



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 133 - 2025

To adopt Amendment Number OP 2023-011 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:

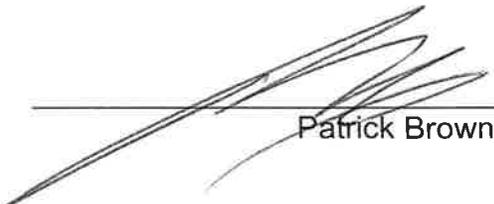
1. Amendment Number OP 2023-011 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this 10<sup>th</sup> day of September, 2025.

Approved as to  
form.

2025/Aug/28

MKR

  
Patrick Brown, Mayor

Approved as to  
content.

2025/Aug/27

AAP

  
Genevieve Scharback, City Clerk

(OZS-2024-0033)

AMENDMENT NUMBER OP 2023-011  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the Downtown Brampton Secondary Plan (Area 7) to permit the development of a high-density, mixed-use building on the lands shown outlined on Schedule 'A' to this amendment.

2.0 Location:

The lands subject to this amendment are located at the intersection south of Nelson Street West and west of Mill Street North. The lands have a frontage of approximately 90.05 metres (295.44 feet) along Mill Street North and 50.24 metres (164.83 feet) along Nelson Street West, with a combined gross area of 0.45 hectares (1.12 acres). The lands are known municipally as 17, 19, 21, 23, 25, 27 & 29 Mill Street North and 53 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.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2023 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 Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans, thereof, Amendment Number OP 2023-011.

3.2 The portions of the document known as the 2023 Official Plan of the City of Brampton Planning Area, which remain in force, as they relate to the Downtown Brampton Secondary Plan (Being Part Two: Secondary Plan, as amended) are hereby amended:

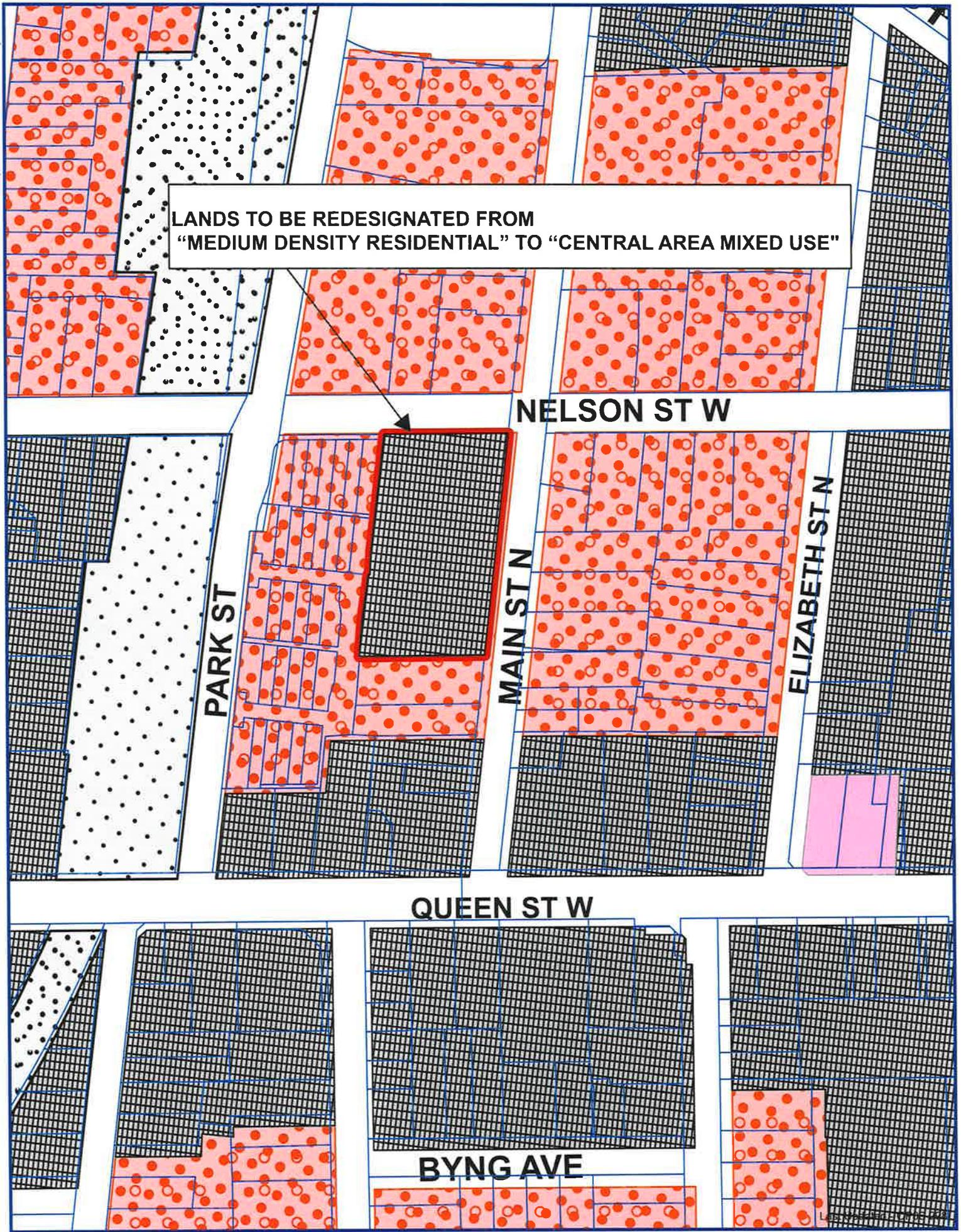
- (1) By amending Schedule SP7(A) of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, is hereby amended from "Medium Density Residential" to "Central Area Mixed Use".
- (2) By amending Schedule SP7(C) of Part Two: Secondary Plan, the lands shown on Schedule 'B' of this amendment, is hereby amended as "Special Policy No. 9".
- (3) By adding the following after Policy 5.6.8 Special Policy Area 9:

"Special Policy Area Number 9

5.6.8 Notwithstanding the maximum density set out in subsection 5.1.2.3 and Table 1 of this chapter, the lands located 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 non-residential uses as permitted in the implementing site specific Zoning By-law;

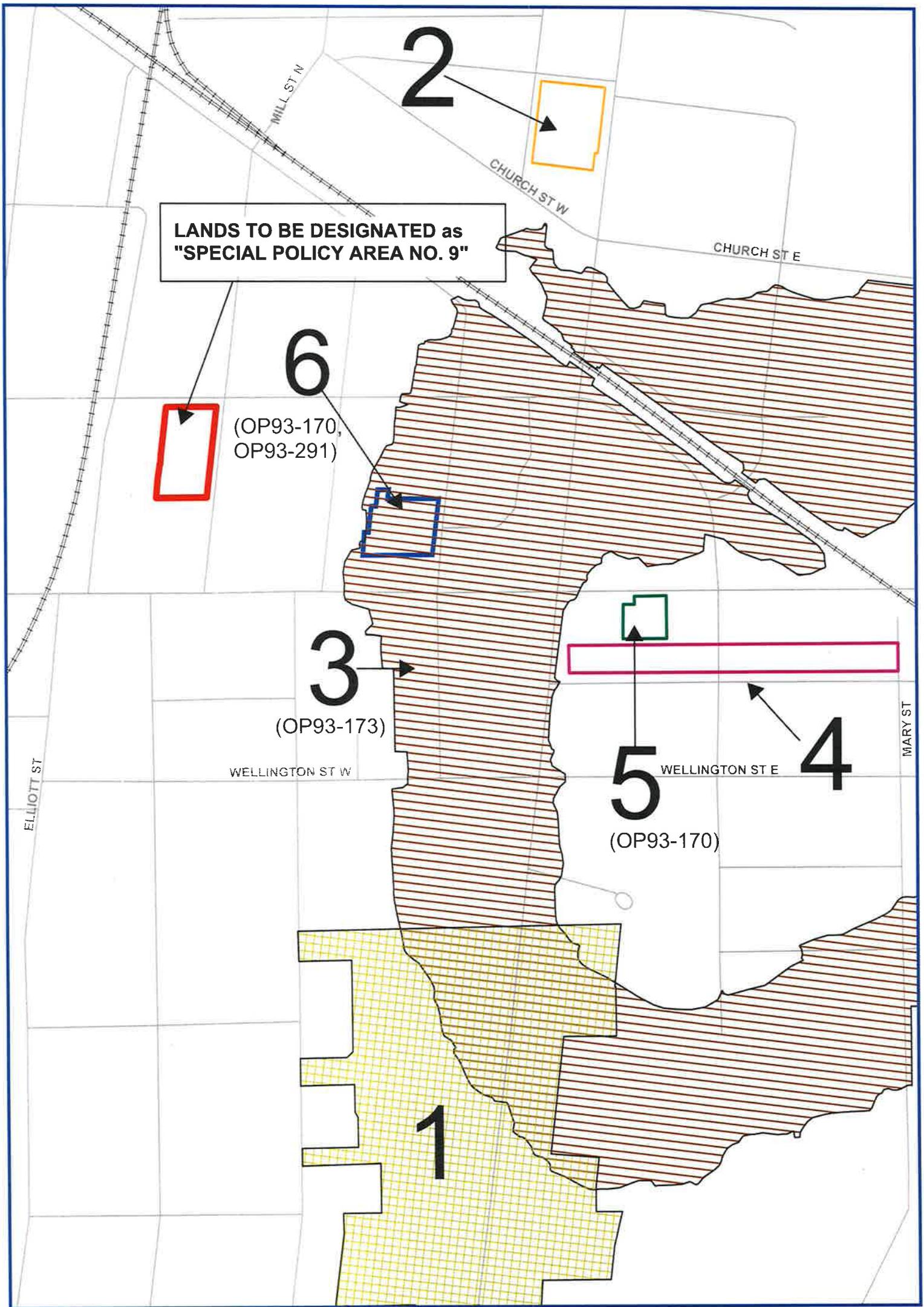
- ii. A maximum Floor Space Index (FSI) of 17.0;
- iii. The maximum building height shall be 48 storeys (155.0 metres), excluding portions of the building height used for mechanical penthouse purposes and as permitted in the implementing site specific Zoning By-law;
- iv. Development shall demonstrate a high level of architectural design, high quality building materials, well-articulated building facades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape.
- v. Development shall demonstrate adequate sanitary servicing capacity to accommodate the proposed development, including any potential phasing, prior to final site plan approval.”



EXTRACT from THE DOWNTOWN BRAMPTON SECONDARY PLAN SECONDARY PLAN AREA 7, DOCUMENT KNOWN AS Schedule A (SP7(A))

- Subject Lands
- MEDIUM DENSITY RESIDENTIAL
- CENTRAL AREA MIXED USE
- TRANSPORTATION FACILITIES
- PLACE OF WORSHIP
- PARCEL FABRIC





EXTRACT from THE DOWNTOWN BRAMPTON SECONDARY PLAN SECONDARY PLAN AREA 7, DOCUMENT KNOWN AS Schedule A (SP7(C))

- SUBJECT AREA
- SPECIAL POLICY AREA NO. 6
- SPECIAL POLICY AREA NO. 2
- SPECIAL POLICY AREA NO. 5
- SPECIAL POLICY AREA NO. 4
- SPECIAL POLICY AREA NO. 3
- SPECIAL POLICY AREA NO. 1

