

**Adoption of Official Plan Amendment OP2023-014 (By-law 169-2025)  
and Zoning By-law 170-2025**

**55, 57, 59, 61, 63 and 65 Park Street**

**Date of Decision: October 15, 2025**

**Date of Notice: October 29, 2025**

**Last Date of Appeal: November 18, 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 169-2025, to adopt Official Plan Amendment OP2023-014, and By-law 170-2025, 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 Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon and Sugrim Enterprises Inc., Ward 1 (File: OZS-2024-0001).

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:** To designate the lands as “High Density Residential” and include permissions for an increase in the residential density on lands shown on Schedule ‘A’ to this amendment to permit a high-rise residential development.

**The Purpose and Effect of the Zoning By-law Amendment:** To facilitate a residential intensification proposal consisting of a 30 Storey Apartment Building with 240 Residential Units, 114 Underground Parking Spaces, a loading area, private lane and access from Park Street.

**Location of Lands Affected:** west side of Park Street, north of Denison Avenue and south of Railroad Street, legally described as Part Lots 1, 2, 18, 19, 20, 52 and 53, Block 14, Registered Plan BR-4, and Lot 2 and Part Lot 3, Registered Plan BR-35, and municipally known as 55, 57, 59, 61, 63 and 65 Park Street.

**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](http://www.brampton.ca). Any further inquiries or questions should be directed to Megan Fernandes, Planner, Planning, Building and Growth Management Services at [megan.fernandes@brampton.ca](mailto:megan.fernandes@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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

**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 November 18, 2025**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://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](http://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 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:

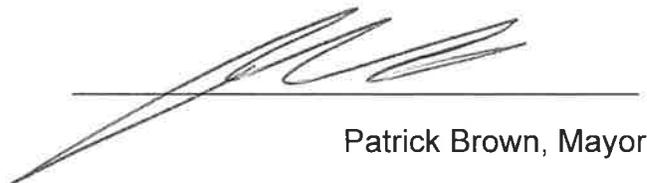
1. Amendment Number OP 2023 -014 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

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

AMENDMENT NUMBER OP 2023-014  
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:

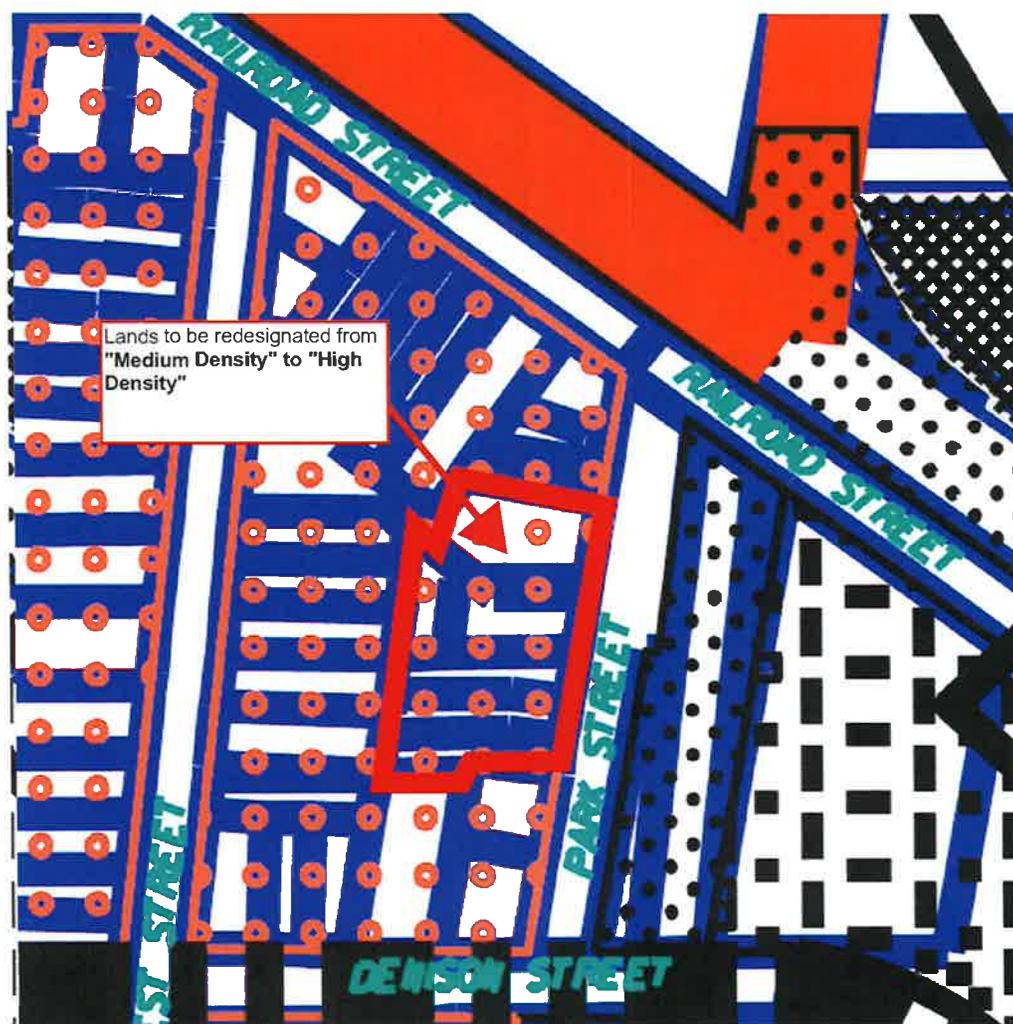
- 1) By amending Schedule 9(a) of Part Two: Secondary Plan, the lands shown on Schedule 'A' to this amendment, located on the northwest corner of the intersection of Park Street and Railroad Street, to redesignation the lands from "Medium Density" to "High Density", and adding a High Density designation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





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 170 - 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 as shown outlined on Schedule A to this by-law:

From	To
RESIDENTIAL EXTENDED ONE ZONE (R2B(1))	RESIDENTIAL APARTMENT B – 3840 (R4B-3840)

(2) By adding thereto the following sections:

"3840 The lands designated R4B – SECTION 3840 on Schedule A to this by-law:

3840.1 shall be subject to the following requirements and restrictions:

(1) Minimum Front Yard Depth:

- a. 1st to 5<sup>th</sup> storey: 3.0 metres
- b. Above 5<sup>th</sup> Storey: 5.5 metres
- c. Underground Parking Structure: 0.0 metres

(2) Minimum Interior Side Yard Width:

- a. 1st to 5<sup>th</sup> storey: 7.5 metres
- b. Above 5<sup>th</sup> Storey: 12.5 metres
- c. Transformer: 3.0 metres
- d. Underground Parking Structure: 0.0 metres

(3) Minimum Rear Yard Depth:

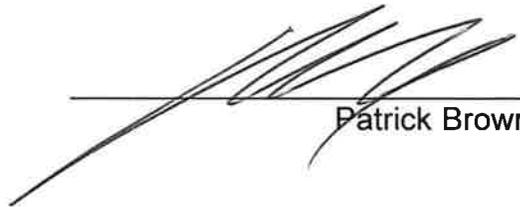
- a. 1st to 3<sup>rd</sup> storey: 7.5 metres

- b. Above 3<sup>rd</sup> Storey: 12.5 metres
- c. Underground Parking Structure: 0.0 metres
- (4) Maximum Building Height: 30 storeys
- (5) Maximum Lot Coverage: 50%
- (6) Minimum Landscaped Open Space: 18%
- (7) Maximum Floor Space Index: 9.4
- (8) Maximum Tower Floorplate Area: 800 square metres

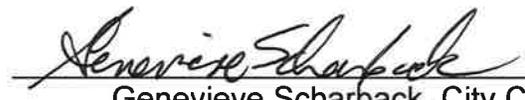
3840.2 Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3840.1.”

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

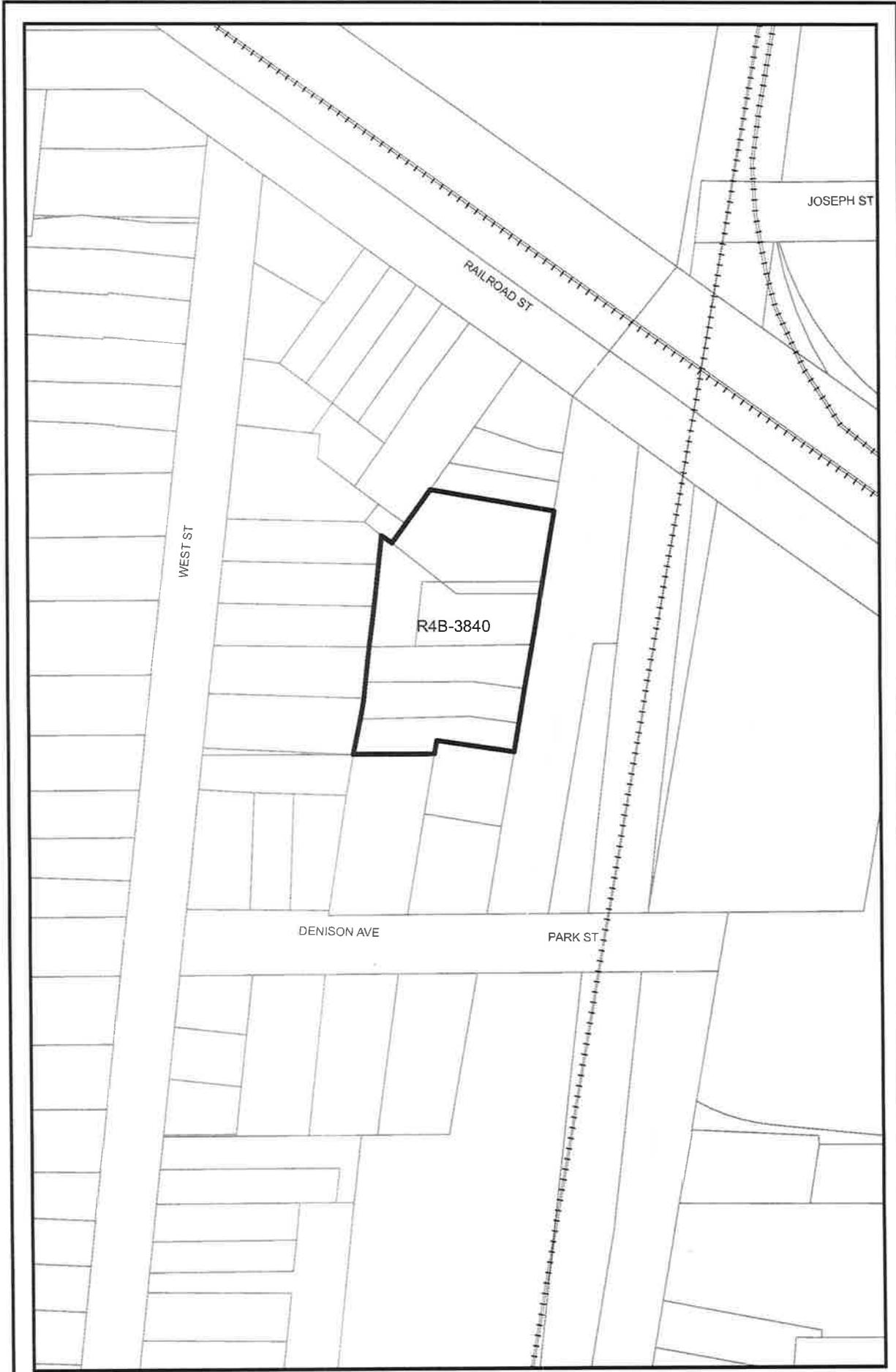
Approved as to  
form.  
2025/07/24  
MR

  
Patrick Brown, Mayor

Approved as to  
content.  
2025/July/24  
AAP

  
Genevieve Scharback, City Clerk

(OZS-2024-0001)





 Subject Lands



brampton.ca  
 PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: OZS-2024-0001\_ZKM  
 Date: 2025/06/03



**KEY MAP**

Drawn by: CAntoine

**BY-LAW 170-2025**