



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 169 - 2025

To adopt Amendment Number OP 2023-014 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:

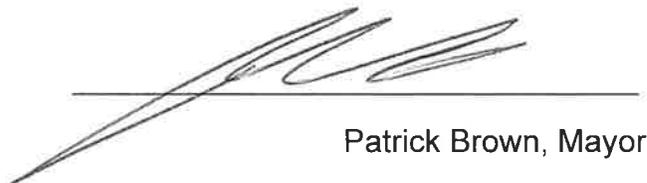
1. Amendment Number OP 2023 -014 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 15<sup>th</sup> day October, 2025.

Approved as to  
form.

2025/August/05

S. Ross



Patrick Brown, Mayor

Approved as to  
content.

2025/July/24

AAP



Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023-014  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

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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 shown outlined on Schedule 'A' to this amendment, to permit the development of a 30-storey residential apartment 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 amended 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 2023-014.

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:

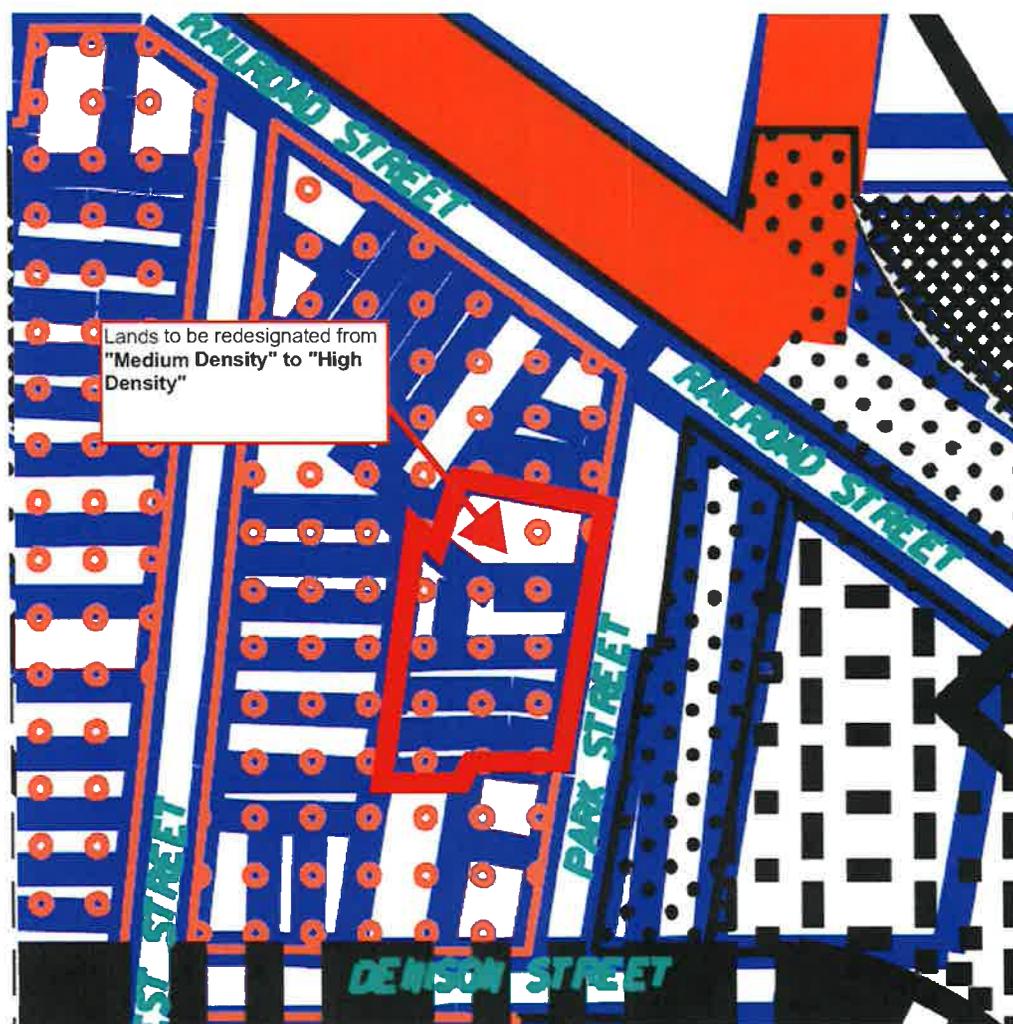
- 1) By amending Schedule 9(a) of Part Two: Secondary Plan, the lands shown on Schedule 'A' to this amendment, located on the northwest corner of the intersection of Park Street and Railroad Street, to redesignation the lands from "Medium Density" to "High Density", and adding a High Density designation to the legend, as shown on Schedule A to this amendment.
- 2) By adding the following as Section 5.2.7 High Density:

"High Density

5.2.7.1 The High Density designation applies to lands located at the west side of Park Street, municipally known as 55, 57, 59, 61, 63 and 65 Park Street and represents an area that will have high-rise residential buildings.

5.2.7.2 On lands designated High Density, the following are to generally 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."



EXTRACT FROM Schedule 7(a) of document known as The Downtown Brampton Secondary Plan Area 7

**LAND USE**

**Subject Lands**

**RESIDENTIAL**

**Medium Density**

**Medium High / High Density**

**PUBLIC OPEN SPACE**

**Private Commercial / Recreation**

\*NOTE: the following designation is to be added:

**High Density**

**TRANSPORTATION**

**Transportation Facilities**

**Local Road**

**Collector Road**

**OFFICE CONSOLIDATION  
THE DOWNTOWN BRAMPTON SECONDARY PLAN  
SECONDARY PLAN AREA 7  
SCHEDULE SP7(A)**

