The Corporation of the City of Brampton

By-law

Number 177 - 2026

To adopt Amendment Number OP2023-038 to the Official Plan of the City of Brampton Planning Area

Now therefore 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, **ENACTS** as follows:

1. Amendment Number OP 2023-038 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

Enacted and passed this 23rd day of September, 2026.

Approved as to form. 2026/Sept./17 AJC
Approved as to content. 2026/Sept./17 Allan A. Parsons

(OZS-2026-0016)

Patrick Brown, Mayor

Genevieve Scharback, City Clerk

By-law Number 177 - 2026

AMENDMENT NUMBER OP 2023- ____

TO THE OFFICIAL PLAN OF THE

CITY OF BRAMPTON PLANNING AREA

1.0 Purpose

The purpose of this Amendment is to amend Schedule 13d: Centre Street Major Transit Station Area of the 2023 Official Plan of the City of Brampton to permit the development of a stacked back-to-back townhouse development with 104 units (including 52 affordable housing units) on the subject lands and amend the Brampton Flowertown Secondary Plan Area 6 to change the relocation requirement for the heritage asset to another location.

2.0 Location

The lands subject to this amendment are located on the north side of Church Street and the west side of Beech Street and legally described as Lots 5, 6, 7 and 8, Block D Registered Plan BR-26; Lot 5, Block 1 Registered Plan BR-37; and Part of Lots 4 and 5, Block 2 Registered Plan BR-37.

The lands are municipally known as 55, 59 and 61 Beech Street and 132, 136, 140 and 142 Church Street East.

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:

(1) By revising Schedule 13d: Centre Street Major Transit Station Area to redesignate the lands from 'Neighbourhoods High-Rise Residential' to 'Neighbourhoods Mid-Rise Residential' as shown in Schedule A to this amendment.

(2) By adding to the list of amendments pertaining to the Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2023- 038 .

3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Brampton Flowertown Secondary Plan Area 6, Part II: Secondary Plan, as amended, is hereby further amended:

(1) By revising **Section 8, Special Site Areas**, to delete the existing policies and replace with the following:

"8.8 Special Site Area 8

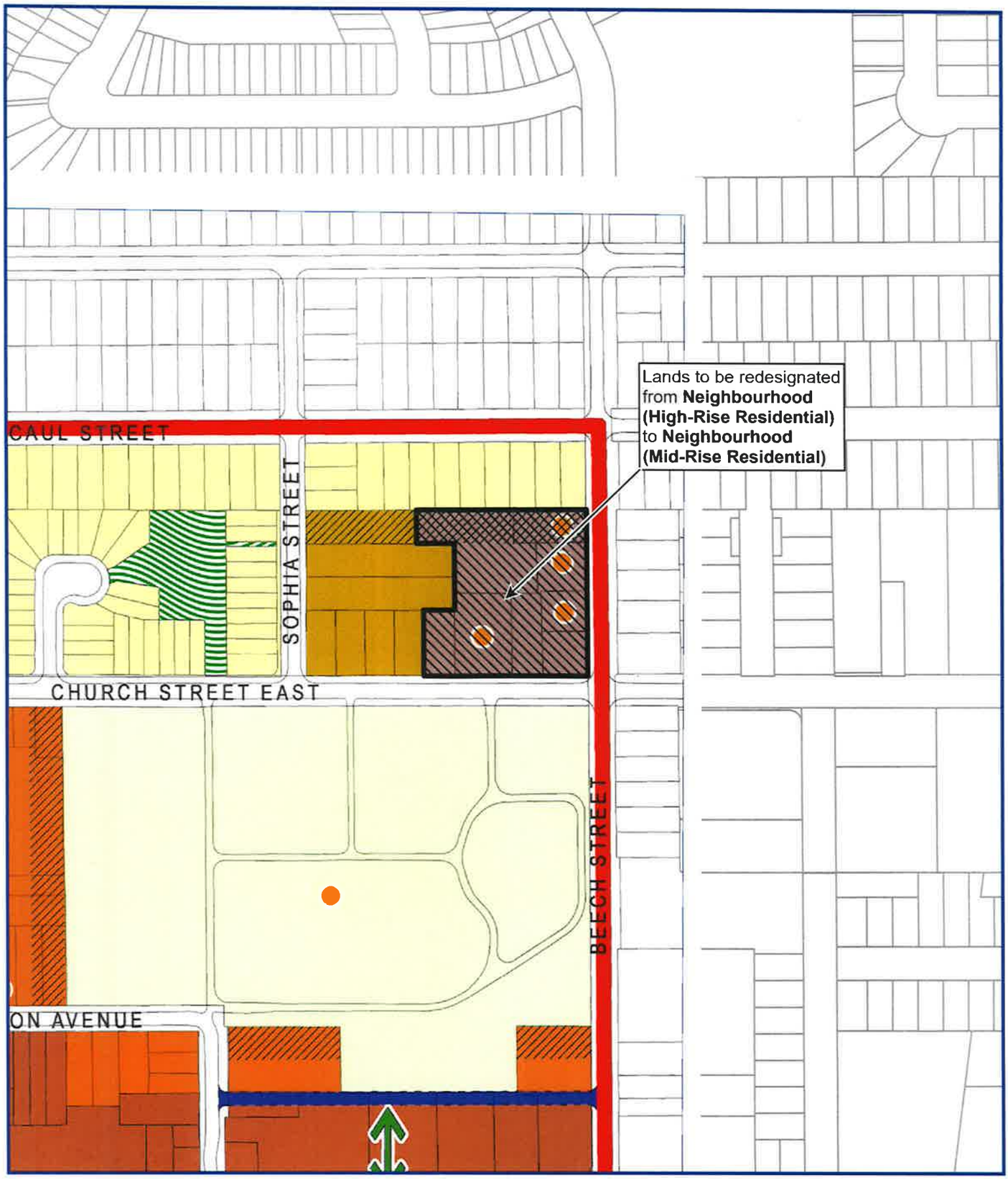
Notwithstanding Section 1.4.1, the following shall apply to lands designated High Density Residential within Special Site Area 8, located on the north side of Church Street and west side of Beech Street:

i) Maximum permitted density shall be a Floor Space Index of 4.

ii) Maximum permitted height of apartment shall be 12 storeys.

iii) Maximum permitted height of stacked and back-to-back stacked townhouses shall be 4 storeys.

iv) The listed heritage dwelling located at 136 Church Street East is to be donated and relocated to an alternative location to support arts and culture in Brampton, subject to Council approval and any required heritage review and approvals.



Extract from Brampton Plan Schedule 13d Major Transit Station Areas QUE-1 - Centre St. Land Use Plan

- Subject Lands
- NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)
- NEIGHBOURHOOD (MID-RISE RESIDENTIAL)
- NEIGHBOURHOOD (HIGH-RISE RESIDENTIAL)
- MIXED-USE (MID-RISE MIXED-USE)
- MIXED-USE (HIGH-RISE MIXED-USE)
- MIXED-USE (INSTITUTIONAL)
- NATURAL SYSTEM
- EXISTING PARK
- CEMETERY
- RAILWAY 30M BUFFER
- PROPOSED PUBLIC OR PRIVATE STREET NETWORK
- POTENTIAL MID-BLOCK CONNECTION
- TRCA FLOOD PLAIN
- LISTED HERITAGE PROPERTY
- HEIGHT TRANSITION AREA
- MTSA BOUNDARY
- MTSA STATION

NOTE: THE LEGAL BASIS FOR DELINEATING CONSERVATION AUTHORITY REGULATED AREAS IS DEFINED IN THE TEXT OF THE RESPECTIVE REGULATIONS ISSUED IN ACCORDANCE WITH SECTION 28 OF THE CONSERVATION AUTHORITIES ACT. THE INFORMATION IDENTIFYING REGULATED AREAS SHOWN ON THIS SCHEDULE, INCLUDING THE LIMITS OF REGULATED FEATURES AND HAZARDS, MAY BE UPDATED AS NEW INFORMATION BECOMES AVAILABLE. REFERENCE SHOULD BE MADE TO THE TEXT AND MAPPING OF THE RELEVANT CONSERVATION AUTHORITY REGULATION. SITE INVESTIGATIONS AND DETAILED STUDIES REQUESTED AT THE TIME OF AN APPLICATION MAY FURTHER REFINE OR DELINEATE THE REGULATED AREA, INCLUDING FLOOD PLAIN SPILL AREAS.

BRAMPTON
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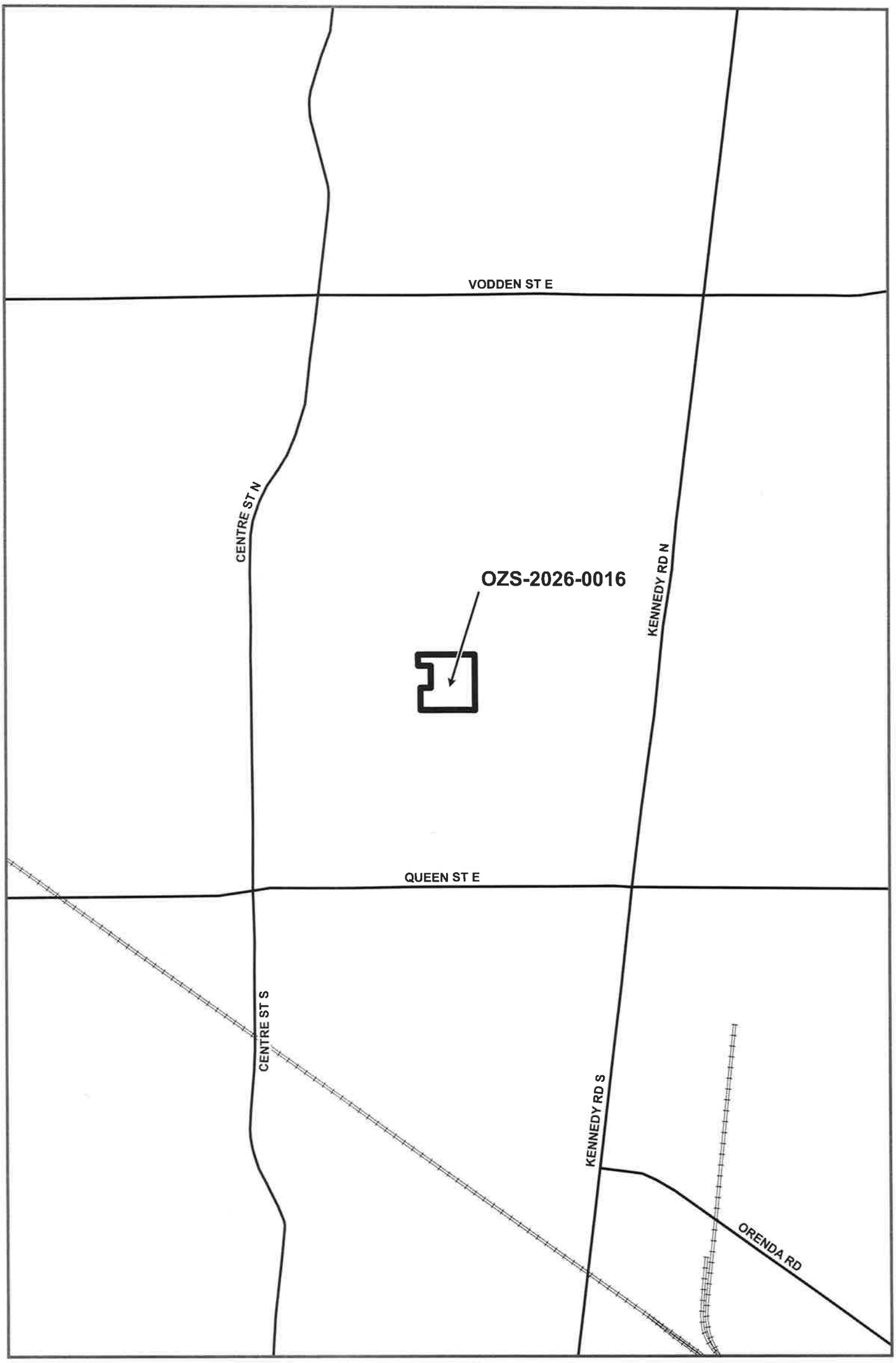
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2026-0016 OPA A
Date: 2026/08/27 Drawn by: LCarter

SCHEDULE A TO OFFICIAL PLAN AMENDMENT

OP2023# 038

BY-LAW 177-2026



Subject Lands | City Limit | Railway | Major Street | Minor Street

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KEY MAP

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Date: 2026/08/27
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