



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To adopt Amendment Number OP 2023-_____

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 2023 - _____ 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

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2023-_____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

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CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

The purpose of this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment, to permit the development of a residential building.

2.0 LOCATION:

The lands subject to this amendment are located on the west side of Park Street. The lands have frontage of approximately 62.5 metres on Park Street. They have an area of approximately 0.26 hectares. The property is municipally described as 55, 57, 59, 61, 63 and 65 Park Street, and is legally described as Part of Lots 1, 2, 18, 19, 20, 52 & 53 Block 14, Registered Plan BR-4, and Lot 2 & Part of Lot 3, Registered Plan BR-35 in the City of Brampton.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby as follows:

- 1) By adding to the list of amendments pertaining to the Downtown Brampton Secondary Plan Area 7 as set out in Part II: Secondary Plans thereof, Amendment Number OP 2023-_____.

3.2 The portions of the document known as the Downtown Brampton Secondary Plan Area 7, Chapter 7 as set out in Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- 1) By amending Schedule 9(a) of Part Two: Secondary Plan, the lands shown on Schedule 'A' to this amendment, located on the northwest corner of the intersection of Park Street and Railroad Street, is hereby amended from "Medium Density" to "Medium-High and High Density Residential".
- 2) By adding to Schedule 9(a) of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment as "Special Site Area X".
- 3) By adding the following as Section 5.2.5.6 Special Policy Area X:
"Special Policy Area X

5.2.5.6 On lands designated Medium-High and High Density located at the west side of Park Street, municipally known as 55, 57, 59, 61, 63 and 65 Park Street, the following shall apply:

- i. A maximum density of 930 units per net residential hectare
- ii. A maximum height of 30 storeys.
- iii. A maximum floor space index of 9.4
- 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