



The Corporation of the City of Brampton

By-law

Number 126 - 2026

To adopt Amendment Number OP-2023- 034

To the Official Plan of the City of Brampton Planning Area

Whereas the Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, RS.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP 2023- 034 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 8th day of July, 2026.

Approved as to
form.

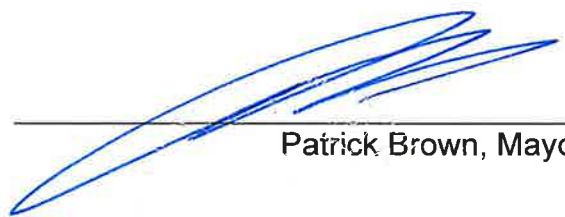
2026/June/26

AJC

Approved as to
content.

2026/June/26

Allan A. Parsons



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(OZS-2025-0041)

AMENDMENT NUMBER OP 2023- 034

To the Official Plan of the
City of Brampton Planning Area

a. **Purpose:**

The purpose of this amendment is to amend the City of Brampton Official Plan and the Bram East Secondary Plan to permit the development of a 34-storey mixed-use residential building with retail and commercial uses at grade and a 3-storey office building.

2.0 Location:

The lands subject to this amendment are located at the Northwest corner of McVean Drive and Queen Street East. The property is municipally described as 0 Ebenezer Road, and legally described as Part Lot 5, Concession 8 N.D., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- i) By changing on Schedule 2 of the Brampton Official Plan, the land use designation of the lands outlined on Schedule A to this amendment from "Neighbourhoods" to "Mixed Use".
- ii) By adding to the list of amendments pertaining to Secondary Plan Area # 41(A): Bram East Secondary Plan as set out in Part Two: Secondary Plan, thereof, Amendment Number OP 2023- 034.

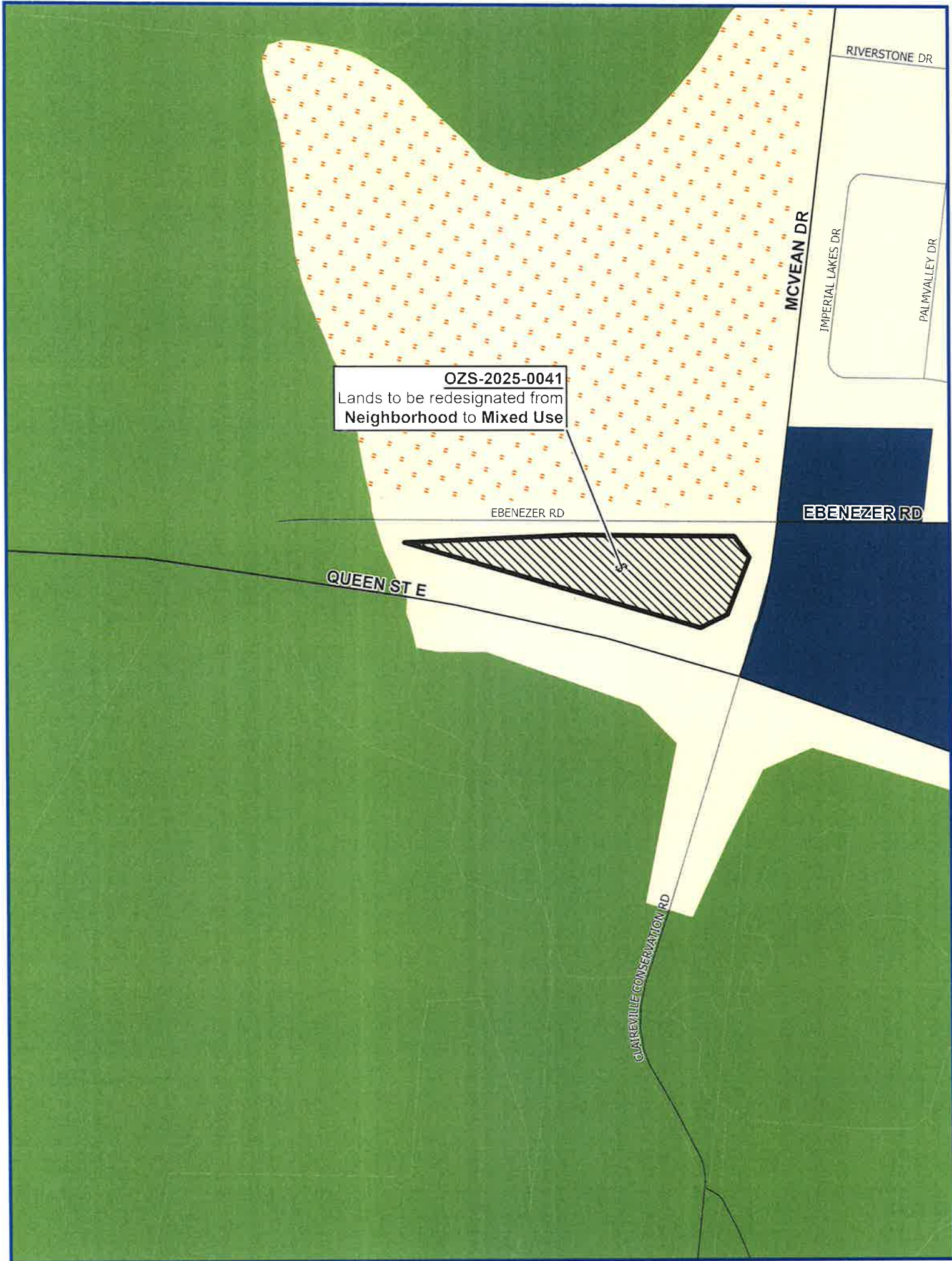
3.2 The document known as Bram East Secondary Plan Area 41, is hereby further amended:

- i) By changing on Schedule SP41(a) the land use designation of the lands shown outlined on Schedule B to this amendment from "Mixed Commercial/Industrial" and "Special Policy Area 1 (Office)" to "Special Policy Area 1A (Mixed-Use High Density/Office Commercial)".

- ii) By adding the following new policy as Section 3.7:

"3.7 Special Policy Area 1A (Mixed Use High Density/Office Commercial)" as designated on Schedule SP41(a) applies to those lands fronting the south side of Ebenezer Road, west side of McVean Drive and north side of Queen Street East and shall be subject to the following:

- i. Shall be developed for a high density mixed use residential building with retail and commercial uses at grade as well as a 3-storey office building.
- ii. Shall be developed with a minimum Gross Floor Area of 4400 square metres of office and commercial uses".



EXTRACT FROM Schedule 1 CITY CONCEPT OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

- | | |
|--|--|
|  Subject Lands |  RESIDENTIAL |
|  DEFERRAL |  RESIDENTIAL/DEFERRAL |
|  BUSINESS CORRIDOR |  MAJOR STREET |
|  OPENSOURCE, UTILITY/OPENSOURCE |  MINOR |



EXTRACT FROM BRAM EAST SECONDARY PLAN SCHEDULE SP41 (a)

Subject Lands

RESIDENTIAL LANDS:

Estate Residential

Low Density

Low / Medium Density

Medium Density

Cluster / High Density

EMPLOYMENT LANDS:

Office Node

Mixed Commercial / Industrial

District Retail

Neighbourhood Retail

Convenience Retail

Highway / Service Commercial

OPEN SPACE:

Valleyland

Conservation Lands

Private Commercial Recreation

Community Park

Neighbourhood Park

Woodlot

Storm Water Management Facility

Cemetery

ROAD NETWORK :

Highway

Major Arterial

Minor Arterial

Collector Road

Local Road

INSTITUTIONAL:

ES

Elementary School (JK-5 or JK-8)

SP

Senior Public School (6-8)

SS

Secondary School (9-O.A.C.)

†

Place Of Worship

F

Fire Hall

H

Heritage Resource

OPA 201 (Woodlands)

Secondary Plan Boundary

1

Special Policy Area 1 (Office)

2

Special Policy Area 2 (Public Use / Commercial)

3

Special Policy Area 3 (Upscale Executive Housing)

3A

Special Policy Area 3A (Upscale Executive Housing Area)

3B

Special Policy Area 3B (The Gore Road Upscale Executive Housing)

4

Special Policy Area 4 (McVean Corridor)

5

Special Policy Area 5 (Residential/Commercial)

6

Special Policy Area 6 (Commercial)

7

Special Policy Area 7 (Low Density Residential)

8

Special Policy Area 8 (Office Node - Mixed Commercial / Industrial)

9

Special Policy Area 9 (Medium Density Residential)

10

Special Policy Area 10 (Riverstone)

11

Special Policy Area 11 (Mixed Commercial/Industrial)

12

Special Policy Area 12 (Office Node & Mixed Commercial/Industrial)

13

Special Policy Area 13 (Low/Medium Density Residential)

16

Special Policy Area 16

17

Special Policy Area 17 (Office/Mixed Use)

18

Special Policy Area 18 (Office Node - Mixed Use High Density)

19

Special Policy Area 19 (Office Node)

20

Special Policy Area 20 (Office Node)



BRAMPTON

Flower City

brampton.ca

PLANNING BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0041_OPA_B

Date: 2026/05/14

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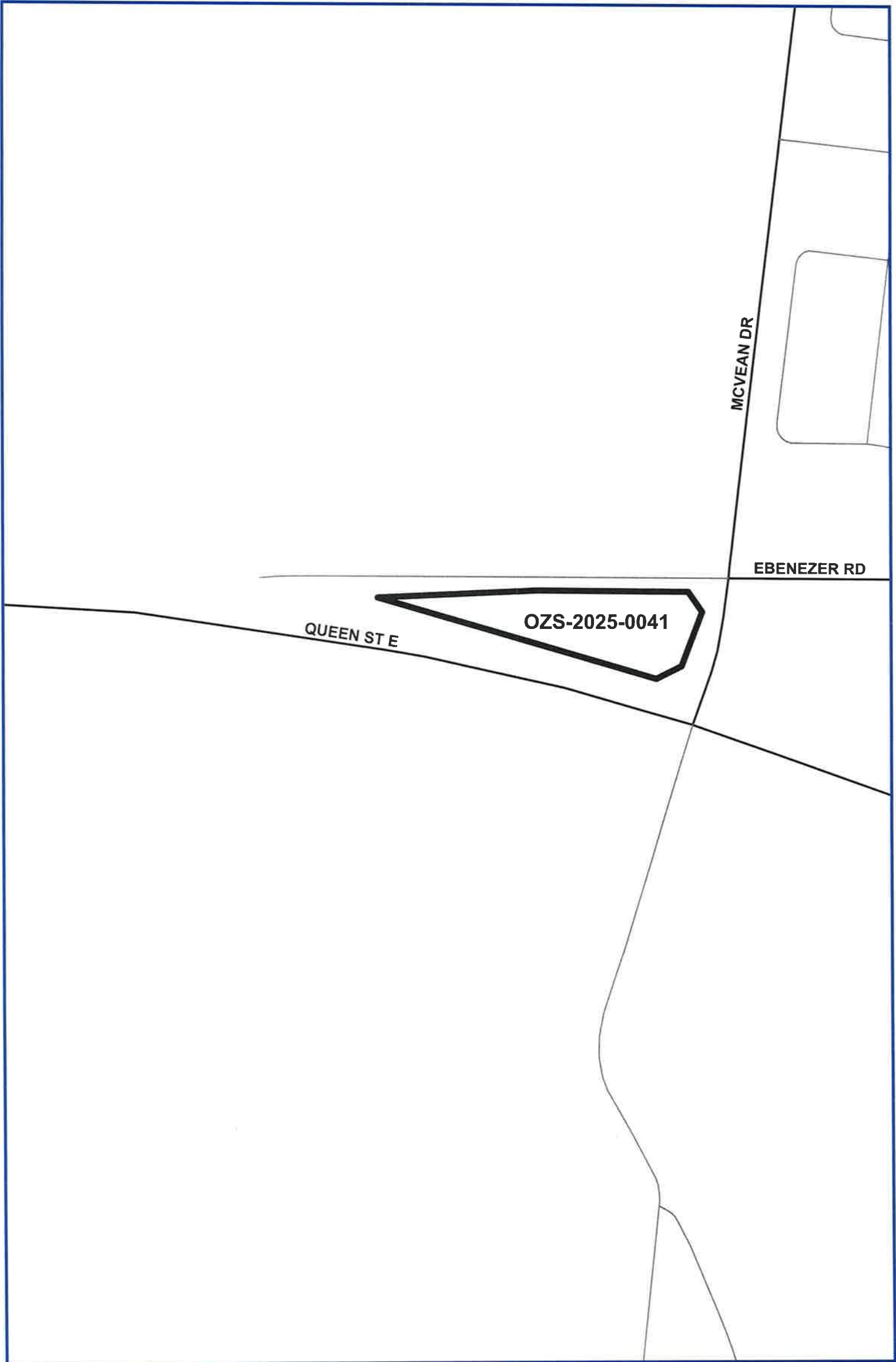
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SCHEDULE B TO OFFICIAL PLAN AMENDMENT

OP2023# 034

BY-LAW 126-2026



 Subject Lands  Major Street  Minor Street