



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 84 - 2025

To adopt Amendment Number OP2023-271 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 OP2023 - 271 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 14th day of May 2025.

Approved as to
form.

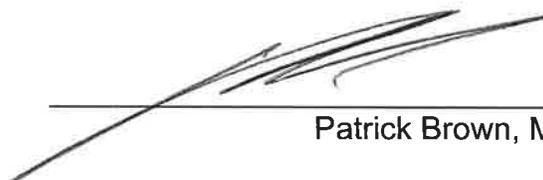
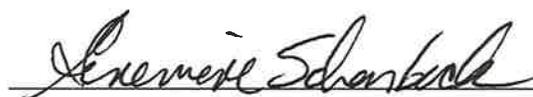
2025/05/06

MR

Approved as to
content.

2025/05/02

AAP


Patrick Brown, Mayor
Genevieve Scharback, City Clerk

(OZS-2023-0020)

AMENDMENT NUMBER OP2023-271
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE:

The purpose of this Amendment is to amend the Official Plan and the Bramalea Mobility Hub Secondary Plan (SP9) to amend the Secondary Plan's designation of the lands (shown outlined on Schedule 'A' to this amendment) from "Mixed Use – Office and Retail" to "High Density Residential - Special Site Area 4".

2.0 LOCATION:

The lands subject to this amendment are comprised of a parcel totaling 0.77 hectares (1.9 acres) in area, located on the northeast intersection of Bramalea Road and East Drive. The lands have a frontage onto Bramalea Road and East Drive. The lands are legally described as PT BLK F, PL 720 (CHINGUACOUSY) AS IN RO681988; S/T VS10911 CITY OF BRAMPTON.

3.0 AMENDMENTS AND POLICIES RELEVANT THERETO:

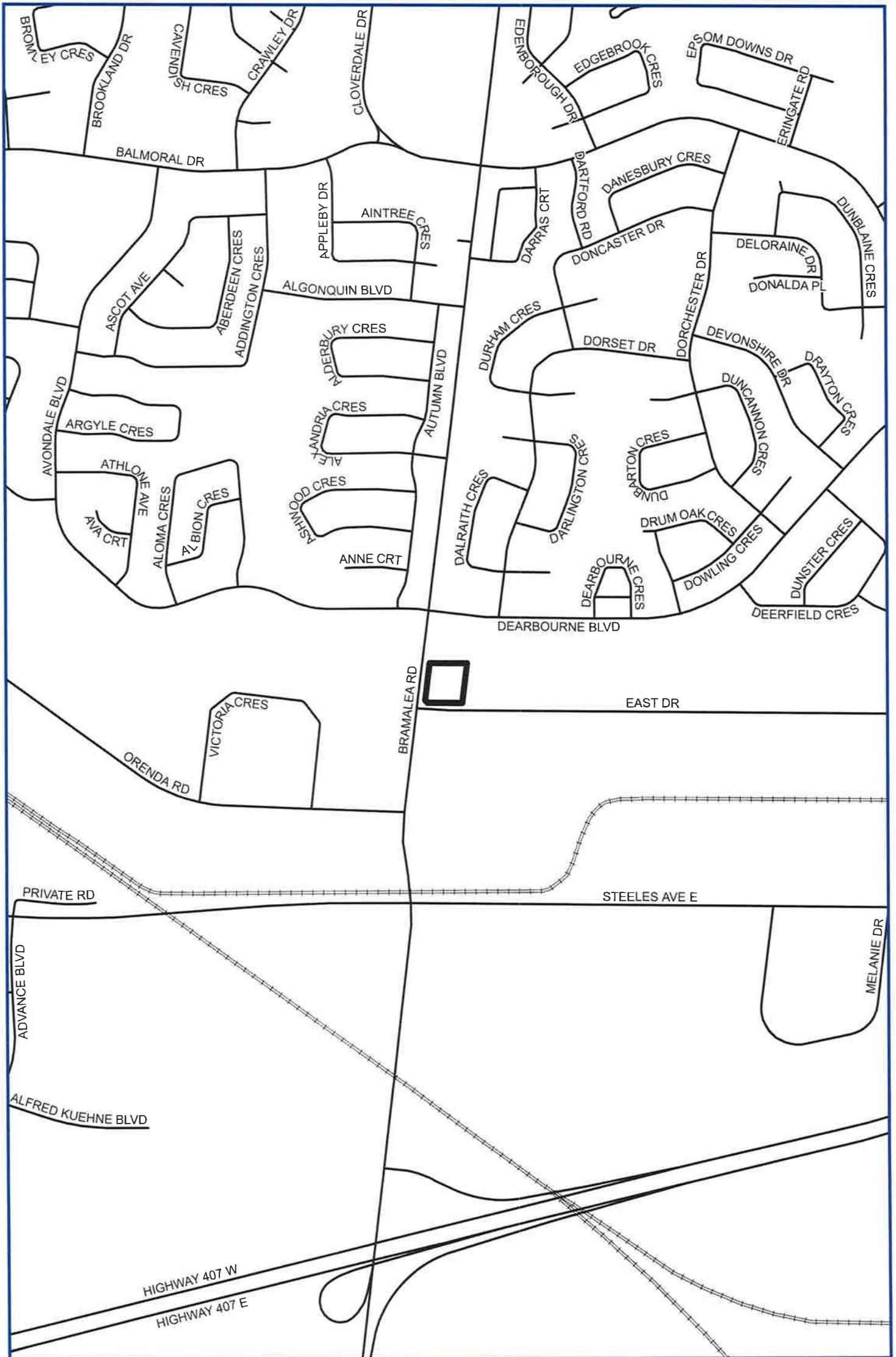
- 3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended as follows:
- 1) By adding to the list of amendments pertaining to the Secondary Plan Area 9: The Bramalea Mobility Hub Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary Plans thereof, Amendment Number OP2023-271.
- 3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area, which remain in force, as it relates to the Bramalea Mobility Hub Secondary Plan (SP9) (being Part Two Secondary Plans), as amended is hereby amended as follows:
- 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 Bramalea Road and East Drive, is hereby amended from "Mixed Use – Office and Retail" to "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 4".
 - 3) By adding the following as Section 5.4 Special Site Area 4:

"5.4 Special Site Area 4

5.4.1 The lands designated High Density Residential in Special Site Area 4 located at the northeast corner of Bramalea Road and East Drive shall permit mixed-use apartment buildings that include retail, office, and residential uses, and shall be subject to the following policies:

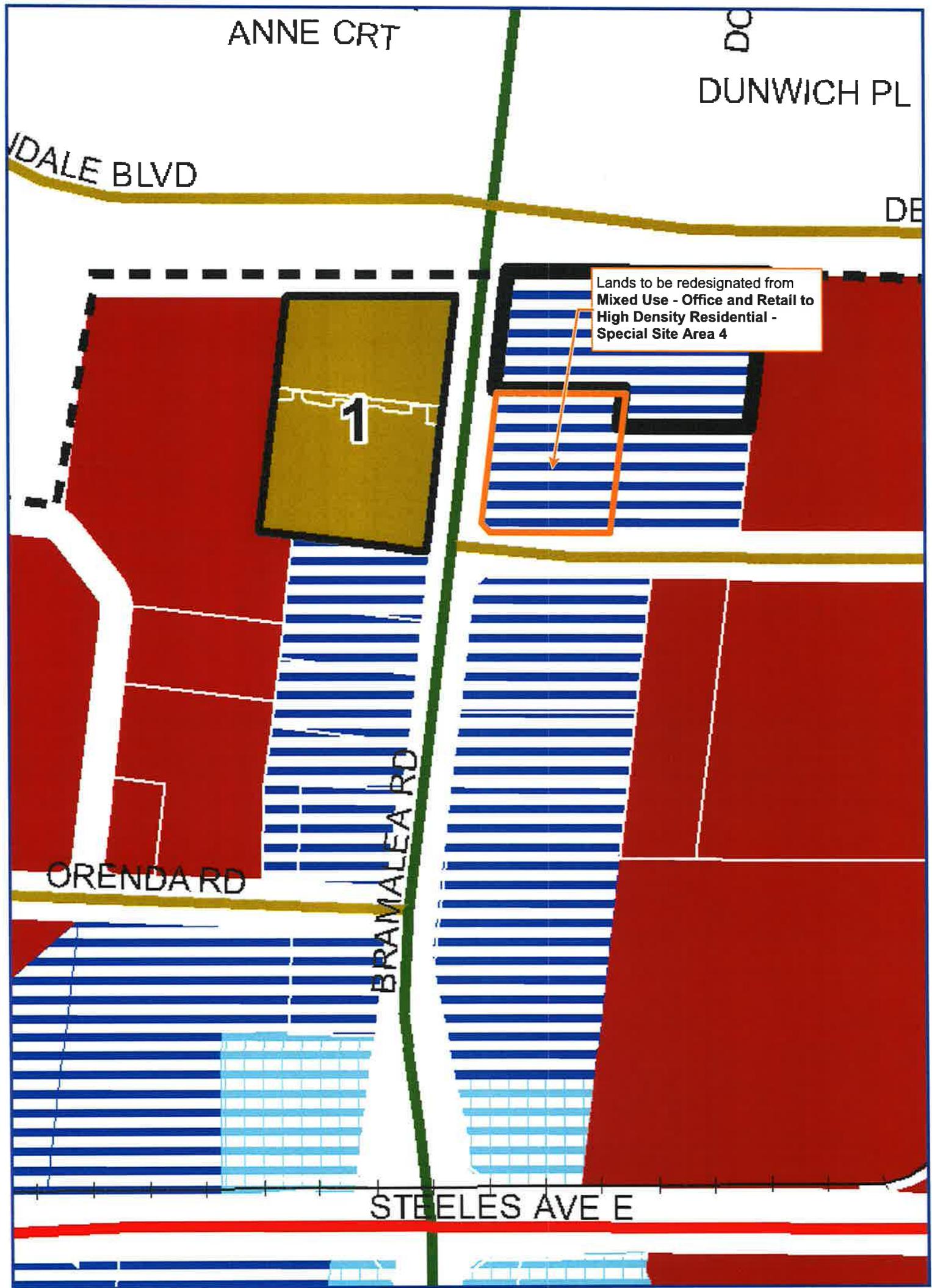
 - a) Retail uses shall be encouraged on the ground floor and the minimum Gross Floor Area for Non-Residential uses shall be 500 square metres;
 - b) The lands shall be permitted to develop to a maximum density of 5.0 FSI;

- c) Appropriate densities and heights are based on a consideration of the physical integration into the existing/emerging neighbourhood with respect to built form, transition to the surrounding area, and any requirements as set out by the Greater Toronto Airport Authority (GTAA); and
 - d) That safe pedestrian linkages shall be encouraged in this area, including minimizing the walking distance to the Bramalea GO station.”
- 4) By amending Schedule 9(c) of Part Two: Secondary Plan, the lands shown on Schedule ‘A’ of this amendment, located northwest corner of the intersection of Bramalea Road and East Drive, is hereby amended from maximum FSI of “0.6 FSI” to “5.0 FSI” as shown on Schedule B.



 Subject Lands  RAILWAYS

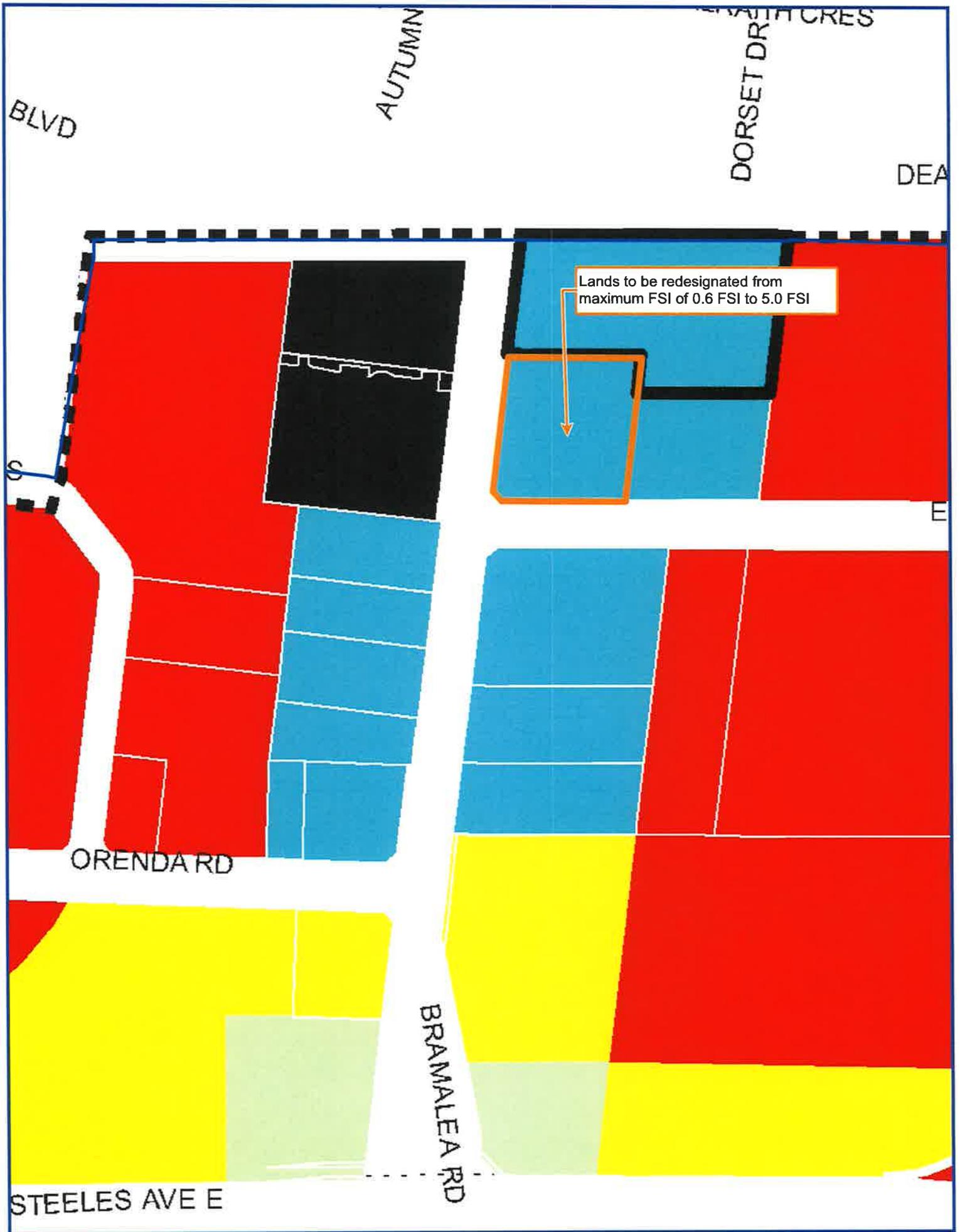




EXTRACT FROM Schedule 9(a) of the document known as Bramalea Mobility Hub Secondary Plan Area 9

- Subject Lands
- | | | |
|---|---|--|
| <p>LAND USE DESIGNATION</p> <ul style="list-style-type: none"> MIXED USE - OFFICE & RETAIL OFFICE HIGH DENSITY RESIDENTIAL MIXED INDUSTRIAL COMMERCIAL | <p>SPECIAL SITE AREAS</p> <ul style="list-style-type: none"> SECONDARY PLAN NO. 9 BOUNDARY Appealed to LPAT | <p>ROADS</p> <ul style="list-style-type: none"> COLLECTOR ROAD MAJOR ARTERIAL ROAD MINOR ARTERIAL ROAD PROVINCIAL HIGHWAY RAILWAY |
|---|---|--|





EXTRACT FROM Schedule 9(c) of the document known as Bramalea Mobility Hub Secondary Plan Area 9

- Subject Lands
- SECONDARY PLAN NO. 9 BOUNDARY
- 3 FSI
- 1.5 FSI
- 0.6 FSI
- 0.5 FSI
- 2.73
- Appealed to LPAT

****The following note is to be deleted:**

NOTE: The Figures on This Schedule Show the Maximum Floor Space Index (FSI) Assigned to Lands Designated Mixed-Use, Office and Mixed Industrial/Commercial Within The Bramalea Mobility Hub Secondary Plan

