated with the phasing of municipal services. The processing and approval of development applications shall be contingent on the availability of water and wastewater capacity, as identified by the Region of Peel and the City of Brampton.

c. Development may proceed based upon individual subdivision or site plan applications, where appropriate, subject to satisfactory studies that consider municipal infrastructure requirements such as stormwater management, water and wastewater, transportation and site access that address capacity, configuration, staging in the context of individual sites and the totality of the lands subject to these special site policies to the satisfaction of the Region of Peel and City of Brampton.

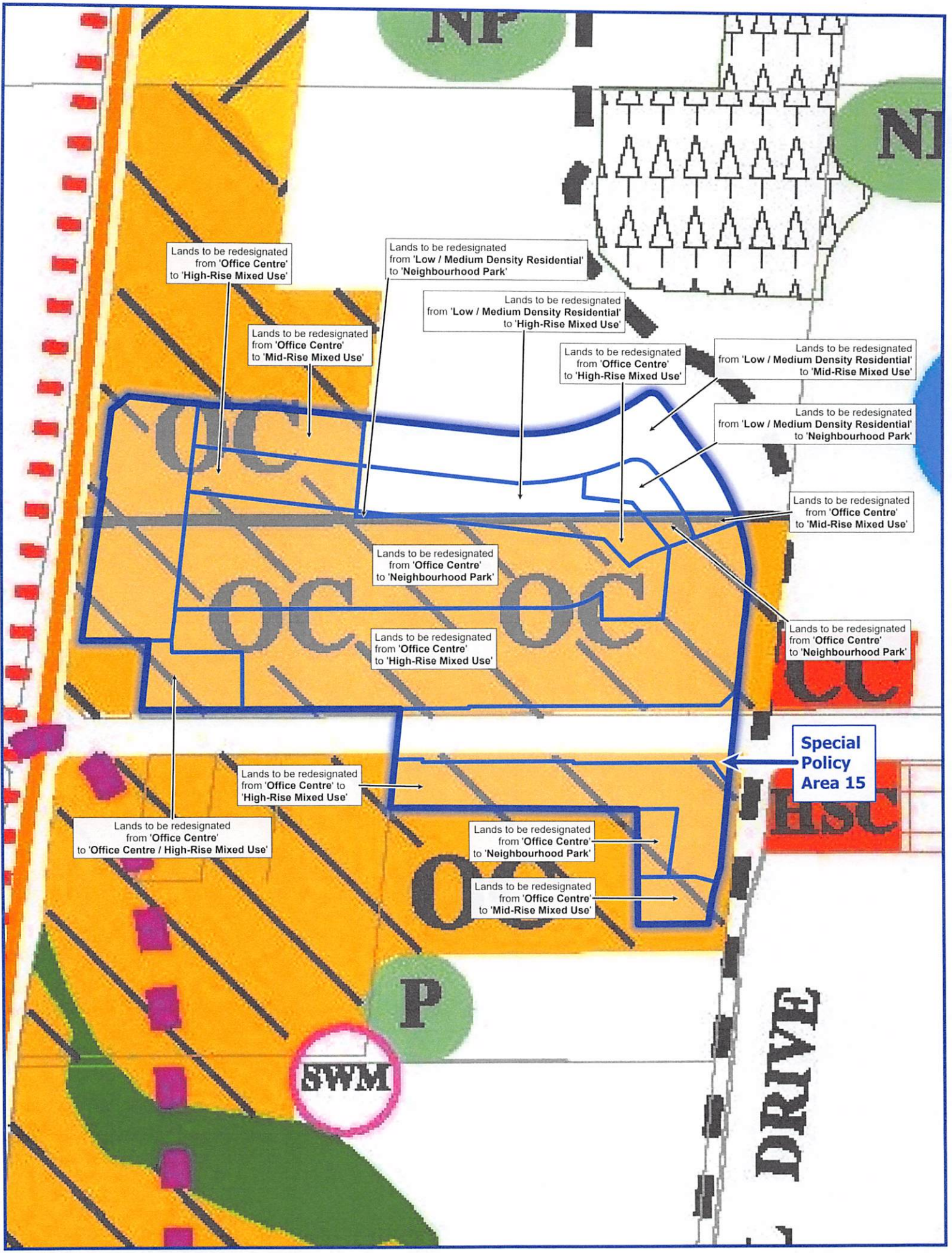
3.3 The portions of the document known as Sub Area 40-1 of the Bram West Secondary Plan, is hereby further amended:

(1) By amending Schedule “BP40-1” to Chapter 40-1: Block Plan for Sub Area 40-1 of the Bram West Secondary Plan by defining the limit of Special Policy Area 15 – Mississauga Road and Steeles Avenue and redesignating the subject lands from ‘Office and Retail’ to ‘Mid-Rise Mixed Use’, ‘High-Rise Mixed Use’ and ‘Neighbourhood Park’ as shown on Schedule ‘D’ to this Amendment.

3.4 The portions of the document known as Sub Area 40-2 of the Bram West Secondary Plan is hereby further amended:

(1) By amending Schedule “BP40-2” to Chapter 40-2: Block Plan for Sub Area 40-2 of the Bram West Secondary Plan by defining the limit of Special Policy Area 15, Mississauga Road and Steeles Avenue and redesignating the subject lands from ‘Office and Retail’ to ‘High-

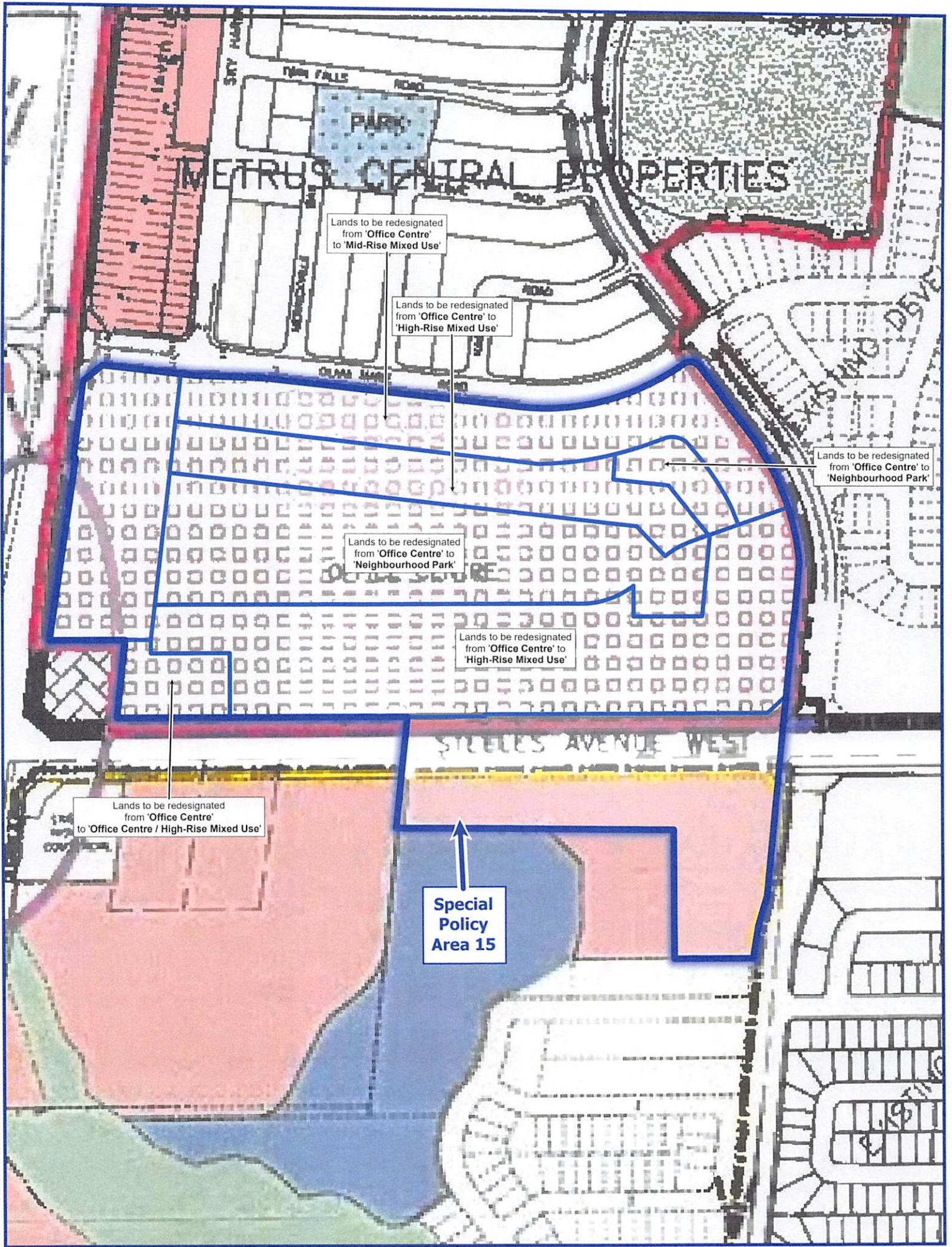
Rise Mixed Use', 'Mid-Rise Mixed Use' and 'Neighbourhood Park' as shown on Schedule 'E' to this Amendment.



EXTRACT FROM Schedule 40(a) Bram West Secondary Plan Chapter 40(c)

- | | | |
|--|--|--|
| <p>OPEN SPACE:</p> <ul style="list-style-type: none"> ■ Valleyland ■ City Wide Park ■ Neighbourhood Park ■ Parkette ■ Cemetery ■ Woodlot ■ Wetland ■ SWM Facility (Quantity) <p>UTILITIES AND INFRASTRUCTURE :</p> <ul style="list-style-type: none"> ■ Parkway Belt ■ TransCanada Gas Pipeline ■ Hydro One Corridor ■ Orangeville Railway Development Corporation | <p>INSTITUTIONAL:</p> <ul style="list-style-type: none"> ● Secondary School ● Senior Elementary School ● Elementary School ● Place Of Worship (Reserve) <p>ROAD NETWORK:</p> <ul style="list-style-type: none"> — Highway No. 407 — Major Arterial (45-50 metres) — Minor Arterial (36 metres) — Major Collector Roads (26-30 metres) — Minor Collector Roads (23-26 metres) — Interchange — Local Access — Primary Gateway — Secondary Gateway — Secondary Plan Area Boundary — 40(c) Plan Area Boundary | <p>EMPLOYMENT:</p> <ul style="list-style-type: none"> ■ Prestige Industrial ■ Hwy & Service Commercial ■ Neighbourhood Commercial ■ Service Commercial ■ Convenience Commercial ■ Specialty Office & Service Commercial ■ Office Centre <p>RESIDENTIAL:</p> <ul style="list-style-type: none"> ■ Upscale Executive Housing ■ Special Policy Area ■ Executive Residential ■ Low / Medium Density ■ Medium Density ■ Village Residential ■ Cluster / High Density ■ Churchville Heritage Conservation District |
|--|--|--|

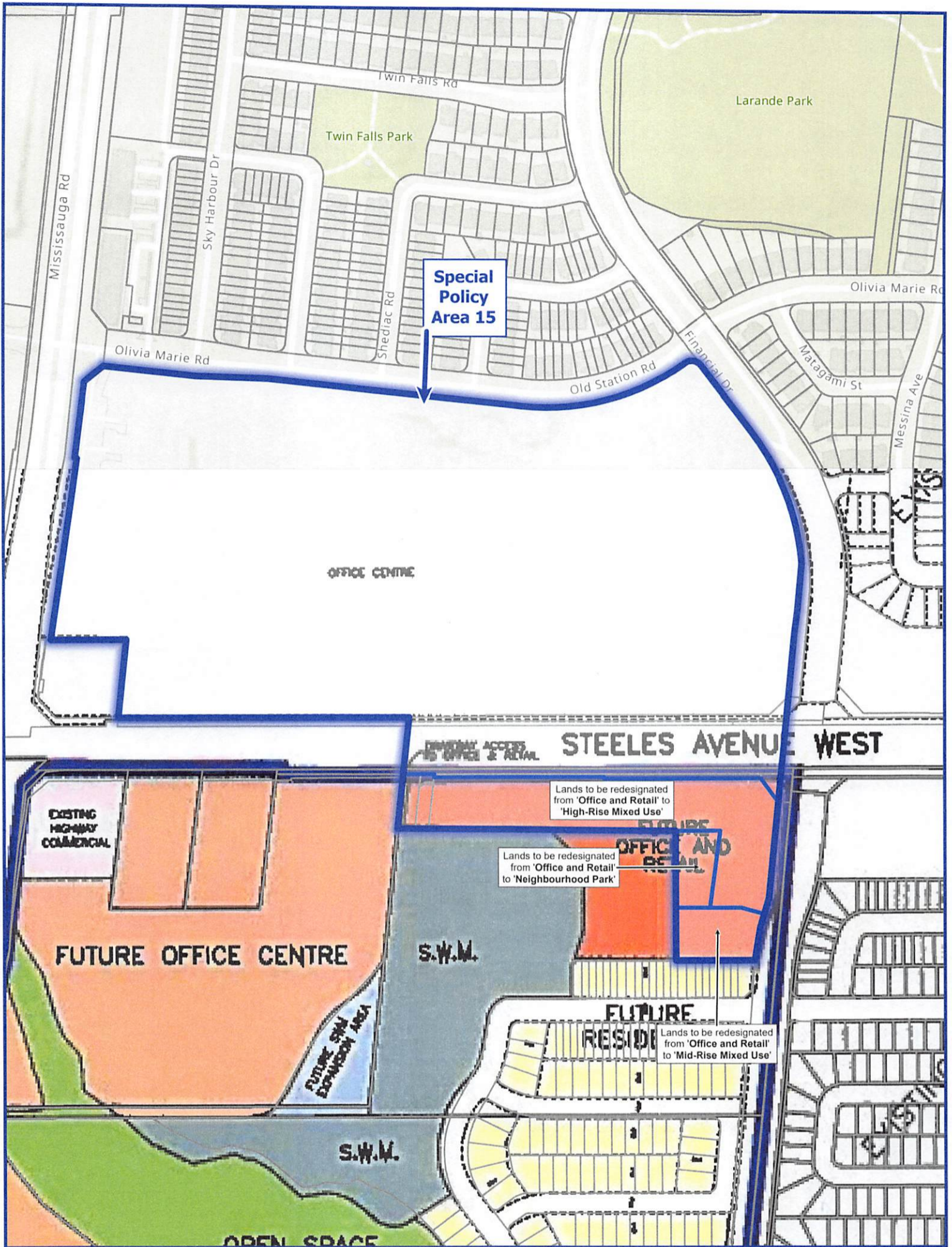
 SPECIAL POLICY AREA 15



EXTRACT FROM Bram West Secondary Plan Sub Area 40-1 Block Concept

- | | | |
|--|---------------------------------------|--|
| LOW DENSITY RESIDENTIAL | MIXED USE | LIMIT OF SUB AREA 40-1 |
| EXISTING DEVELOPMENT | OFFICE CENTRE | SUB AREA 40-1 - PHASE 1 |
| CLUSTER HIGH DENSITY RESIDENTIAL | EXISTING SERVICE STATION | LIMIT OF SUB AREA 40-2 |
| POTENTIAL STORM WATER MANAGEMENT | EXECUTIVE RESIDENTIAL | BIKE PATH |
| OPEN SPACE | SPECIALTY OFFICE & SERVICE COMMERCIAL | DRIP LINE AS STAKED ON MAY 20, 2008 |
| PARK | POTENTIAL SERVICE STATION | DRIP LINE AS STAKED ON MAY 28, 2008 |
| LIONHEAD LEGENDS GOLF COURSE | POTENTIAL ROAD CONNECTION | PRIMARY GATEWAY |
| SCHOOL | EXISTING ROAD CONNECTION | MISSISSAUGA ROAD STREETScape ENHANCEMENT |
| LANDS SUBJECT TO REFINEMENT, PENDING CREDIT VALLEY CONSERVATION AUTHORITY'S REVIEW AND ENDORSEMENT OF THE E.I.R. FOR THE 40-1 BLOCK PLAN PRIOR TO DRAFT PLAN APPROVAL OF SUBDIVISION 21T-07007B. | | SPECIAL POLICY AREA 15 |





EXTRACT FROM Bram West Secondary Plan Sub Area 40-2 Block Concept

- | | |
|----------------------------------|---------------------------|
| LOW/MEDIUM DENSITY RESIDENTIAL | SCHOOL |
| EXISTING DEVELOPMENT | OFFICE AND RETAIL |
| POTENTIAL STORM WATER MANAGEMENT | OFFICE CENTRE |
| OPEN SPACE | HIGHWAY COMMERCIAL |
| PARK | FUTURE SWM EXPANSION AREA |
| HIGHWAY 407 /PARKWAY BELT | LIMIT OF SUB AREA 40-2 |
| PRESTIGE INDUSTRIAL | SPECIAL POLICY AREA 15 |

