

**Adoption of Official Plan Amendment OP2023-038 (By-law 177-2026)
and Zoning By-laws 178-2026 and 179-2026**

55-61 Beech Street and 132-142 Church Street

Date of Decision: September 23, 2026

Date of Notice: October 8, 2026

Last Date of Appeal: October 28, 2026 (no later than 4:30 p.m.)

On the Date of Decision, the Council of The Corporation of the City of Brampton passed By-law 177-2026, to adopt Official Plan Amendment OP2023-038, By-law 178-2026, to amend Comprehensive Zoning By-law 270-2004, and By-law 179-2026, to amend Zoning By-law 14-2026, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to a City-initiated application, Ward 1, File: OZS-2026-0016.

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 (By-law 177-2026):

To amend the 2023 Official Plan and the Brampton Flowertown Secondary Plan (SPA 6), to permit three blocks of back-to-back stacked townhouse units comprising of a total of 104 dwelling units, including 52 affordable housing units.

The Purpose and Effect of the Zoning By-law Amendment (By-law 178-2026):

To request for an amendment to Zoning By-law 270-2004 to permit three blocks of back-to-back stacked townhouse units comprising of a total of 104 dwelling units, including 52 affordable housing units.

The Purpose and Effect of the Zoning By-law Amendment (By-law 179-2026):

To request for an amendment to Zoning By-law 14-2026 to permit three blocks of back-to-back stacked townhouse units comprising of a total of 104 dwelling units, including 52 affordable housing.

Location of Lands Affected: northwest corner of Beech Street and Church Street East, and are municipally known as 55-61 Beech Street and 132-142 Church Street East, having a total area of approximately 2.278 hectares (9217.55 square metres).

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 Alexia DeCaria, Planner, Planning, Building and Growth Management Services at Alexia.DeCaria@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 October 28, 2026**. 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 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.

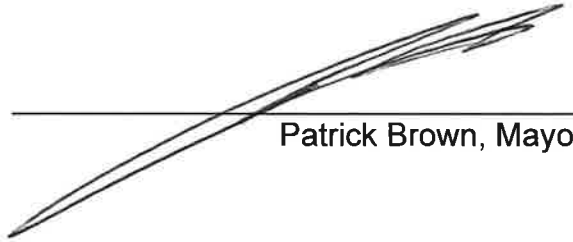
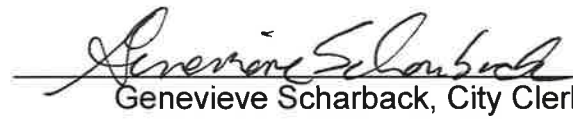
2026/Sept./17

AJC

Approved as to
content.

2026/Sept./17

Allan A. Parsons


Patrick Brown, Mayor
Genevieve Scharback, City Clerk

(OZS-2026-0016)

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.

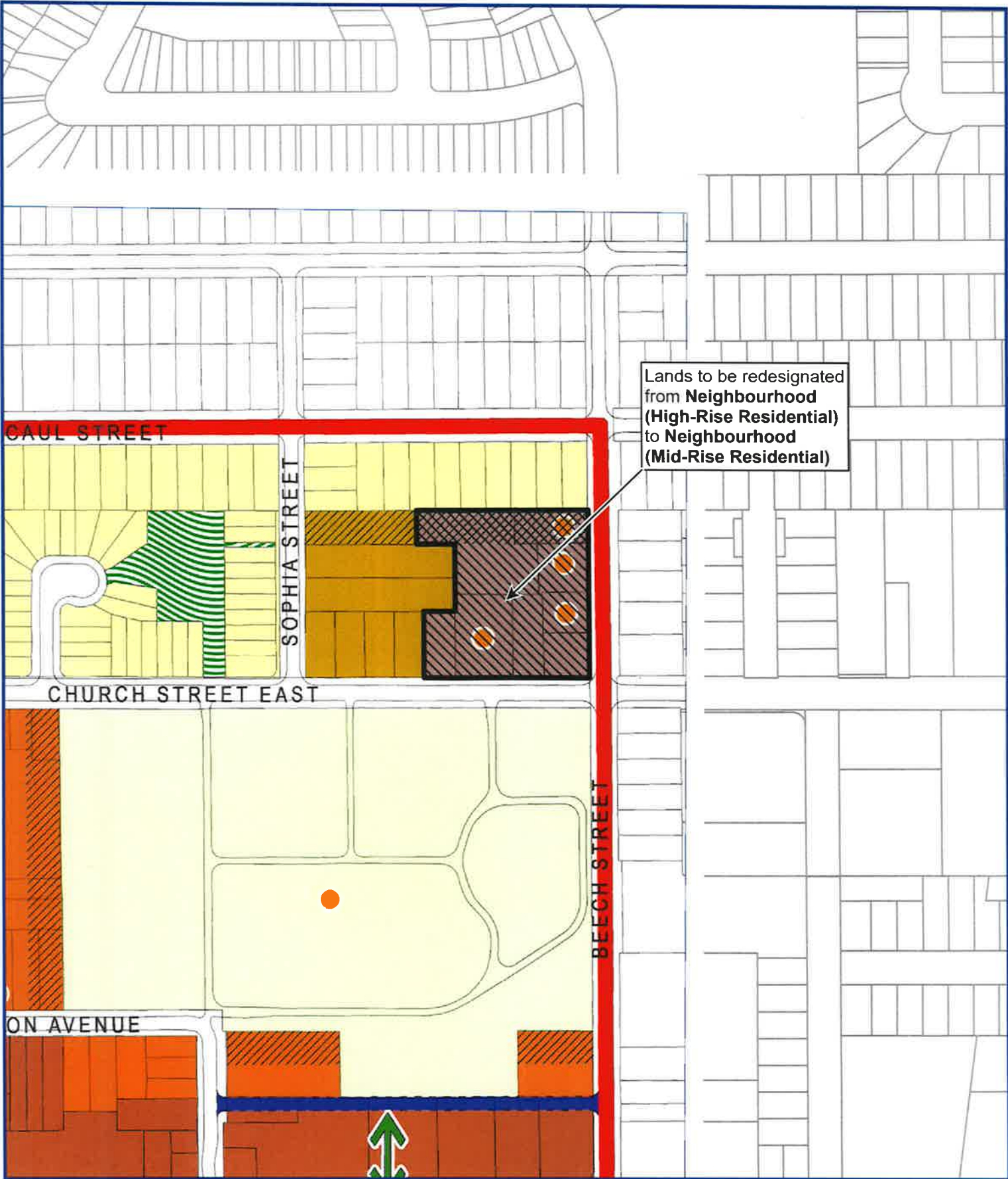
3.2 The document known as the 2023 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Brampton Flowertown Secondary Plan Area 6, Part II: Secondary Plan, as amended, is hereby further amended:

(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

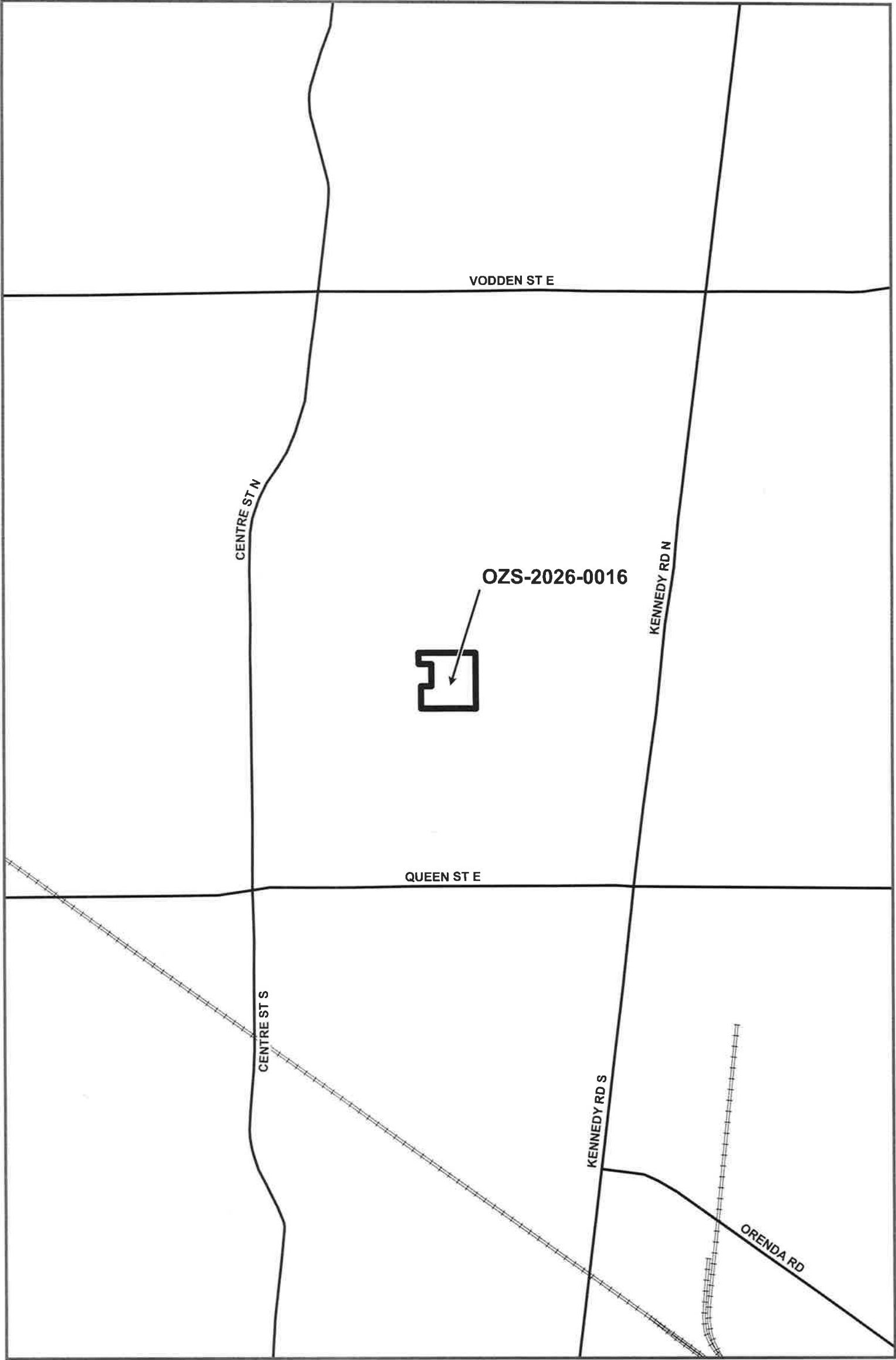
HEIGHT TRANSITION AREA

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.





 Subject Lands  City Limit  Railway  Major Street  Minor Street



KEY MAP



The Corporation of the City of Brampton

By-law

Number 178 - 2026

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, as amended, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - (1) By amending Schedule A thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law as follows:

From:	To:
Residential Apartment 3 - Section 3698 (R3A-3698) And Residential Single Detached B (R1B)	Residential Apartment A - Section 3891(R4A- 3891)

- (2) By adding the following sections:

“3891 The lands designated R4A - Section 3891 on Schedule A to this by-law:

3891.1 Shall only be used for the following purposes:

- 1) An Apartment Dwelling
- 2) Back-to-Back Stacked Townhouse Dwelling
- 3) Stacked Townhouse Dwelling

3891.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section:
 - a. The lot line abutting Church Street East shall be considered the front lot line
 - b. The lot line abutting Beech Street shall be considered the exterior lot line.
- 2) All lands zoned R4A-3891 shall be treated as one lot for zoning purposes.
- 3) Minimum Lot Area: No requirement

- 4) Minimum Lot Width: No requirement
- 5) Minimum Lot Depth: No requirement
- 6) Maximum Lot Coverage: No requirement
- 7) Minimum Front Yard Depth:
 - a. For any portion of the building up to 4 storeys in height: 0.0 metres
 - b. For any portion of a building 5 storeys in height or greater: 3 metres
- 8) Minimum Interior Side Yard Depth:
 - a. For any portion of the building 4-storeys or less in height: 1.5 metres
 - b. For any portion of a building between 5 and 8 storeys in height: 7.5 metres
 - c. For any portion of a building greater than 8 storeys in height: 12.5 metres
- 9) Minimum Exterior Side Yard Depth :
 - a. For any portion of the building up to 4 storeys in height: 0.0 metres
 - b. For any portion of a building 5 storeys or greater: 3.0 metres;
- 10) Minimum Rear Yard Depth:
 - a. For any portion of the building 4-storeys or less: 1.5 metres
 - b. For any portion of a building between 5 and 8 storeys: 7.5 metres
 - c. For any portion of a building greater than 8 storeys: 12.5 metres
- 11) Maximum Building Height:
 - a. Stacked Back-to-Back Townhouse Dwelling: 4 storeys
 - b. Stacked Townhouse Dwelling: 4 storeys
 - c. Apartment Dwelling: 12 storeys
- 12) Maximum Floor Space Index (FSI): 4
- 13) Minimum Landscaped Open Space: 15%
- 14) Minimum Outdoor Amenity Space: 175 square metres
- 15) Minimum Setback to a Hydro Transformer in any yard: 0.0 metres.

3891.3 For the purposes of R4A – 3891:

Stacked Back-to-Back Townhouse Dwelling shall mean a back-to-back townhouse dwelling in which the dwelling units are also stacked vertically.”

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

Approved as to
form.

2026/Sept/17

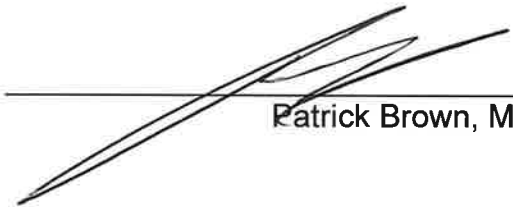
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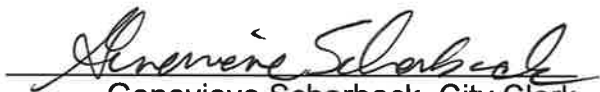
Approved as to
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2026/Sept./17

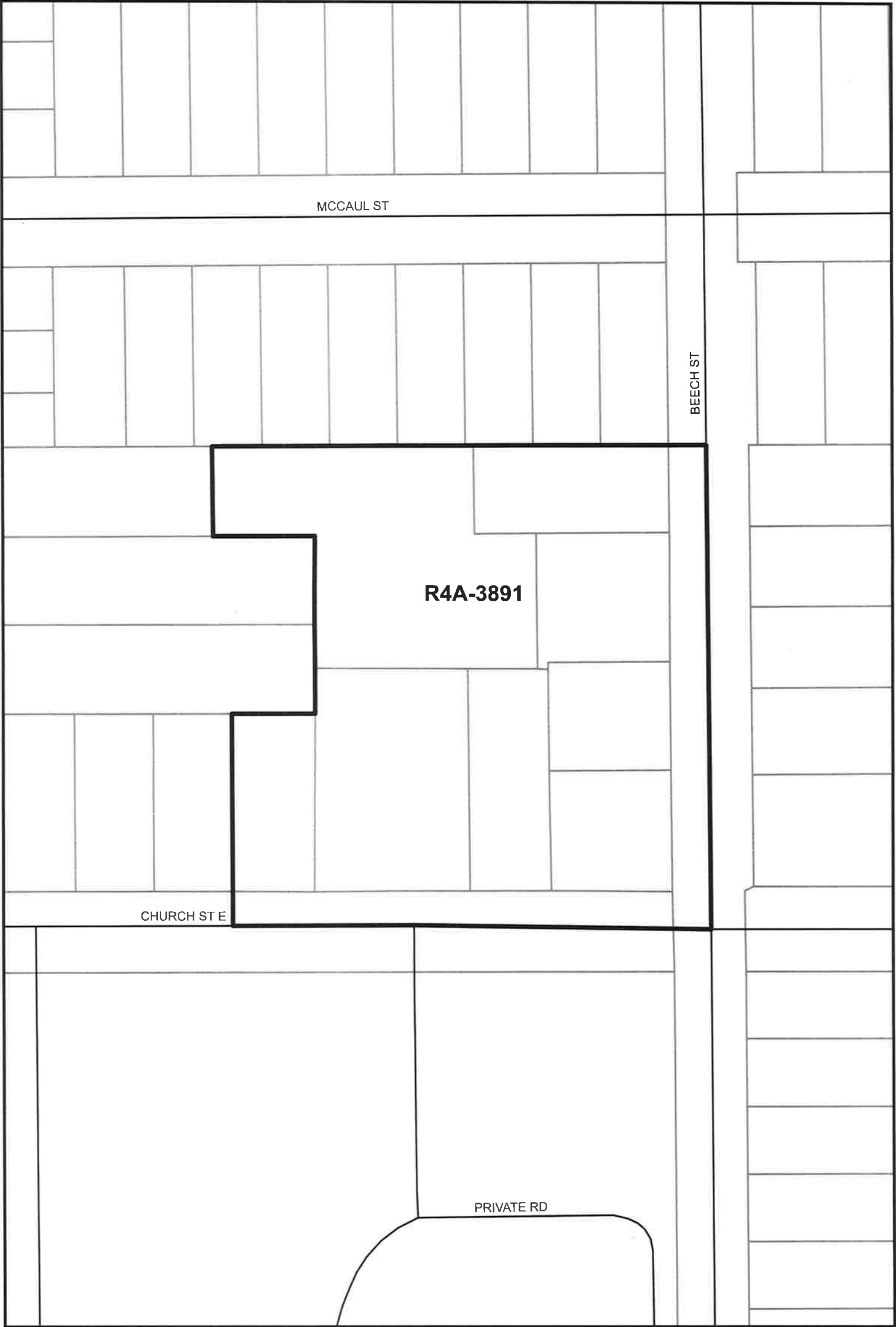
Allan A. Parsons

(OZS-2026-0016)



Patrick Brown, Mayor

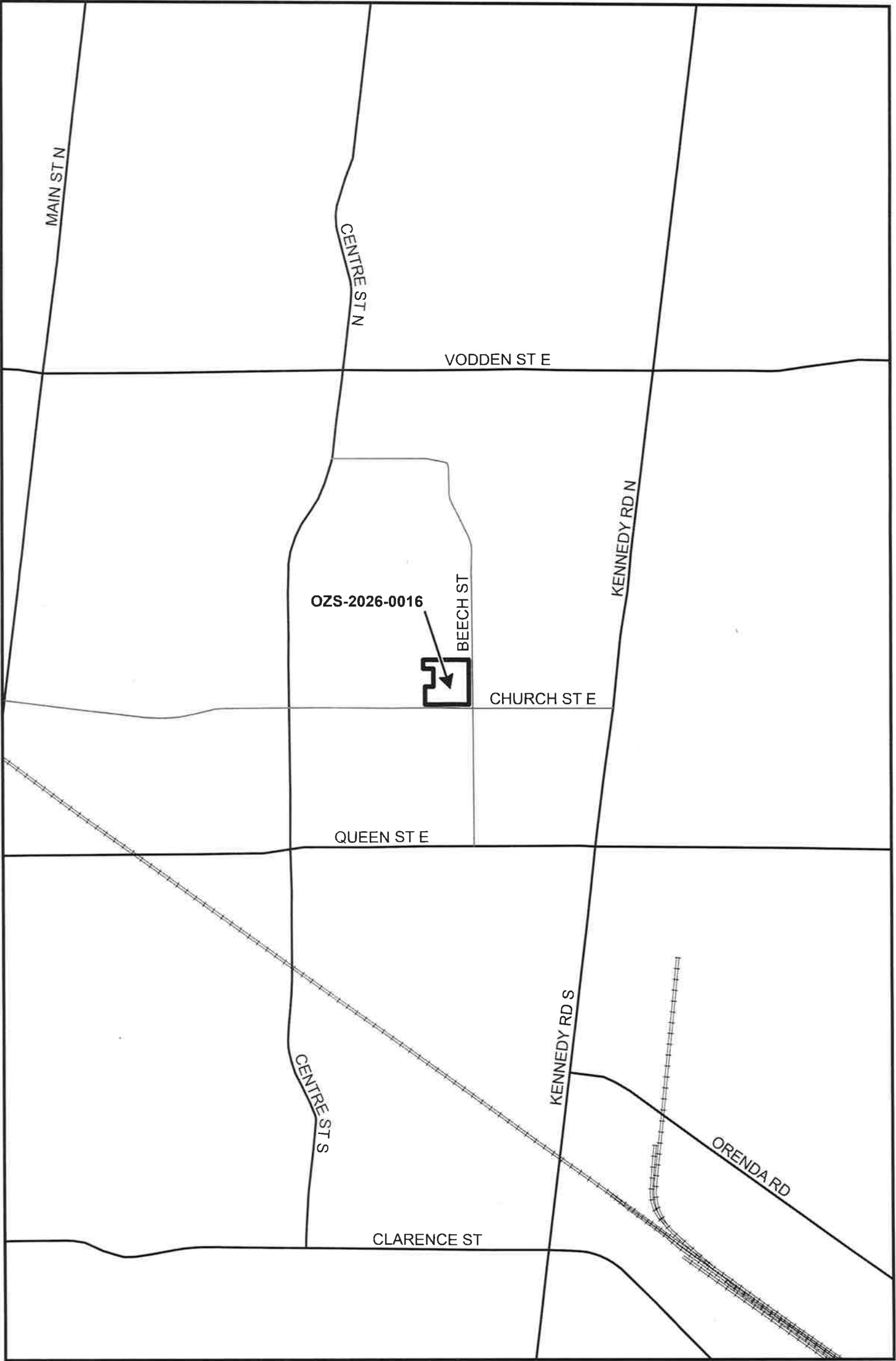
Genevieve Scharback, City Clerk



 Zoning  Parcel Fabric  Major Street  Minor Street



Zoning Amendment to By-law 270-2004
LOT 6, CONCESSION 1 E.H.S.



 Subject Lands  City Limit  Railways  Major Street  Minor Street



KEY MAP



The Corporation of the City of Brampton

By-law

Number 179 - 2026

To Amend Comprehensive Zoning By-law 14-2026, 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 14-2026, as amended, is hereby further amended:
 - (1) By amending Schedule A thereto the zoning designations of the lands as shown outlined on Schedule A to this by-law, as follows:

From:	To:
Residential Third Density– High Rise (R3H)	Residential Third Density – High Rise -Exception 2832 (R3H-2832)

- (2) By amending Schedule B thereto, to permit a maximum building height of 12 storeys as shown outlined on Schedule B to this by-law;

- (3) By amending Schedule C thereto, to permit a maximum floor space index of 4 as shown outlined on Schedule C to this by-law;

- (4) By adding thereto, the following section:

“12.2832 For the lands designated R3H-2832 on Schedule A:

“12.2832.1 The lands shall only be used for the following purposes:

1. Apartment Dwelling
2. Back-to-Back Stacked Townhouse Dwelling
3. Stacked Townhouse Dwelling

12.2832.2 The lands shall be subject to the following requirements and restrictions:

- 1) All lands zoned R3H-2832 shall be treated as one lot for zoning purposes

- 2) For the purpose of this section:

- a. The lot line abutting Church Street East shall be considered the front lot line

- b. The lot line abutting Beech Street shall be considered the exterior lot line.
- 3) Minimum Lot Width: No requirement
- 4) Minimum Lot Area: No requirement
- 5) Minimum Lot Depth: No requirement
- 6) Minimum Dwelling Unit Width: No requirement
- 7) Minimum Front Yard, including Dwelling Units accessible directly from the street:
 - a. For any portion of the building up to 4 storeys in height: 0.0 metres; and
 - b. For any portion of a building 5 storeys in height or greater: 3 metres;
- 8) Minimum Interior Side Yard:
 - a. For any portion of the building 4-storeys or less in height: 2.9 metres
 - b. For any portion of a building between 5 and 8 storeys in height: 7.5 metres: For any portion of a building greater than 8 storeys in height: 12.5 metres
- 9) Minimum Exterior Side Yard :
 - a. For any portion of the building up to 4 storeys in height: 0.0 metres; and
 - b. For any portion of a building 5 storeys or greater: 3.0 metres;
- 10) Minimum Rear Yard, abutting any zone
 - a. For any portion of the building 4-storeys or less: 1.5 metres;
 - b. For any portion of a building between 5 and 8 storeys: 7.5 metres;
 - c. For any portion of a building greater than 8 storeys: 12.5 metres
- 11) Built to Zone Requirements:
 - a. Build To Zone Front Yard Requirements: Shall not apply
 - b. Build To Zone Percentage: Shall not apply
- 12) Building Separation:
 - a. Minimum Horizontal Separation Distance of Buildings on the same lot, 1st to 4th storeys in height: 2.45 metres, excluding balconies and window wells;
 - b. Minimum Horizontal Separation Distance of Buildings on the Same Lot, 5th to 12th storeys: 15 metres, excluding balconies;
- 13) Maximum Building Height:
 - a. Back-to-Back Stacked Townhouse Dwelling: 4 storeys
 - b. Stacked Townhouse Dwelling: 4 storeys
 - c. Apartment Buildings: 12 storeys
- 14) Minimum Ground Floor Height:
 - a. Back-to-Back Stacked Townhouse Dwelling: No requirement
 - b. Stacked Townhouse Dwelling: No requirement

c. Apartment Buildings: 4.5 metres

15) Maximum Floor Space Index (FSI): 4;

16) Maximum Lot Coverage: No requirement;

17) Minimum Common Amenity Area Requirements:

- a. Minimum Outdoor Common Amenity Area for Back-to-Back Stacked Townhouse Dwellings and Stacked Townhouse Dwellings: 175 square metres
- b. Minimum Common Amenity Area for Apartment Buildings:
 - i. The minimum common amenity area requirement shall be 5.0 m² per dwelling unit.
 - ii. The required minimum common amenity area shall be located on the same lot as the associated dwelling units.
 - iii. The minimum common amenity area shall include at least one contiguous outdoor amenity area of a minimum 50 m² of amenity area with a minimum width of at least 5.0 m.
 - iv. The minimum common contiguous outdoor amenity area shall be located at grade.
 - v. Private amenity areas and spaces including private balconies and other areas accessed by individual units shall not be included in the calculation of common amenity area requirements.

18) Minimum Landscaped Open Space: 15%

19) Minimum Landscaped Strip:

- a. Abutting Front and Exterior Lot Line: No Requirement
- b. Abutting Interior and Rear Side Lot Line: Minimum of 1 metre

20) Minimum Setback to a Hydro Transformer in any yard: 0.0 metres.

21) The waste storage enclosure or in-ground waste storage structure shall be located at least 1.5 metres from any lot line abutting any zone.

22) Minimum number of bicycle parking spaces per dwelling unit:

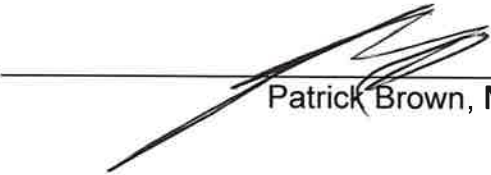
- a. Long Term: 0.4 per dwelling unit
- b. Short term: 0.05 per dwelling unit"

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

Approved as to
form.

2026/Sept/17

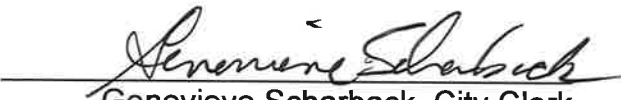
AJC


Patrick Brown, Mayor

Approved as to
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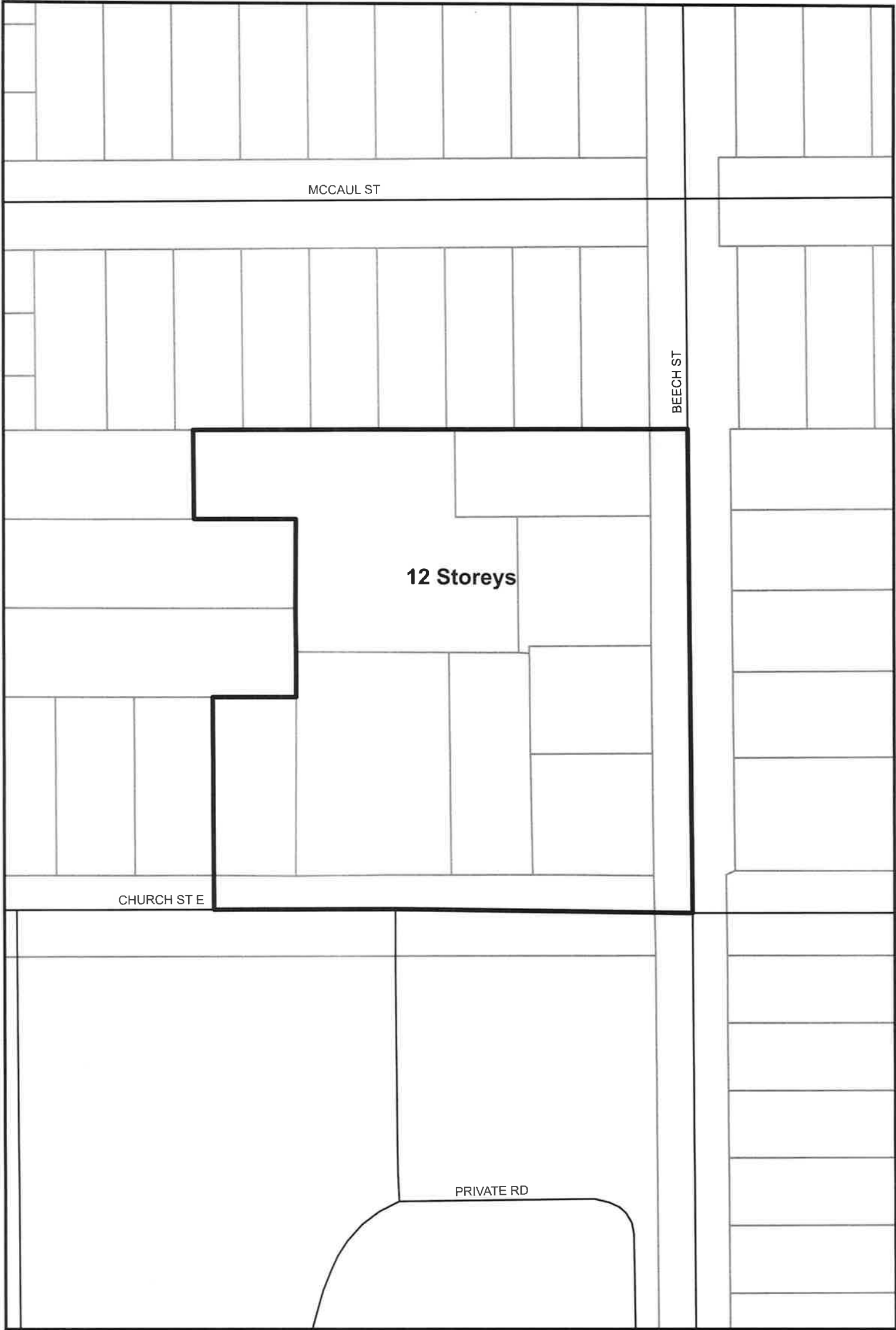
2026/Sept./17

Allan A. Parsons


Genevieve Scharback, City Clerk

(OZS-2026-0016)





Maximum Building Height (Storeys)



Parcel Fabric

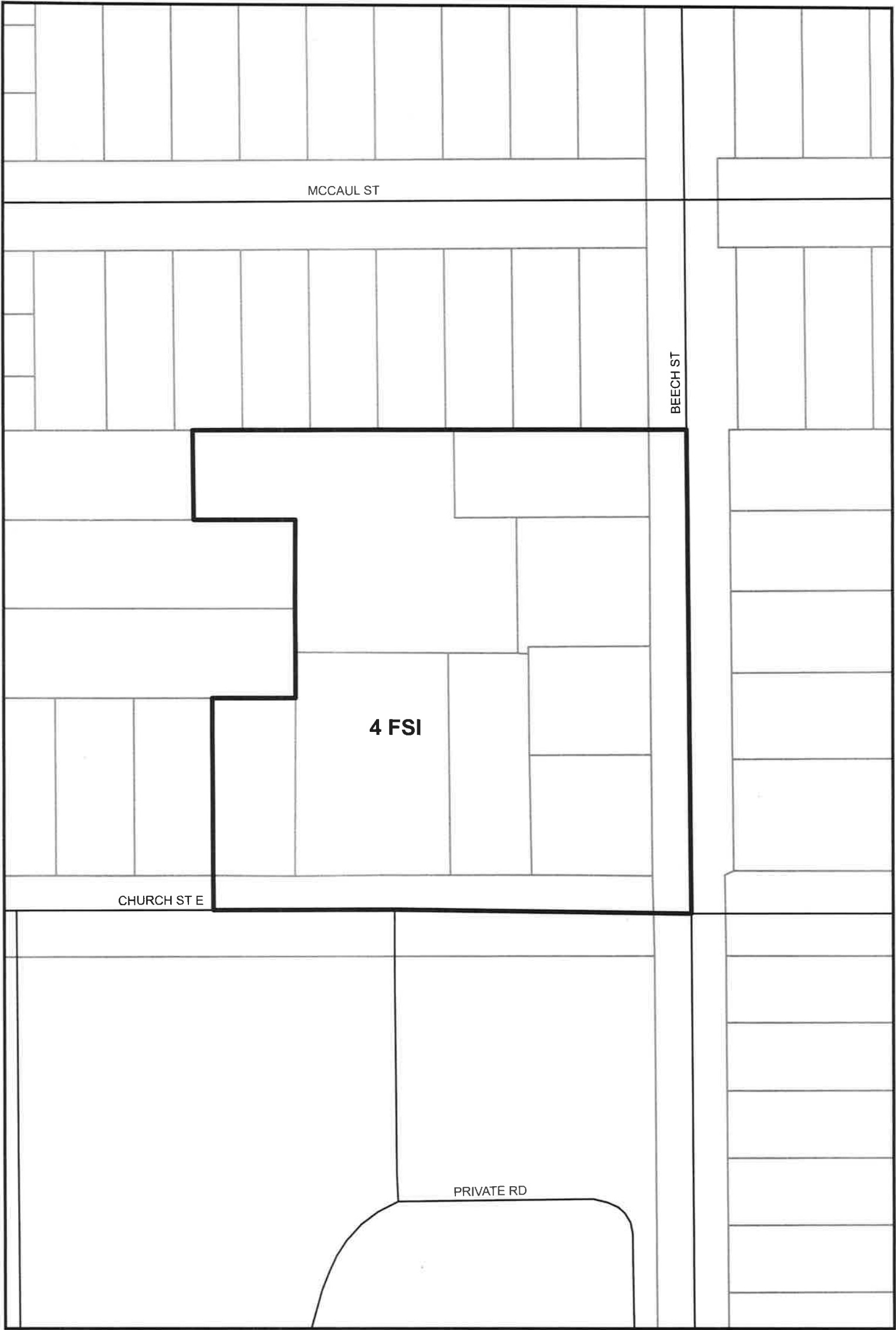


Major Street



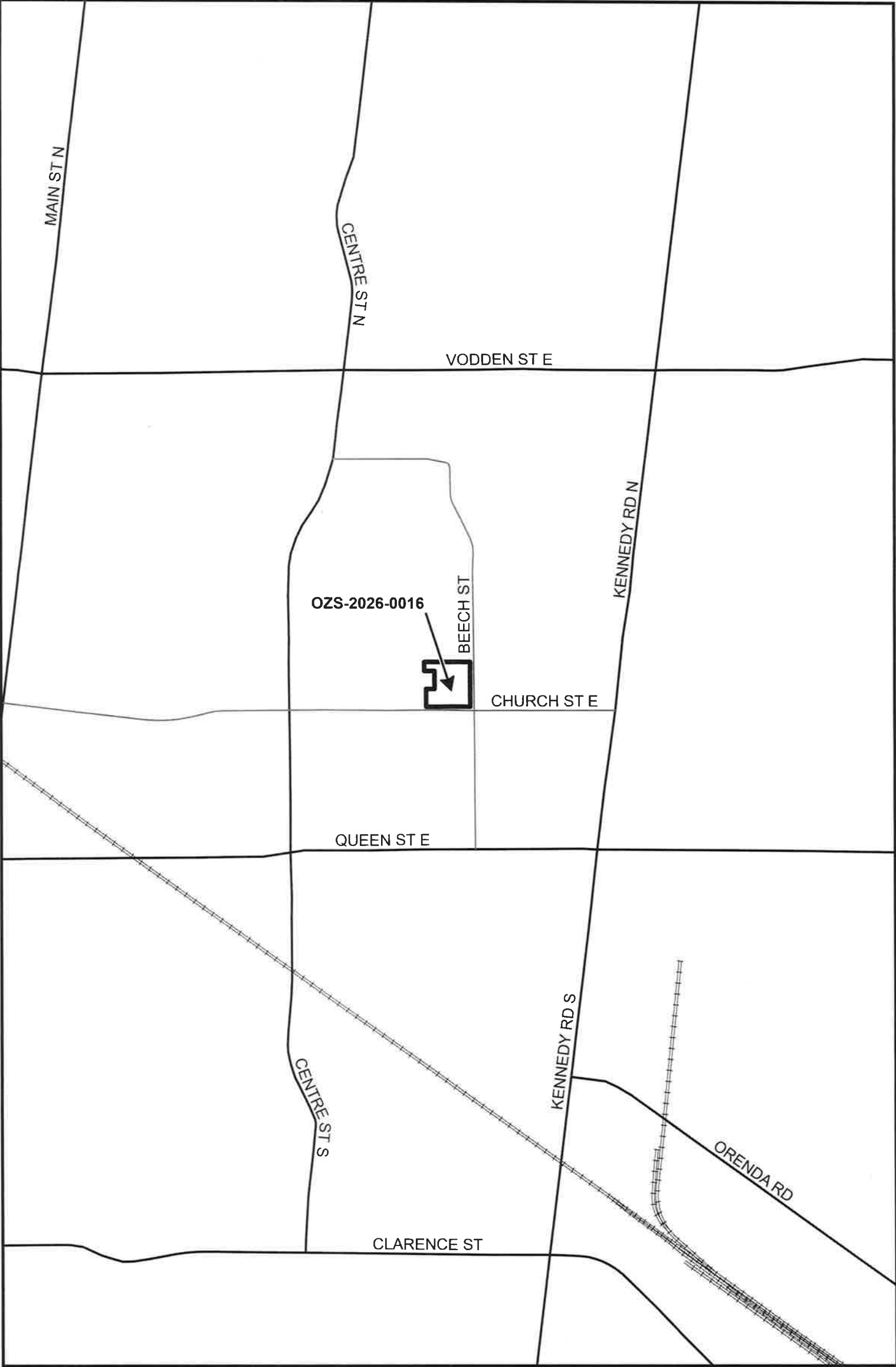
Zoning Amendment to By-law 014-2026
Schedule B Maximum Building Height Requirements
LOT 6, CONCESSION 1 E.H.S.

BY-LAW 179-2026



 Maximum Floor Space Index (FSI)  Parcel Fabric  Major Street





 Subject Lands  City Limit  Railways  Major Street  Minor Street



KEY MAP