

**Adoption of Official Plan Amendment OP2023-011
(By-law 133-2025) and Zoning By-law 134-2025**

17-29 Mill Street North and 53 Nelson Street West

Date of Decision: September 10, 2025

Date of Notice: September 24, 2025

Last Date of Appeal: October 14, 2025 (no later than 4:30 p.m.)

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 133-2025, to adopt Official Plan Amendment OP2023-011, and By-law 134-2025, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Amdev Property Group, Ward 1 (File: OZS-2024-0033).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment:

To request an amendment to the Official Plan and an amendment to the Zoning By-law to permit the development of a 45-storey and 48-storey mixed-use development with 915 units, 834m² of commercial space and four levels of underground parking.

Location of Lands Affected: south of Nelson Street West and west of Mill Street North, legally described as Part Lots 63 and 64 and Part Lot 65, Registered Plan BR-4, and municipally known as 17, 19, 21, 23, 25, 27 and 29 Mill Street North and 53 Nelson Street West. The subject lands are an assembly of eight (8) parcels.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Chinoye Sunny, Planner, Planning, Building and Growth Management Services at Chinoye.sunny@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on October 14, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



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:

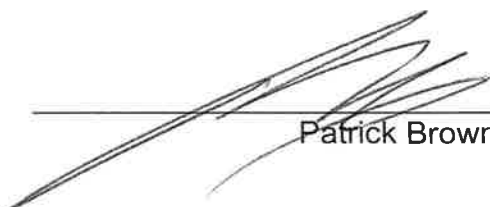
1. Amendment Number OP 2023-011 to the Official Plan of the City of
Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.

2025/Aug/28

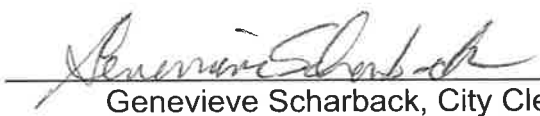
MKR


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:

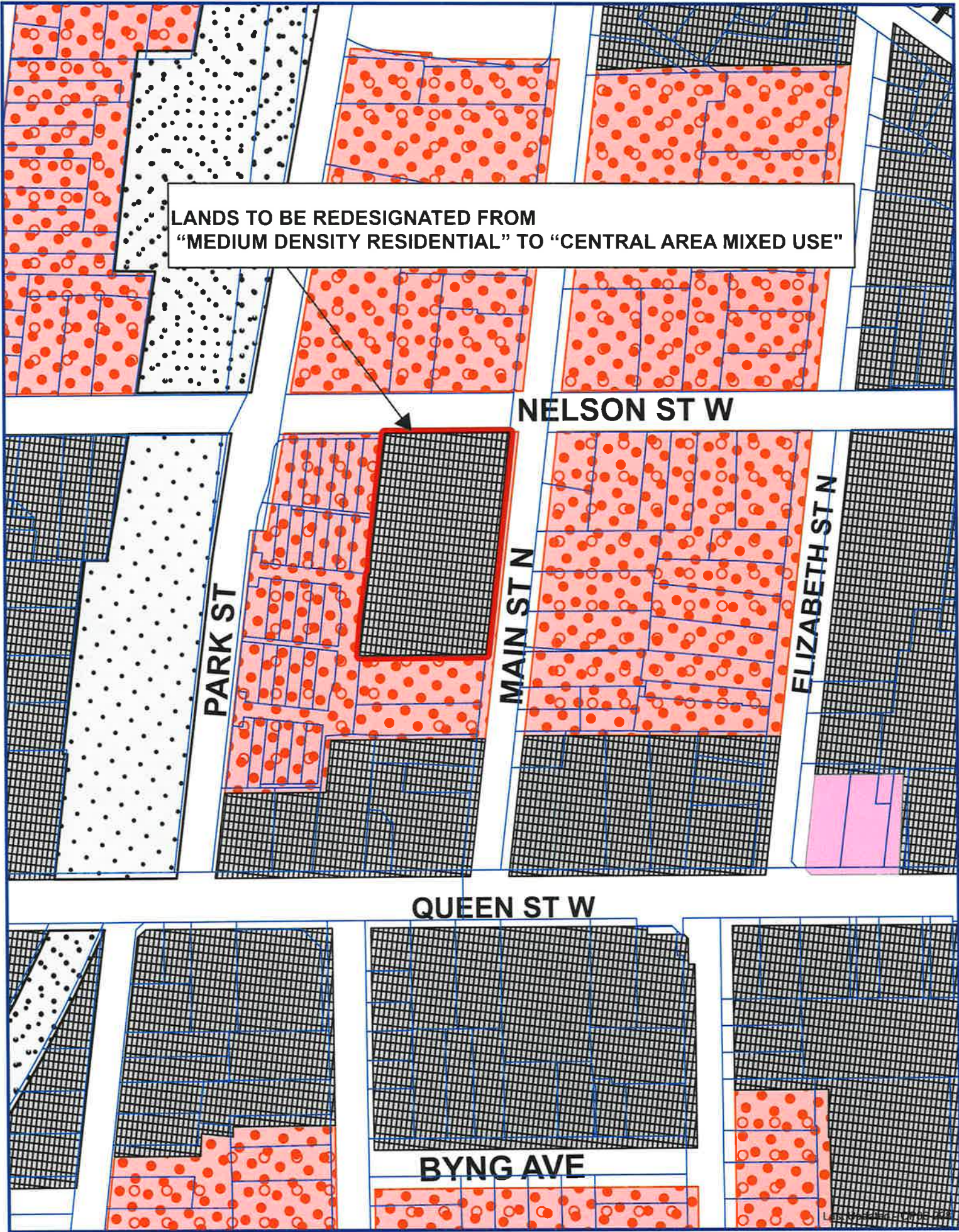
- (1) By amending Schedule SP7(A) of Part Two: Secondary Plan, the lands shown on Schedule 'A' of this amendment, is hereby amended from "Medium Density Residential" to "Central Area Mixed Use".
- (2) By amending Schedule SP7(C) of Part Two: Secondary Plan, the lands shown on Schedule 'B' of this amendment, 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

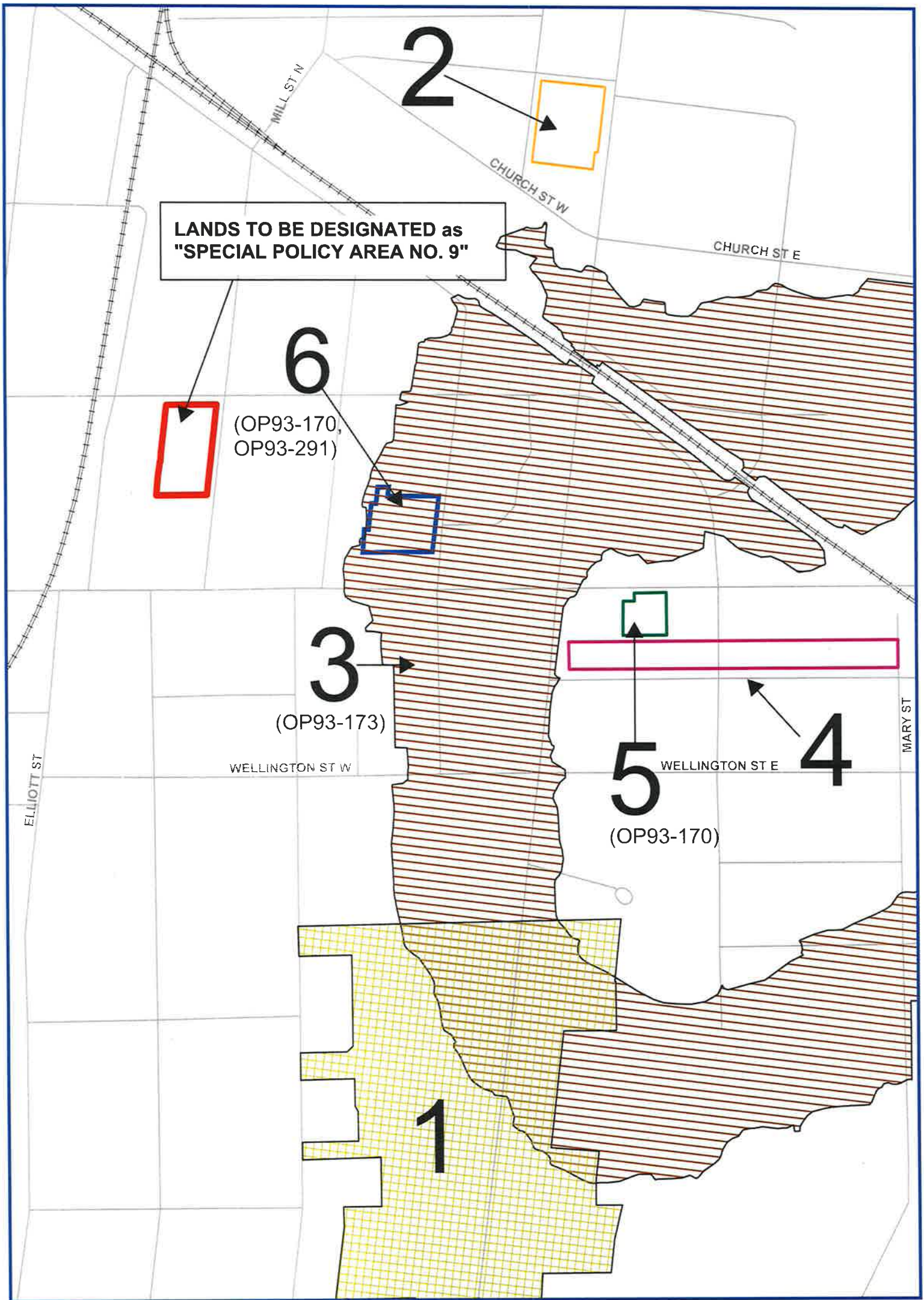
 MEDIUM DENSITY RESIDENTIAL

 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. 3 | SPECIAL POLICY AREA NO. 6 |
| SPECIAL POLICY AREA NO. 1 | SPECIAL POLICY AREA NO. 4 | |
| SPECIAL POLICY AREA NO. 2 | SPECIAL POLICY AREA NO. 5 | |





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 134- - 2025

To amend Comprehensive Zoning By-law 270-2004, as amended

WHEREAS 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. By-law 270-2004, as amended, is hereby further amended:

(1) By changing on Schedule A thereto, the zoning designations of the lands shown outlined on Schedule A to this by-law:

From:	To:
Residential Extended One (R2B(1))	Downtown Commercial – Section 3843 (DC-3843)

(2) By adding thereto the following sections:

“3843 The lands designated DC-3843 on Schedule A to this by-law:

3843.1 Shall only be used for the following purposes:

1) An apartment dwelling;
2) A student residence;
3) A retirement home;
4) A senior citizen residence;
5) A residential care home;
6) A long-term care home;
7) Supportive Housing Residence Type 1;
8) In conjunction with the permitted residential uses, all commercial uses in the DC zone shall be permitted;
9) Purposes accessory to the permitted uses

3843.2 Shall be subject to the following:

- | |
|--|
| 1) For the purpose of this zone, Mill Street North shall be deemed the front lot line. |
|--|

2) Minimum Lot Area	No Requirement
3) Minimum Lot Width	No Requirement
4) Minimum Lot Depth	No Requirement
5) Maximum Lot Coverage	No Requirement
6) Minimum Setback to Front Lot Line	a) 0.8 metres for any portion of a building less than 4.0 metres in height measured from the established grade; b) 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade; c) 2.5 metres for any portion of a building greater than 36 metres in height measured from established grade;
7) Minimum Setback to Interior Side Lot Line	a) 5.5 metres for any portion of a building less than 21.0 metres in height measured from established grade; b) 7.5 metres for any portion of a building greater than 21.0 metres in height measured from established grade and less than 36 metres in height measured from established grade; c) 12.5 metres for any portion of a building greater than 36 metres in height measured from established grade;
8) Minimum Setback to Exterior Side Lot Line	a) 0.8 metres for any portion of a building less than 4.0 metres in height from established grade; b) 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade; c) 2.5 metres for any portion of a building greater than 36 metres in height

	measured from established grade;
9) Minimum Setback to Rear Lot Line	a) 7.5 metres for any portion of a building less than 36 metres in height measured from established grade; b) 10.0 metres for any portion of a building greater than 36 metres in height measured from established grade;
10)Minimum Setback Below Established Grade	0.0 metres
11)Minimum Setback to a Daylight Triangle or Rounding	0.0 metres
12)For the purposes of this by-law, “established grade” shall be taken from the geodetic elevation of 217.39 metres as measured by an Ontario Land Surveyor.	
13)Notwithstanding 3843.2 6), 7), 8), and 9), the following may encroach into the minimum required setbacks	a) Parking structure of a building and accessory structures located below or partially below established grade, retaining walls, lighting fixtures, railings, privacy screens, terrace dividers, partitions, terraces, patios, cabanas, planters, balustrades, bollards, fences and safety railings, guards, guard rails, trellises, pilasters, eaves, parapets, columns, cornice sills, belt courses, mechanical equipment and fans, vents and ventilation equipment, wall mounted utilities and ventilation equipment, ornamental or architectural features, landscape elements (including accessory structures/buildings), wind/noise mitigation features, window washing equipment, window washing equipment, roofing assembly, hydro transformer to a maximum of 2.5 metres; b) Canopies, balconies, and decks to a maximum of 2.0 metres;

14)Minimum Ground Floor Height	4.0 metres
15)For the purposes of this by-law, a mezzanine level shall not constitute as a storey and is excluded from the calculation of minimum ground floor height	
16)Maximum Building Height (excluding any rooftop mechanical penthouse or architectural features)	155.0 metres (48 storeys)
17)Notwithstanding 3843.2 16), and in addition to the exempted features specified in Section 6.16, the following equipment and structures may project beyond the maximum building height	a) A roof structure which is used only as an ornament or to house the mechanical equipment of a building to a maximum height of 6.0 metres above the roof surface; b) Parapets, wind mitigation, noise mitigation, stairwells enclosures, garbage chute overruns, and exhaust flute features to a maximum height of 3.0 metres above any roof structure that houses the mechanical penthouse; c) Window washing equipment to a maximum height of 5.0 metres above the roof surface;
18)Maximum Tower Floorplate Area	750 square metres
19)Minimum Tower Separation Distance	25.0 metres
20)For the purposes of this by-law, a “tower” shall mean: that portion of the building located above a height of 36 metres (8 storeys) measured from established grade	
21)Maximum Floor Space Index (FSI)	17.0
22)Minimum Commercial Gross Floor Area	100 square metres
23)For the purposes of this by-law, “gross floor area” shall mean: the aggregate of the area of all floors in a building (including a mezzanine), whether at, above or below established grade, measured between the exterior walls of the building, but shall exclude any porch, verandah, unfinished attic, basement, any floor area used for building maintenance or service equipment, mechanical areas, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children and pet areas, common recreation and amenity areas, all areas associated with the parking of motor vehicles or bicycles, utility areas or storage areas	
24)Dwelling Unit Mix	a) A minimum 35% of the apartment dwelling units

	shall consist of either 2-bedroom or 3-bedroom units
25)Minimum Landscaped Open Space	4.0 metres along the rear lot line and interior lot line
26)Minimum Parking	Parking shall be provided in accordance with Section 20.3.2
27)Minimum Bicycle Parking Requirement	a) Resident: 0.50 spaces per dwelling unit; b) Visitor: 0.10 spaces per dwelling unit;
28)Minimum Number of Loading Spaces	1 space
29)Loading, Unloading and Waste Disposal	Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from view from a public street
30)Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare
31)All lands zoned DC-3843 shall be treated as a single lot for zoning purposes.	

3843.3 For the purpose of this Section the following use definitions shall apply:

Senior Citizen Residence shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens.

Retirement Home shall mean a building or portion thereof which provides accommodation for seniors, that may be in separate dwelling units or rooms, that is owned by an organization (for-profit or not-for profit) and formal personal care services are provided including but not limited to meals, recreational activities, transportation, and health care services.

Long Term Care Home shall mean a residential facility, approved either under the Nursing Act, Charitable Institution Act, Home for the Aged and Rest Home Act, or any other applicable Province of Ontario Act, which provides 24 hour supervision and nursing care and services in a private or semi private accommodation for persons who are no longer able to live independently. Residential accommodation is provided along with shared facilities including dining rooms and common rooms, and other amenities such as lounge, gift shop, beauty salon, chapel, and garden.

Student Residence shall mean premises operated by a public school, private school, commercial school, post-secondary school or

educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

3843.4 Shall also be subject to the requirements and restrictions to the DC zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3843.2”

ENACTED and PASSED this 10th day of September, 2025.

Approved as to
form.
2025/08/28
MR


Patrick Brown, Mayor

Approved as to
content.
2025/Aug/27
AAP


Genevieve Scharback, City Clerk

(OZS-2024-0033)

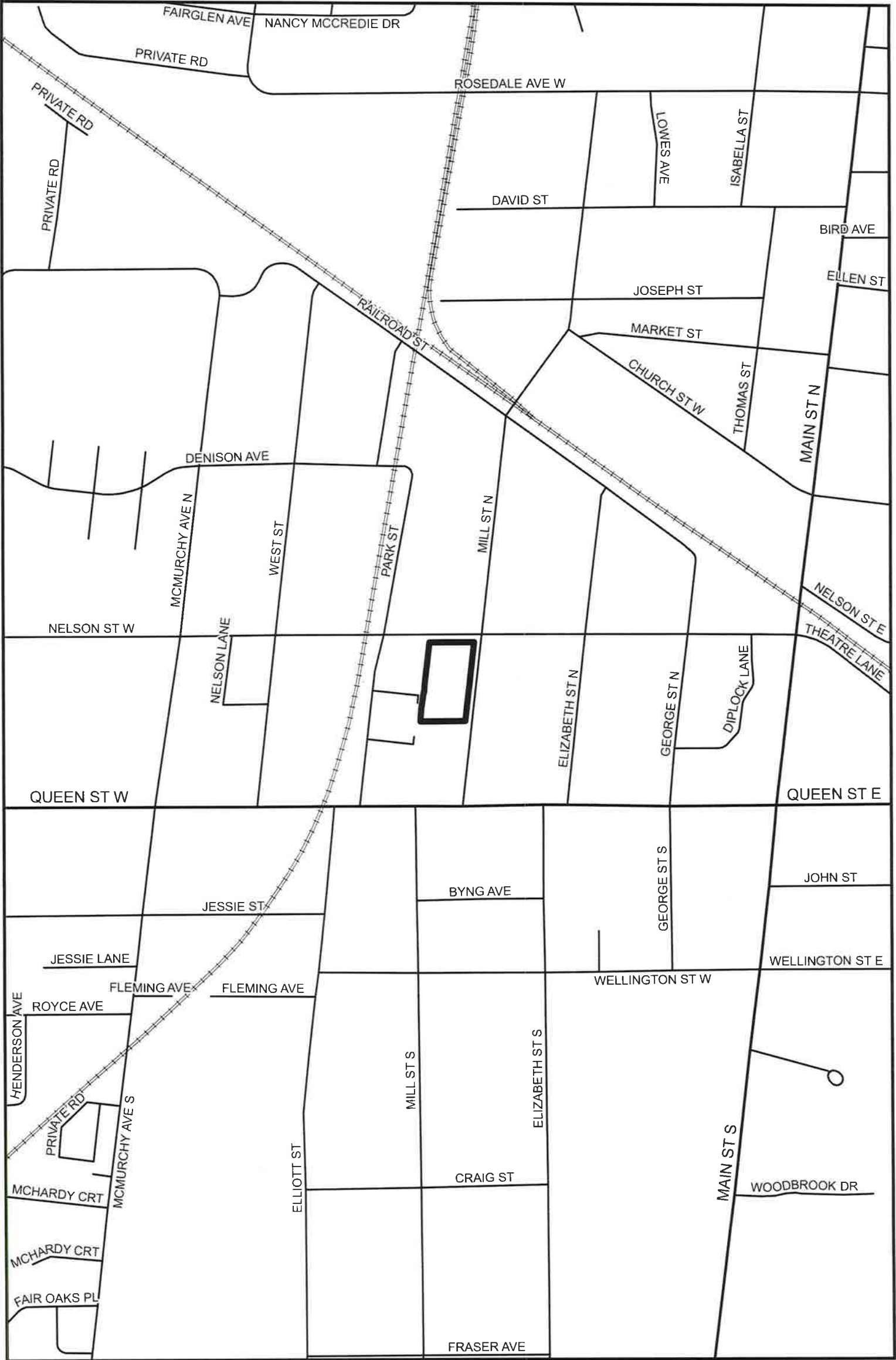


0 10 20 30 Metres

 Zoning Boundary  Parcel Fabric  Street



LOT 6, CONCESSION 1 W.H.S.



0 100 200
Metres



Subject Lands

Major Street

Minor Street

Railway



BRAMPTON
Flower City

brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0033_ZKM

Date: 2025/08/20

Drawn by: LCarter



KEY MAP

BY-LAW 134-2025