



AMENDMENT NUMBER OP2006 -

TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to implement a new set of land use, design and other associated policies to the area known as “Main Street North Development Permit System Area” as outlined on Schedule B to this amendment. This amendment shall also implement the Development Permit System as a new process for the review and approval of development proposals in the area.

2.0 Location:

The lands subject to this amendment are shown on Schedule B to this amendment and are generally described as follows:

1. All parcels of land on the west side of Main Street North between Vodden Street West, Isabella Street, David Street and Main Street North;
2. All parcels of land to the west of Main Street North between David Street, Thomas Street, Church Street West and Main Street North;
3. All parcels of land with frontage on the east side of Main Street North between Vodden Street East and Church Street East;
4. Certain lands fronting onto Victoria Terrace, William Street, Ellen Street, Alexander Street and the north side of Church Street East as shown on Schedule B to this amendment; and,
5. Lands located at the southeast corner of Vodden Street East as shown on Schedule B to this amendment.

The lands are located within part of Lots 6 and 7, Concession 1, EHS and part of Lots 6 and 7, Concession 1, WHS, in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) By amending Section 3.2.3 (Central Area and Urban Growth Centre) of the Official Plan by adding to the paragraph that states:

“The City will continue to stimulate and support a strong and vibrant Central Area through the Community Improvement Plan, the Official Plan, updating of the corresponding secondary plans, the Capital Works Program and by taking advantage of funding programs from senior levels of government.”

the following sentence:

“One of these implementation tools is the establishment of a Development Permit System in key areas of the Central Area to support the City’s objectives.”

- (2) By amending Section 4.1.8 (Central Area) of the Official Plan by adding the following:

“● Establishing Development Permit System Areas where appropriate, to serve as an incentive for development and redevelopment in the area.”

- (3) By amending Section 4.5.2.3 (Transportation – Road Network-Road Functional Plan) of the Official Plan by labelling the existing paragraph as section 4.5.2.3 i) and adding the following new sub-section:

“4.5.2.3 ii) Within the Central Area, it is the intent of this Plan to promote the shared use of Major and Minor Arterials and Collector Roads by transit, active transportation modes, pedestrians and automobiles and establish complete streets. To implement this intent, improvements to Major and Minor Arterials and Collector Roads that have the effect of improving the pedestrian environment will be encouraged and prioritized and every effort will be made to accommodate all modes of travel within the municipal right-of-way.”

- (4) By adding to Section 4.5.3.8 (Transportation System and Demand Management Measures – Maximize Road Efficiency) of the Official Plan the following sentence at the end of this section:

“Within the Central Area, parking requirements for certain uses may be eliminated or reduced within the implementing Zoning By-law or Development Permit By-law regulations to both encourage appropriate development and recognize the pedestrian oriented nature of the area.”

- (5) By amending Section 4.5.5.1 (Parking Management – Policies) of the Official Plan, adding the following words after ‘*arterial streets*’:

“with the exception of those Major and Minor Arterials within the Central Area.”

- (6) By amending Section 4.5.5.7 (Parking Management – Policies) of the Official Plan, adding the following sentence to the end of the paragraph:

“Within the Central Area, the City may consider limiting or eliminating on-site parking requirements for specific developments or areas as determined to be appropriate on a site or area-specific basis.”

- (7) By amending Section 4.6.3.3 (Stormwater Management – Policies) of the Official Plan is amended by adding the following at the end of the section.

“In the Central Area, infiltration at source is encouraged to minimize the amount of stormwater that needs to be conveyed.”

- (8) By adding thereto the following new section under Section 4.6.8 (Woodlands and the Urban Forest) of the Official Plan:
- “4.6.8.16 The mature tree canopy in neighbourhoods within the Central Area should be protected, to the extent practical, to assist in maintaining the character of an area. Where development or redevelopment is proposed, healthy trees should be protected to provide a buffer between new development and redevelopment and existing neighbourhoods.”
- (9) By adding thereto the following new section under Section 5.20 (Central Area Revitalization) of the Official Plan as set out below:
- “5.20.2 The City may establish Development Permit System Areas within all or part of the Central Area pursuant to Section 70.2 of the Planning Act. The overall intent of establishing such Development Permit System Areas is:
- to shorten review times, add flexibility to and simplify the regulatory environment where possible
  - establish a comprehensive planning policy basis for the future development and redevelopment and protection of lands within the Central Area of the City of Brampton
- Detailed policies regarding the establishment of Development Permit System Areas shall be contained within the applicable Secondary Plan in the Central Area.”
- (10) By amending Section 5.29.1 (Public Meetings – Policies), adding a comma and the words “*development permit system area*” after “*community improvement plan*”.
- (11) By amending Section 5.31.1 (Pre-consultation and Complete Submission Requirements) of the Official Plan, deleting the word “*and*” before the words “*site plans*” in the first sentence, adding the words “*and development permit applications.*” after the words “*site plans*” and adding a comma after the word “*condominium*”.
- (12) By amending Section 5.31.3 (Pre-consultation and Complete Submission Requirements) of the Official Plan, deleting the word “*and*” between “*draft plan of subdivision*” and “*draft plan of condominium*” and replacing it with a comma and adding the words “*and development permit application*” after “*draft plan of condominium*”.
- (13) By amending Section 5.31.8 (Pre-consultation and Complete Submission Requirements) of the Official Plan, adding the words “*and development permit*” after the words “*site plan*” in the first sentence.
- (14) By amending Section 5.31.11 (Pre-Consultation and Complete Submission requirements), deleting the word “*and*” before “*draft plan of condominium*”, and replacing it with a comma and adding the words “*and development permit*” after the words “*draft plan of condominium*”.
- (15) By adding the following new section to Section 5.0 (Implementation):

### “5.33 DEVELOPMENT PERMIT SYSTEM AREAS

The Development Permit System (DPS) is a planning process set out under the Planning Act that is intended to provide a municipality with a greater degree of flexibility and scope in establishing a planning framework and regulations for a given area. It enables site plan and minor variance processes into one application and approval process. It can also be used to help streamline processes in those situations where this would be beneficial to the overall development/redevelopment of an area.

#### Objective:

To implement Development Permit System Areas, where appropriate, to facilitate desired high quality development and redevelopment or protection of areas and streamline the applicable approval processes.

#### Policies

5.33.1 The City of Brampton may establish a Development Permit System pursuant to Section 70.2 of the Planning Act for selected areas of the City, as and when it is deemed appropriate to achieve the objectives and policies of the Official Plan.

#### *Implementing a Development Permit System Area*

5.33.2 Implementation of a Development Permit System Area shall be undertaken by way of a supporting background study, outlining the desired land use planning objectives for the specified area, any potential changes to the policy framework, and establishing the appropriate development permit regulations and approval processes.

5.33.3 In addition to the other requirements of Section 5.29, Council shall ensure that at least one open house is held for the purpose of giving the public an opportunity to review and ask questions about any proposed Development Permit System Official Plan or By-law Amendment to be established in accordance with Section 70.2 of the Planning Act. Such an open house shall be held no later than seven days before the public meeting otherwise required by the Planning Act for an Amendment to the Official Plan or By-law for a proposed Development Permit System Area. In addition, Council shall also ensure that a public meeting is held under the Planning Act for the purposes of giving the public an opportunity to make representations about any proposed Official Plan Amendment and Development Permit By-law that is intended to establish and implement a Development Permit System Area.

*Delegation of Approval Authority*

5.33.4 As part of a Development Permit System in the City of Brampton where a Development Permit By-law has been enacted, Council may delegate its authority with respect to *Planning Act* regulation 608/06 subsection 10(8) respecting Development Permit applications and paragraph 7 of subsection 4(5) respecting the entering of Development Permit agreements to a Director in the Planning and Infrastructure Services Department. Council's authority supersedes any delegated authority pursuant to this section and Council may exercise its Development Permit authority authorized by the *Planning Act* as Council deems appropriate.

*Complete Submission Requirements and Application Processing*

5.33.5 In addition to the submission requirements under Section 5.31 (Pre-Consultation and Complete Submission Requirements) Part I of the Official Plan, the following requirements apply with regard to the submission of plans and depiction of any proposed works.

- a) The City may require drawings showing plan, elevations and cross-section views for each building to be erected, which drawings are sufficient to display:
  - i) Matters relating to exterior design, including the character, scale, appearance, materials, colours, rooftop treatment, matters related to accessibility for persons with disabilities and design features of buildings and their sustainable design; and,
  - ii) The sustainable design elements on any adjoining highway under the City's jurisdiction, including without limitation: trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.

5.33.6 To further streamline processes, the City will establish review procedures for Development Permit applications that set out levels of review and procedures, application fees and submission requirements that correspond to the complexity, nature and extent of a proposal. The review process requirements shall be set out in the development permit by-law.

*Development Requires A Permit*

5.33.7 Where a Development Permit System Area is in place, no development or use shall occur unless in accordance with the policies of the Official Plan and the criteria set out in the Development Permit By-law. All identified types or classes of development as generally set out in the policies of the Official Plan and specifically set out in a Development Permit System Area shall be subject to the approval of a Development Permit. No building or other permit

shall be issued for types of development subject to a Development Permit unless such approval is issued. In addition to the policies of the Official Plan, the Development Permit By-law shall set out the permissions, regulations and criteria for uses and proposals within the Permit System area. Site plan and minor variance approvals may be replaced by the Development Permit regulations as set out in the Official Plan and any site specific Development Permit By-law.”

- (16) By amending the Table of Contents, adding the following text to Section 5.0 Implementation:

*“5.33: Development Permit System Areas”*

- (17) by adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP2006-\_\_\_\_\_.
- (18) by deleting from Schedule A2: Retail Structure, the “Convenience Retail” designations on the southeast and southwest corners of Main Street North and Vodden Street as shown on Schedule A to this amendment.
- (19) by changing on Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, the land use designation of the lands shown outlined on Schedule B to this amendment from “Commercial: Convenience Commercial”, “Commercial: Central Area Mixed Use” and “Institutional” to “Proposed Development Permit System Area: Main Street North Development Permit System Area”.
- (20) by deleting on Schedule SP7(C) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, the Special Policy Area 2 designation from the lands as shown on Schedule C to this amendment.
- (21) by deleting on Appendix A – Central Area Mixed Use Density Limits of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, the “2.0 FSI” designation from the lands as shown on Schedule D to this amendment.
- (22) by deleting in Section 5.6.2 of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans the text after the words “on Schedule SP7(c)” up to and including the text “These lands”.
- (23) by amending Section 4.0 (General Objectives and Criteria) of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans, adding the following bullet point at the end of the section:
- “● to establish process improvements that act as an incentive to development and redevelopment in the Central Area.”

- (24) by deleting from Section 5.0 (Land Use Principles) of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans, the words “*plus those sites previously designated at Vodden Street and Main Street North*” from the second sentence of the third paragraph.
- (25) By deleting the Table 1: Central Area Mixed-Use Density Structure, of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans and replacing it with the following table:

Table 1: Central Area Mixed-Use Density Structure  
Downtown Brampton Secondary Plan

| Area   | Overall Maximum FSI | Maximum Residential FSI |
|--|---------------------|-------------------------|
| “The Four Corners” area bounded by Elizabeth, Church, Union and Wellington Streets                 | 3.5                 | 3.5                     |
| Queen Street West, west of Elizabeth Street  | 2.0                 | 1.0                     |
| The “James River Block” bounded by Nelson Street, Queen Street, McMurchy Avenue and Haggert Street | 3.5                 | 2.0                     |
| Queen Street East, east of James and Scott Streets   | 2.0                 | 1.0                     |

- (26) by deleting Section 5.1.2.6 (Commercial-Central Area Mixed Use) of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans.
- (27) by deleting Section 5.1.2.8 (Commercial-Central Area Mixed Use) of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans.
- (28) by renumbering Sections 5.1.2.7, 5.1.2.9, 5.1.2.10, 5.1.2.11 to 5.1.2.6, 5.1.2.7, 5.1.2.8, 5.1.2.9 of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans respectively.
- (29) by deleting Section 5.2.3.3 (Commercial-Central Area Mixed Use) of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans, and replacing it with the following:

“5.2.3.3 The City will consider proposals for conversions of existing residential properties on Church Street East between Main Street North and Union Street, that are outside of the Proposed Main Street North Development Permit System Area for limited commercial and/or residential apartment uses on a site-specific basis, provided that such proposals are in keeping with the following criteria, and are subject to further amendments to the plan:

- (i) redevelopment of these properties shall incorporate existing significant heritage resources



to the extent practical, in accordance with the Urban Design policies of this Plan. Properties listed in the Brampton Inventory of Heritage Resources are subject to the Heritage Resource Management policies referenced in Section 8.5 of this Plan;

- (ii) notwithstanding section 5.1.1.3 of this Plan, sites under 0.20 hectares (0.50 acres) in area shall be developed to a Maximum Floor Space Index of 0.75 FSI; and,
- (iii) residential or commercial parking shall be located in the rear yard only, and be appropriately screened and buffered from adjacent residential properties.”

- (30) by adding the following section to Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans:

**“5.7 DEVELOPMENT PERMIT SYSTEM AREA: MAIN STREET NORTH**

**5.7.1 Vision**

The policies of this section of the Secondary Plan establish a Development Permit System (DPS) area on both sides of Main Street North between Church Street and Vodden Street as shown on Schedule SP7(A).

The City of Brampton supports new investment and redevelopment along Main Street North however, it is the intent of the City to maintain and enhance the existing character of Main Street North, which is representative of the City's strong history and proud heritage. The policies balance these two objectives. At the north and south end of the Main Street North Area, existing land uses, parcel fabric and other considerations allow for more intensive development. The policy framework encourages the development of higher density commercial and residential uses in gateway locations of the Main Street Development Permit System Area. Potential open space opportunities are identified to assist in establishing a progression of public spaces along Main Street within the downtown.

In terms of character, the predominant built form in the Development Permit System Area is made up of residential-type buildings that are located on deep rectangular lots fronting on Main Street North. These buildings typically occupy between 60% and 75% of the length of the front lot line, which has an average length of 15.0 metres. It is this pattern of development that this policy framework intends to maintain and protect. Small-scale additions or intensification and the adaptive reuse of existing buildings with suitable uses is promoted, with the intent to improve the streetscape and activity along Main Street North.

It is the intent of the City of Brampton to utilize the Development Permit System to stimulate development and redevelopment at the northern gateway to Downtown Brampton and streamline the planning approvals process.

### **5.7.2 Goal**

- 5.7.2.1 It is the goal of the Main Street North Development Permit System Area to protect and enhance the character of the district and to encourage its transition into a diverse, liveable, safe, thriving and attractive component of the historic Downtown precinct and the City as a whole. Main Street North has several distinct sub-character areas that have specific attributes that will be addressed through detailed policies and objectives.
- 5.7.2.2 The Official and Secondary Plan policies provide the broad enabling structure for the Development Permit System Area. The Main Street North Development Permit By-law will provide a unified policy framework for the area that will set out the general goals, objectives, review criteria and regulations to establish the City's policy intent for the area and ensure that the goals and objectives are achieved.

### **5.7.3 Permitted Uses**

The Development Permit By-law for Main Street North shall set out the range of permitted uses within the Development Permit System Area.

### **5.7.4 When A Development Permit is Required**

In the Main Street North Development Permit System Area, the Development Permit By-law shall establish when a Development Permit is required, to allow the municipality sufficient control to achieve the objectives of the Official Plan and the planning objectives outlined in the Development Permit System Area. As such permits may be required for new development, additions, building and material changes, changes to architectural styles, vegetation removal, changes to uses and other matters proposed in accordance with Section 9.4.2 of this Plan, all as more specifically established in the Main Street North Development Permit By-law.

### **5.7.5 Development Policies**

The following types of criteria shall be used for the basis of principles included in the by-law for a Development Permit System Area which are intended to guide decisions on new development or redevelopment in the Main Street North Development Permit System Area as well as municipal initiatives, projects and capital works improvements. Review of Development Permits, municipal initiatives, projects and capital works shall be assessed in relation to principles established in the Main Street North Development Permit System By-law that relate to such matters as streetscape and public realm, provision of open space elements, building design, location and use of materials and colours, lot configuration and assembly, parking and access, site design and layout, landscaping, signage and display areas, site servicing and grading, sustainable site and building design elements, and heritage protection and conservation. The Development Permit By-law will establish standards with respect to these matters that achieve the desired planning goals and objectives. Review of Development Permits, municipal initiatives, projects and capital works shall also be assessed in relation to other applicable Official Plan policies, City-wide design Guidelines and City technical manuals and standards.

### **5.7.6 Conditions of Development**

#### **a) Types of Conditions**

In conjunction with the approval of a development permit, the City may impose conditions as set out in Section 9.4

IMPLEMENTATION –DEVELOPMENT PERMIT SYSTEM AREAS of this Plan as well as those set out below:

- i) dedicate lands to the City of Brampton to provide a continuous 26 metre right-of-way along Main Street North;
- ii) Provide for the dedication of lands to the City of Brampton to provide for the designated right-of-way width along any abutting street frontage;
- iii) enhance the façade of any existing buildings in a manner that complements and is compatible with the character of adjacent development;
- iv) use building materials and colours that are compatible with the character of existing buildings fronting on Main Street;
- v) provide services and matters in exchange for a specified height or density of development as set out in Section 5.7.7.

#### **5.7.7 Density and Height Increases**

Notwithstanding the regulations limiting height and density with the Development Permit By-law, the maximum permitted height may be exceeded within identified areas in the Development Permit By-law area beyond the identified range, provided that it supports the overall goals and objectives of the City, the criteria in Section 9.4.6 are met and the Development Permit By-law sets out specific provisions for contributions.

#### **5.7.8 Applicability of Sections 8.1 to 8.4**

Sections 8.1 to 8.4 are not applicable to the lands that are within the Development Permit System Area. Requirements with respect to Character Principles Urban Design, Design Guidelines and Special Streetscape Improvements as they pertain to the Main Street North Development Permit System Area will be set out in the Development Permit System By-law.”

- (31) by amending Section 6.2 (Road Network) of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans, adding the following Section:

#### **“Complete Streets**

6.2.7 The general approach for the design of streets within Downtown Brampton Secondary Plan shall be to establish complete streets whereby the shared use of Major and Minor Arterials and Collector Roads by transit, active transportation modes, pedestrians and automobiles shall be promoted. The broader function of streets as a primary element of the City’s public realm, a place for interaction of citizens and for accommodating all modes of travel shall be recognized and appropriately addressed in the development and implementation of street design standards and approval of public works.

To implement this intent, improvements to Major and Minor Arterials and Collector Roads that have the effect of improving the pedestrian environment will be encouraged and every effort will be made to address the needs and/or accommodate all modes of travel within the municipal right-of-way. Alternative design standards shall be implemented to provide for the development of an attractive, safe and comfortable street environment for non-private vehicular modes. These may include, among others:

- Use of reduced design speeds, street design standards and other measures to calm traffic and reduce conflicts between active transportation modes and vehicles;
- Design of intersections and corner curb radii to minimize width of crossings;

- Provision of street network with appropriately spaced intersections with aim to enhance pedestrian and active transportation mobility; and,
  - Provision of appropriate streetscape elements in locations that help provide a sense of separation between vehicles and pedestrians and provide for comfortable pedestrian spaces.
- i) Along Main Street North between Church Street and Vodden Street generally no more than 60% of the ultimate right-of-way shall be dedicated to the exclusive use of motor vehicles. The balance of the right-of-way shall be utilized for the pedestrian/boulevard zone with associated landscaping and to accommodate active transportation modes (bicycle path/lane). Exceptions may include the provision of bus bays for rapid transit and accommodation of turning lanes at intersections, however, a comfortable pedestrian environment in terms of quality and width shall be maintained in all locations. Where additional road facilities are required, all efforts to secure additional right-of-way to accommodate a suitable pedestrian area and maintain the 60/40 ratio shall be pursued.”

(32) by amending Section 9.0 (Implementation and Interpretation) of Chapter 7 (Downtown Brampton Secondary Plan) of Part II: Secondary Plans, adding the following Section:

**“9.4: DEVELOPMENT PERMIT SYSTEM AREAS**

The City may establish Development Permit System Areas within all or part of the Downtown Brampton Secondary Plan pursuant to Section 70.2 of the Planning Act.

The overall intent of establishing Development Permit System Areas is to provide for a more flexible and simplified review procedures where possible, and establish a comprehensive planning policy and urban design framework for the future development and redevelopment or protection of lands and districts within the Downtown Brampton Secondary Plan.

**9.4.1 Basis**

The City may as it deems appropriate establish Development Permit System Areas within the Downtown Brampton Secondary Plan Area, to achieve desired City objectives with respect to protection of areas or to facilitate their comprehensive revitalization and development. The following policies shall guide the application, processing and governance of the development permit system areas, in conjunction with any of the other related policies of the Official Plan and those set out under the applicable sections for a given Development Permit System Area as shown on Schedule SP7(A).

**9.4.2 When a Development Permit is Required**

In an area identified as a Development Permit System Area, where a Development Permit By-law is in force, a development permit is required when it is proposed to:

- a) Construct, erect or place one or more buildings or structures;
- b) Increase the size of an existing building or structure;
- c) Establish a parking lot or add additional parking spaces;
- d) Establish driveways or modify driveways for motor vehicle access;
- e) Alter the grade of the land and/or place or dump fill on the land; and,
- f) undertake a proposal that meets any additional criteria as may be set out in the policies and by-law for a specific Development Permit System Area.

The Development Permit By-law shall set out specific requirements in relation to when a development permit is required. The placement of a portable classroom on a school site of a district school board is exempt from the requirement for a development permit if the school was in existence on January 1, 2007.

### **9.4.3 Range of Permitted Uses within Development Permit System Area**

9.4.3.1 The range of permitted uses within a Development Permit System Area may be set out within Official Plan policies for the given area, or within the Development Permit By-law.

### **9.4.4 Conditions of Development**

#### **a) Types of Conditions**

As a condition of approving a Development Permit, the City may require an applicant to:

- i) enter into a Development Agreement, dealing with such matters as the location of buildings, parking and landscaping and any other matter that would be included as a condition pursuant to this Section;
- ii) post securities, which have the effect of ensuring that any required improvements are made;
- iii) provide sustainable design elements, which include trees, shrubs, hedges, plantings and other ground cover, permeable paving materials, street furniture, curbed ramps, waste and recycling containers and bicycle parking facilities within the public realm at no charge to the City of Brampton;
- iv) carry out landscaping enhancements in accordance with an approved landscaping plan;
- v) carry out drainage improvements to the satisfaction of the City and the Conservation Authority;
- vi) provide cash-in-lieu of parkland, if required by a By-law passed pursuant to Section 42 of the Planning Act;
- vii) use building materials and colours in accordance with the policies and requirements and guidelines set out for the Development Permit System Area;
- viii) satisfy a condition related to site alteration, including but not limited to, the alteration or restoration of the grade of land and the placing or dumping of fill on the lands;
- ix) require the dedication of land towards the identified ultimate public right-of-way for any abutting street;
- x) protect, maintain and enhance existing trees and other vegetation on the lands;
- xi) satisfy a matter related to the removal or restoration of vegetation;
- xii) provide for the monitoring of the use of lands, provided the monitoring was necessary for the protection of public health and safety and/or the protection of the natural environment;
- xiii) provide facilities that are intended to provide access to buildings and other components of a land use for persons with disabilities;
- xiv) provide easements for the purposes of allowing for shared parking or access to other lots in the specified area as may be required by the City;
- xv) provide services and matters in exchange for a specified height or density of development as further outlined in the policies for the specific Development Permit System Area;
- xvi) With respect to land described in paragraph 3, 3.1 or 3.2 of subsection 34 (1) of the Planning Act, satisfy a condition that is related to matters that would otherwise be prohibited under those paragraphs;
- xvii) improve, enhance, restore or provide items which are not explicitly identified in this sub section, but which are

- conditions that are provided for pursuant to Sections 34, 40, 41 or 42 of the Planning Act; and,
- xviii) provide any applicable financial contribution as required by City policies and procedures, provided the contribution is supported by statute.

**b) Timing of Fulfilment of Conditions**

Any of the conditions identified in Section 9.4.2(a) or under the policies related to a specific Development Permit System Area may require their fulfilment prior to the issuance of a Development Permit. An implementing Development Permit By-law shall set out options for timing of conditions and any conditions imposed shall indicate when they are to be satisfied.

**c) Restrictions on Conditions**

Any condition shall be clear, precise and quantifiable and shall not deal with interior design, the layout of interior areas and the manner of construction and the constructions standards themselves. In addition, any condition imposed shall be of a type that is permitted by this Plan and which is reasonable for and related to the appropriate use of the land. Such a condition shall also not conflict with Federal and Provincial Statutes and Regulations.

**9.4.5 Variances to Development Permit Standards**

- a) The implementing Development Permit By-law contains a list of permitted and prohibited uses and minimum and maximum standards, within which all development is expected to comply. The applicable Development Permit by-law may set out which standards may be varied and those for which sufficient flexibility is built into the provision or should not be varied to meet certain requirements and are considered fixed standards.
- b) Variations from development standards that exceed the permitted range of variance or for which a variance is not permitted require an amendment to the Development Permit By-law. Any such change shall be in considered in a comprehensive manner within the context of the overall policy framework for the applicable Development Permit System area.
- c) Variations to a standard may be considered in the context of a Development Permit application, provided it can be demonstrated that the variation is appropriate for the development of the lot and generally satisfies the intent of the Official Plan and the variance meets the other specific requirements set out in the Development Permit System By-law.
- d) The City may establish process requirements with respect to the consideration and review of variances to provisions in a Development Permit By-law, within the policies for the specific Development Permit System Area and the specific Development Permit By-law.

**9.4.6 Density and/or Height Increases**

- a) Notwithstanding maximum densities or heights that may be set out in the policies for a Development Permit System Area and related By-law, the maximum permitted height and/or density may be exceeded in site specific areas set out in the detailed policies for a particular Development Permit System Area, in exchange for contributions towards a public facility, service or matters.
- b) These public benefits include, but are not limited to:
- i) the provision of parking for use by the public;

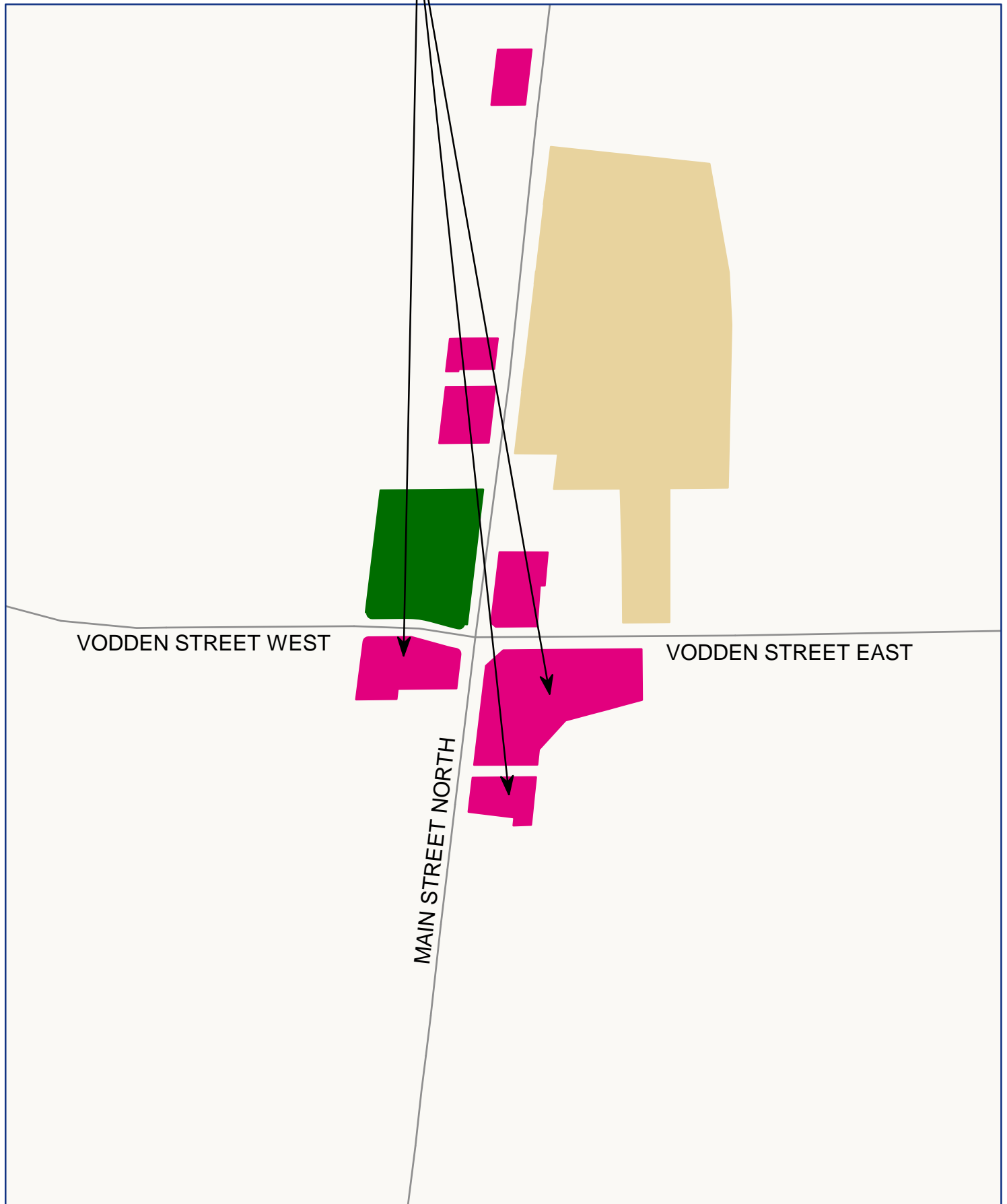
- ii) the provision of transit infrastructure above standard City requirements in relation to a development permit application;
  - iii) the provision public art or contribution to a City art program;
  - iv) the dedication of lands to a public authority for active park purposes beyond standard City requirements for dedications or provision of cash-in-lieu.
  - v) preservation and integration of any identified heritage resources beyond standard City requirements.
  - vi) Provision of off-site community improvements to the streetscape, parks and open space and other elements of the public realm
- c) Increases in height shall not create adverse negative impacts including wind and shadow and the proposal shall be compatible with the character and scale of the surrounding neighbourhood.
- d) Notwithstanding Section 5.12.8 of Part 1 of the Official Plan, and in accordance with regulations set out under Section 70.2 of the Planning Act, in areas subject to a Development Permit System, the general provisions or site specific Development Permit By-law shall:
- i) specifically set out a proportional relationship between the quantity or monetary value of the facilities, services and matters that may be required and the density and/or height of development that may be allowed; and,
  - ii) identify the area in which a density and/or height increase in exchange for the provision of specified facilities, services and matters may be considered and imposed as a condition of issuance of a Development Permit, prior to any exchange of height and/or density for provision of facilities, services and/or other matters may be considered or undertaken.
- e) The provision of specified facilities, services and matters in exchange for a specified height and/or density of development shall be set out as a condition in the agreement to a Development Permit approval.
- f) Consideration for density and/or height increases shall be subject to the policies under Section 5.12 of the Official Plan, as applicable.”

Approved As to Content:




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Paul Snape, MCIP, RPP  
Director, Development Services

# "CONVENIENCE RETAIL" DESIGNATION TO BE DELETED



EXTRACT FROM SCHEDULE A2 (RETAIL STRUCTURE) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

-  CONVENIENCE RETAIL
-  DISTRICT RETAIL
-  NEIGHBOURHOOD RETAIL

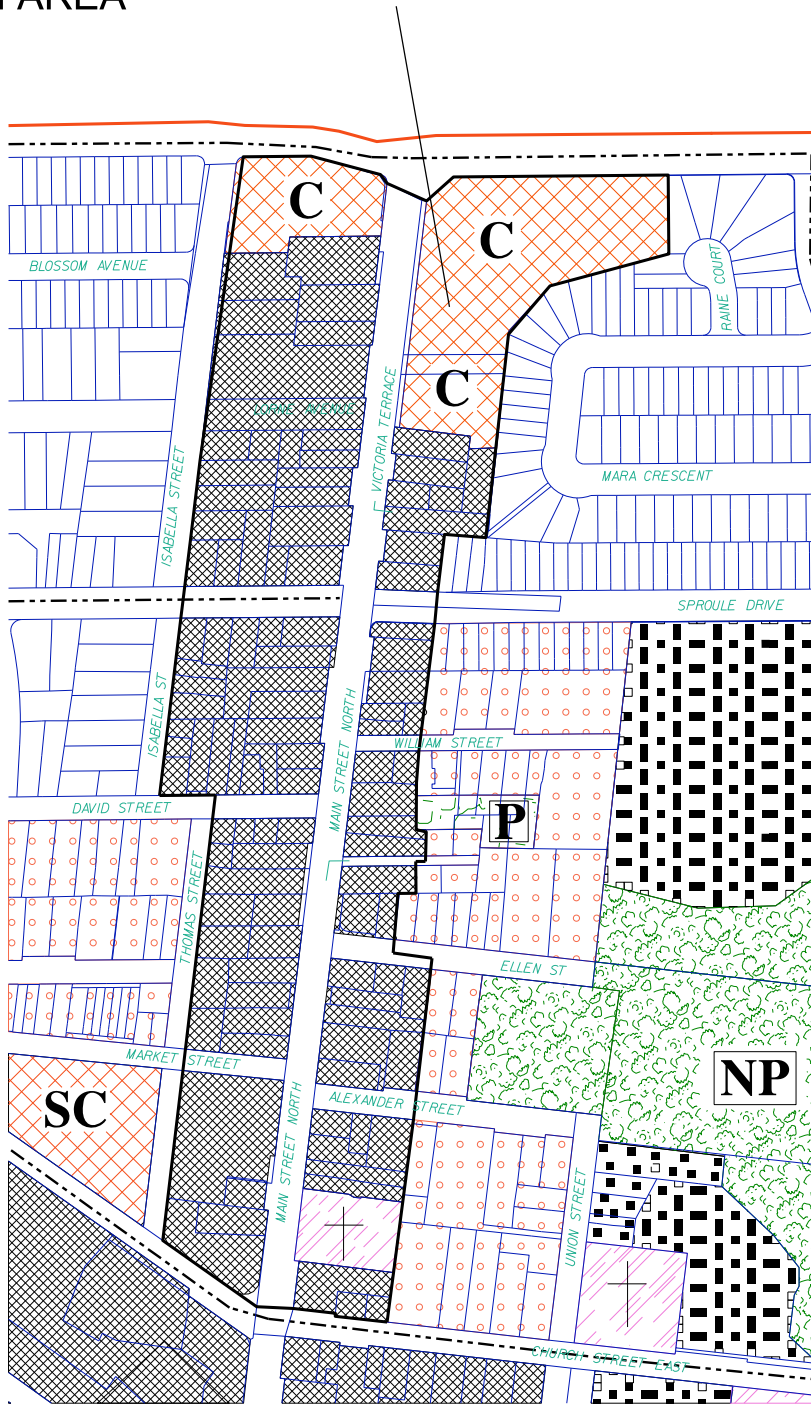


PLANNING AND INFRASTRUCTURE SERVICES  
Date: 2009/11/05 Drawn By: CJK  
File: mainstreetnDPS\_OPA\_SCHEDA













SCHEDULE A TO OFFICIAL PLAN  
AMENDMENT OP06# \_\_\_\_\_



**LANDS TO BE REDESIGNATED FROM "CONVENIENCE COMMERCIAL", "CENTRAL AREA MIXED USE" AND "INSTITUTIONAL" TO "DEVELOPMENT PERMIT SYSTEM AREA: MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA"**



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

|   |   |   |                           |
|---|---|---|---------------------------|
| <b>LAND USE</b>   |   | <b>PUBLIC OPEN SPACE</b>  |                           |
|  | <b>Subject Lands</b>  |  | <b>Parkette</b>           |
| <b>RESIDENTIAL</b>  |   |  | <b>Neighbourhood Park</b> |
|  | <b>Low Density</b>  | <b>INSTITUTIONAL</b>  |                           |
|  | <b>Medium Density</b>   |  | <b>Place of Worship</b>   |
|  | <b>Medium High / High Density</b>   | <b>TRANSPORTATION</b>   |                           |
| <b>COMMERCIAL</b>   |   |  | <b>Collector Road</b>     |
|  | <b>Central Area Mixed Use</b>   |  | <b>Local Road</b>         |
|  | <b>Convenience Commercial</b>   |   |                           |
|  | <b>Development Permit System Area:<br/>Main Street North Development Permit System Area</b> |   |                           |

**OFFICIAL PLAN AMENDMENT OP06 #. \_\_\_\_\_**

**Schedule B**



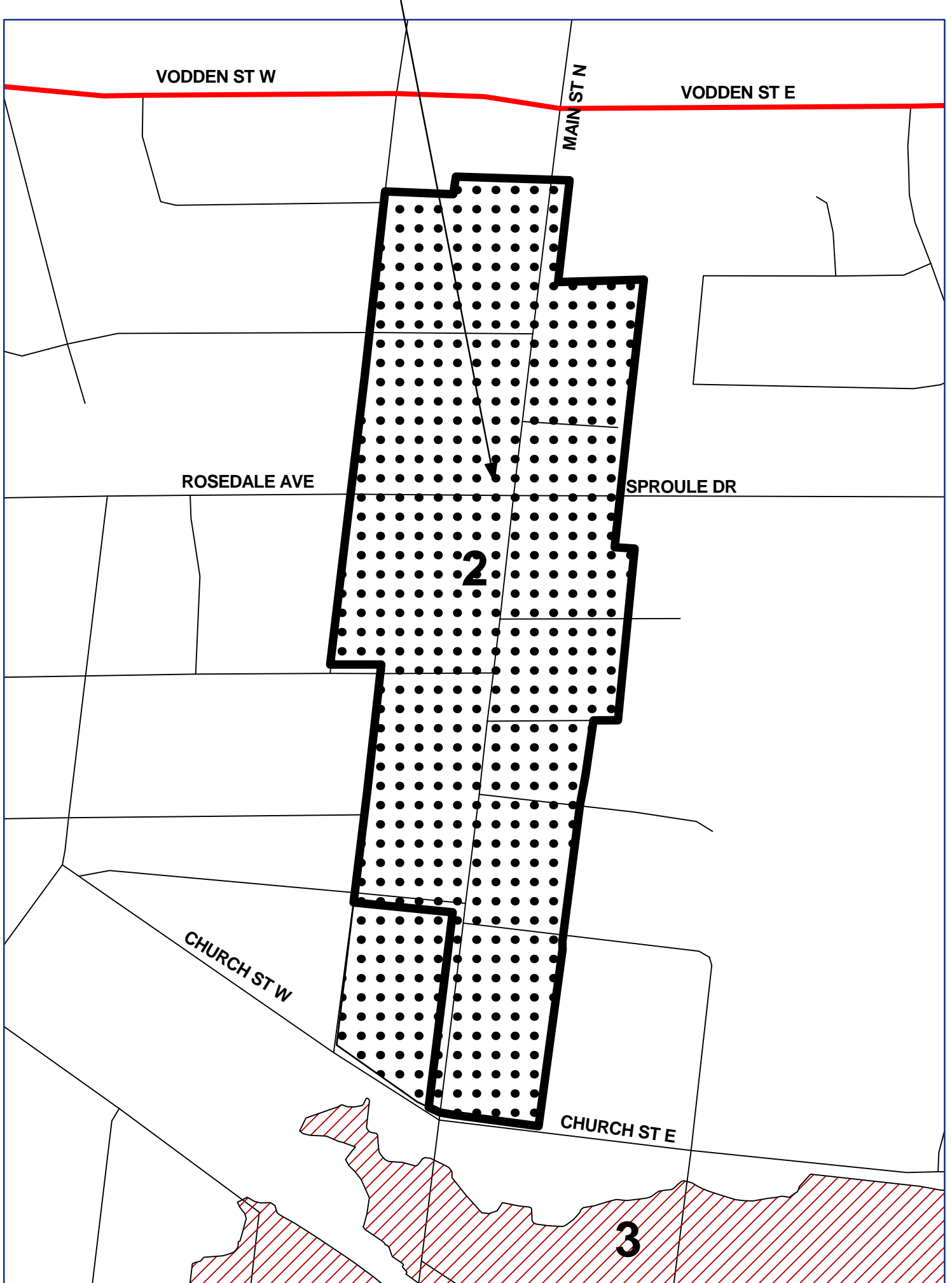
**CITY OF BRAMPTON**  
Planning and Infrastructure Services

Date: 2011 02 29

Drawn by: CJK

File no. mainstreetnDPS\_OPA\_SCHED\_B

# LANDS TO BE DELETED FROM "SPECIAL POLICY AREA 2"



EXTRACT FROM SCHEDULE SP7(C) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN



SUBJECT LANDS



SPECIAL POLICY AREA NO. 2



SPECIAL POLICY AREA NO. 3



**BRAMPTON**  
Flower City



SCHEDULE C TO OFFICIAL PLAN  
AMENDMENT OP2006# \_\_\_\_\_

PLANNING AND INFRASTRUCTURE SERVICES

Date: 2014/09/11

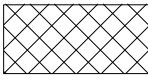

Drawn By: CJK

File: mainstreetnDPS\_OPA\_SCHED\_C

# 2.0 F.S.I. TO BE DELETED FROM OUTLINED LANDS

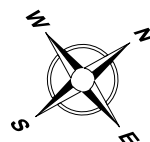


EXTRACT FROM SCHEDULE SP7 (APPENDIX A- Use Density Limits) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

- **SUBJECT LANDS**
-  **3.5 F.S.I.**
-  **2.0 F.S.I.**

OFFICIAL PLAN AMENDMENT OP06 #. \_\_\_\_\_

**Schedule D**



**CITY OF BRAMPTON**  
 Planning and Infrastructure Services

Date: 2011 06 17

Drawn by: CJK

File no. mainstreetnDPS\_OPA\_SCHED\_D

Background Material to  
Amendment Number OP2006-

Attached are copies of planning reports dated February 20, 2009, September 2, 2009, and August 23, 2010. Also attached is a report dated November 2, 2011 forwarding the notes of the Open House (held on June 11, 2009), Public Meeting (held on September 9, 2009) and Public Information Session (held on April 6, 2011) after notification in the local newspaper and the mailing of notices to assessed owners of properties within 800 metres of the subject lands.

The following written submissions were received with respect to the proposed amendment:

*Comments from Public*

Mark Siegel c/o 1762929 Ontario Inc (160 Main Street South), letter dated May 12, 2009  
 Orlando Santos, c/o 193 Main Street North, letter dated May 26, 2009  
 Gwen Arbuckle, 310-58 Church Street East, letter dated June 3, 2009  
 John Holman, 8 Alexander Street, comment form to June 11, 2009 Open House  
 Robert Barber, 7 Rosedale Avenue West, comment form to June 11, 2009 Open House  
 Sandra McCutcheon, 5 Rosedale Avenue West, comment form to June 11, 2009 Open House  
 Bruno and Angela Battiston, 24 Ridelle Court, letter dated August 19, 2009  
 Robert Barber, c/o 7 Rosedale Avenue, letter dated September 2, 2009  
 Robert Barber, email dated September 9, 2009  
 Robert Barber, c/o 7 Rosedale Avenue, letter dated September 9, 2009  
 Darlene Hancock, 205 Main Street North, letter dated November 27, 2009  
 Kevin Cryer, 34 Thomas Street, letter dated November 24, 2009  
 Cindy O'Donovan, 38 Thomas Street, letter dated November 24, 2009  
 Patrick O'Donovan, 38 Thomas Street, letter dated November 24, 2009  
 Susan Groat, 14447 McLaughlin Road, Cheltenham, letter dated November 24, 2009  
 Connie Orlando, 1501 1900 Collegeway, Mississauga, letter dated November 27, 2009  
 Mead Bihnan, 203 Main Street North, letter dated November 27, 2009  
 Joe Ionta, 1501 1900 Collegeway, Mississauga, letter dated November 27, 2009  
 Adnan Bihnan, 203 Main Street North, letter dated November 27, 2009  
 Rob Tropolins, 205 Main Street, letter dated November 27, 2009  
 Angel Battiston, 24 Ridelle Court, letter dated November 24, 2009  
 Bruno Battiston, 24 Ridelle Court, letter dated November 24, 2009  
 Roberto Battiston, 24 Ridelle Court, letter dated November 24, 2009  
 Fareed Syed, 207-209 Main Street North, letter dated November 27, 2009  
 Robert Dragicevic, Walker, Nott, Dragicevic Associates Ltd, c/o 151 Main Street North, letter dated June 30, 2010  
 Robert Dragicevic, Walker, Nott, Dragicevic Associates Ltd, c/o 151 Main Street North, letter dated December 6, 2010  
 Rob Tropolins, 205 Main Street North, comment form to Public Information Session, April 6, 2011  
 Darlene Hancock, 205 Main Street North, comment form to Public Information Session, April 6, 2011  
 Samad Abdul, 209-211 Main Street North, comment form to Public Information Session, April 6, 2011  
 Mead Bihnan, 203 Main Street North, comment form to Public Information Session, April 6, 2011

Adnan Bihnan, 203 Main Street North, comment form to Public Information Session, April 6, 2011  
Susan Groat, 199 Main Street North, comment form to Public Information Session, April 6, 2011  
Connie Orlando, 4 Market Street, comment form to Public Information Session, April 6, 2011  
Kevin Cryer, 34 Thomas Street, comment form to Public Information Session, April 6, 2011  
Cindy O'Donovan, 38 Thomas Street, comment form to Public Information Session, April 6, 2011  
Patrick O'Donovan, 38 Thomas Street, comment form to Public Information Session, April 6, 2011  
Angela Battiston, 24 Ridelle Court, comment form to Public Information Session, April 6, 2011  
Bruno Battiston, 24 Ridelle Court, comment form to Public Information Session, April 6, 2011  
Beatrice Embling, 30 Centre Street North, comment form to Public Information Session, April 6, 2011  
B. Voljmann, c/o Grace United Church, comment form to Public Information Session, April 6, 2011  
Ralph Tindale 11 Cumbriant Court, c/o Grace United Church, comment form to Public Information Session, April 6, 2011  
Paul Vincente, 244 Main Street North, comment form to Public Information Session, April 6, 2011  
Robert Barber, 7 Rosedale Avenue, comment form to Public Information Session, April 6, 2011  
Hilda Ramsaroop, 17 William Street, comment form to Public Information Session, April 6, 2011  
Joyce Ward 48 Lorne Avenue, comment form to Public Information Session, April 6, 2011  
Angela and Bruno Battiston, Main-Thomas Development Group, letter dated June 15, 2011

*Agency Comments*

Toronto and Region Conservation Authority, letter dated July 14, 2009  
Peel District School Board, letter dated October 20, 2009  
Brampton Downtown Development Corporation, letter dated October 21, 2009  
Dufferin-Peel Catholic District School Board, letter dated October 22, 2009  
Hydro One Brampton, letter dated October 23, 2009  
Region of Peel, letter dated November 27, 2009  
Brampton Downtown Development Corporation, letter dated December 17, 2009  
Ministry of Municipal Affairs and Housing, letter dated March 9, 2010  
Ministry of Municipal Affairs and Housing, letter dated May 11, 2011  
Brampton Downtown Development Corporation, comments to April 6, 2011 Public Information Session, dated April 7, 2011