



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To adopt Amendment Number OP 2006-_____
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 - _____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this [enter date] day of [enter month], 2025.

Approved as to
form.

20 __/month/day

[insert name]

Approved as to
content.

20 __/month/day

[insert name]

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

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

AMENDMENT NUMBER OP 2006-_____

TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

The purpose of this Amendment is to amend the Official Plan and the Downtown Brampton Secondary Plan (SPA 7) to permit the development of a high-density, mixed-use building on the lands shown outlined on Schedule 'A' to this amendment to permit a broader range of land uses and higher densities.

2.0 LOCATION:

The lands subject to this amendment are known municipally as 17, 19, 21, 23, 25, 27 & 29 Mill Street North and 53 Nelson Street West. The lands are located approximately 90 metres (295 feet) north of Queen Street West, having a combined gross area of 0.45 hectares (1.12 acres), and frontage of approximately 90.05 metres (295.44 feet) along Mill Street North and 50.24 metres (164.83 feet) along Nelson Street West. The lands are legally described as Part of Lots 63 and 64 and Part of Lot 65, Registered Plan BR-4 in the City of Brampton, in the Regional Municipality of Peel.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

- 3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby as follows:
- 1) By adding to the list of amendments pertaining to the Secondary Plan Area 7: Downtown Brampton Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP 2006-_____.
- 3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area, which remain in force, as it relates to the Downtown Brampton Secondary Plan Area 7 (being Part Two Secondary Plans), as amended is hereby further amended:
- 1) By amending Schedule 2 of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, is hereby amended from 'Medium Density' to 'Central Area Mixed Use'.
 - 2) By adding the lands shown on Schedule A to this amendment as "Special Policy Area X".
 - 3) By adding the following as Section 5.1.2.10 Special Policy Area X:
"Special Policy Area X

5.1.2.10 Notwithstanding the maximum density set out in subsection 5.1.2.3 and Table 1 of the chapter, the lands on the west side of Mill Street North and south side of Nelson Street West, having a combined gross area of approximately 0.45 hectares (1.12 acres) and which are known municipally in 2025 as 17, 19, 21, 23, 25, 27 & 29 Mill Street North and 53 Nelson Street West, the following shall apply:

- i. May be developed for high-rise residential land uses with commercial and retail uses at grade.
- ii. A maximum Floor Space Index (FSI) of 17.0;
- iii. The maximum building height shall be 48 storeys (115.0 metres) (excluding portions of the building height used for mechanical penthouse purposes);
- iv. Development shall demonstrate a high level of design, high quality building materials, well-articulated facades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape.

Approved as to Content:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning and Building Division