

**Adoption of Official Plan Amendment OP2023-271 (By-law 84-2025)
and Zoning By-law 85-2025**

69 Bramalea Road

Date of Decision: May 14, 2025
Date of Notice: May 28, 2025
Last Date of Appeal: June 17, 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 84-2025, to adopt Official Plan Amendment OP2023-271, and By-law 85-2025, 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 Glen Schnarr and Associates Inc., on behalf of 69 Bramalea Holdings Limited, Ward 7 (File: OZS-2023-0020).

The decision of Council is final if a notice of appeal is not received, in accordance with the Planning Act, on or before the last day for filing such notice, as noted.

The Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment:
To facilitate a phased development consisting of two high-density mixed-use towers with heights of 26-storeys and 18-storeys and a total number of 458 residential units.

Location of Lands Affected: east of Bramalea Road, north of East Drive, and is described as a square shaped parcel, legally described as Part Block F, Plan 720 (Chinguacousy), and municipally known as 69 Bramalea Road.

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 Samantha Dela Pena, Planner, Planning, Building and Growth Management Services at 905-874-5965 or Samantha.DelaPena@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 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
- If the e-file portal is down, you can submit your 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 June 17, 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.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 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:

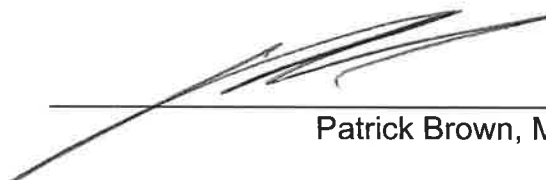
1. Amendment Number OP2023 - 271 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this bylaw.

ENACTED and PASSED this 14th day of May 2025.

Approved as to
form.

2025/05/06

MR


Patrick Brown, Mayor

Approved as to
content.

2025/05/02

AAP


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:

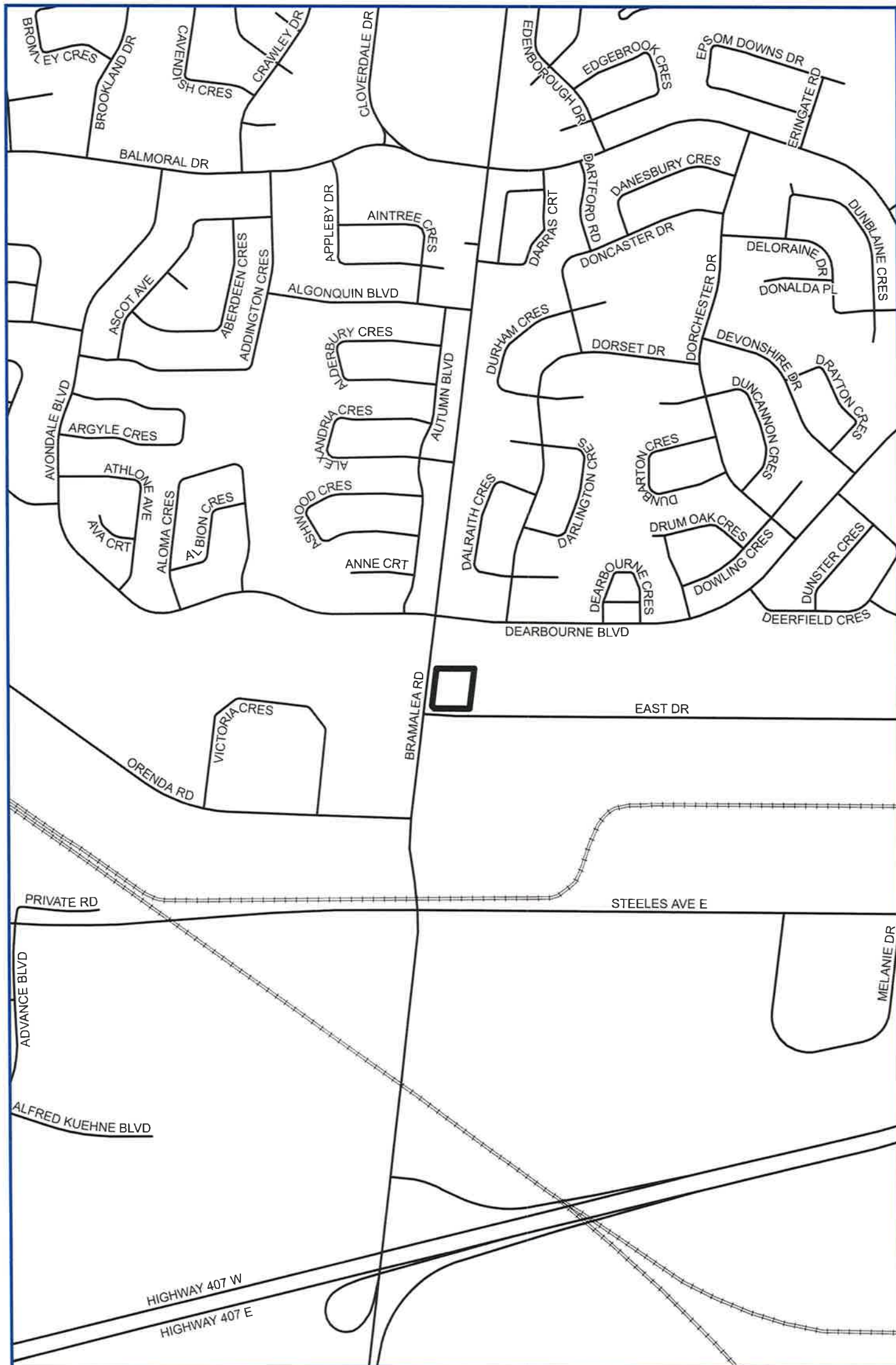
- 3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended as follows:
- 1) By adding to the list of amendments pertaining to the Secondary Plan Area 9: The Bramalea Mobility Hub Secondary Plan set out in Part II of the City of Brampton Official Plan: Secondary 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



BRAMPTON
Flower City

brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2023-0020_OPA_KM

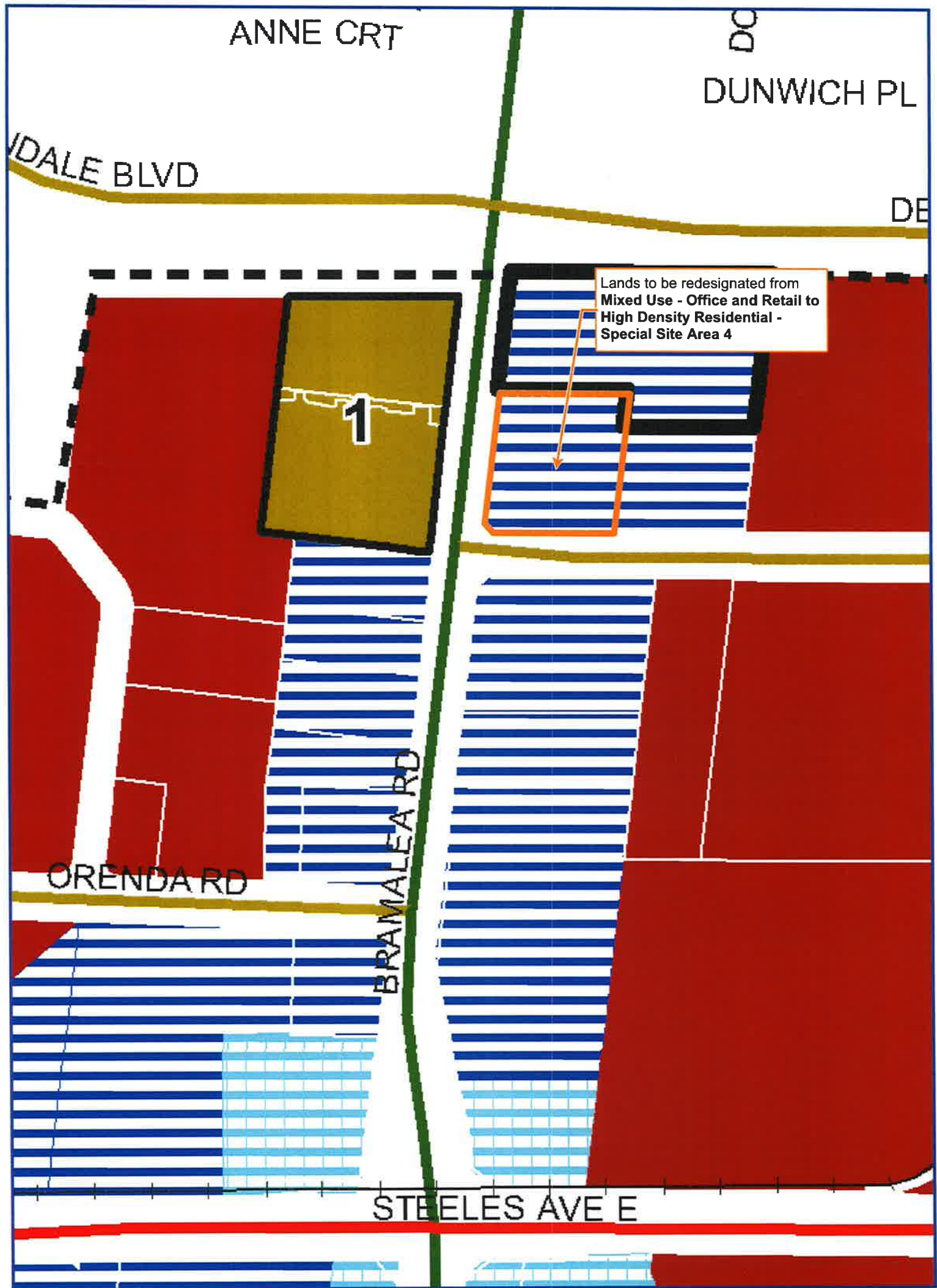
Date: 2025/05/01



KEY MAP

Drawn by: LCarter





BY-LAW 84-2025





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

 Subject Lands






LAND USE DESIGNATION

-  MIXED USE - OFFICE & RETAIL
-  OFFICE
-  HIGH DENSITY RESIDENTIAL
-  MIXED INDUSTRIAL COMMERCIAL

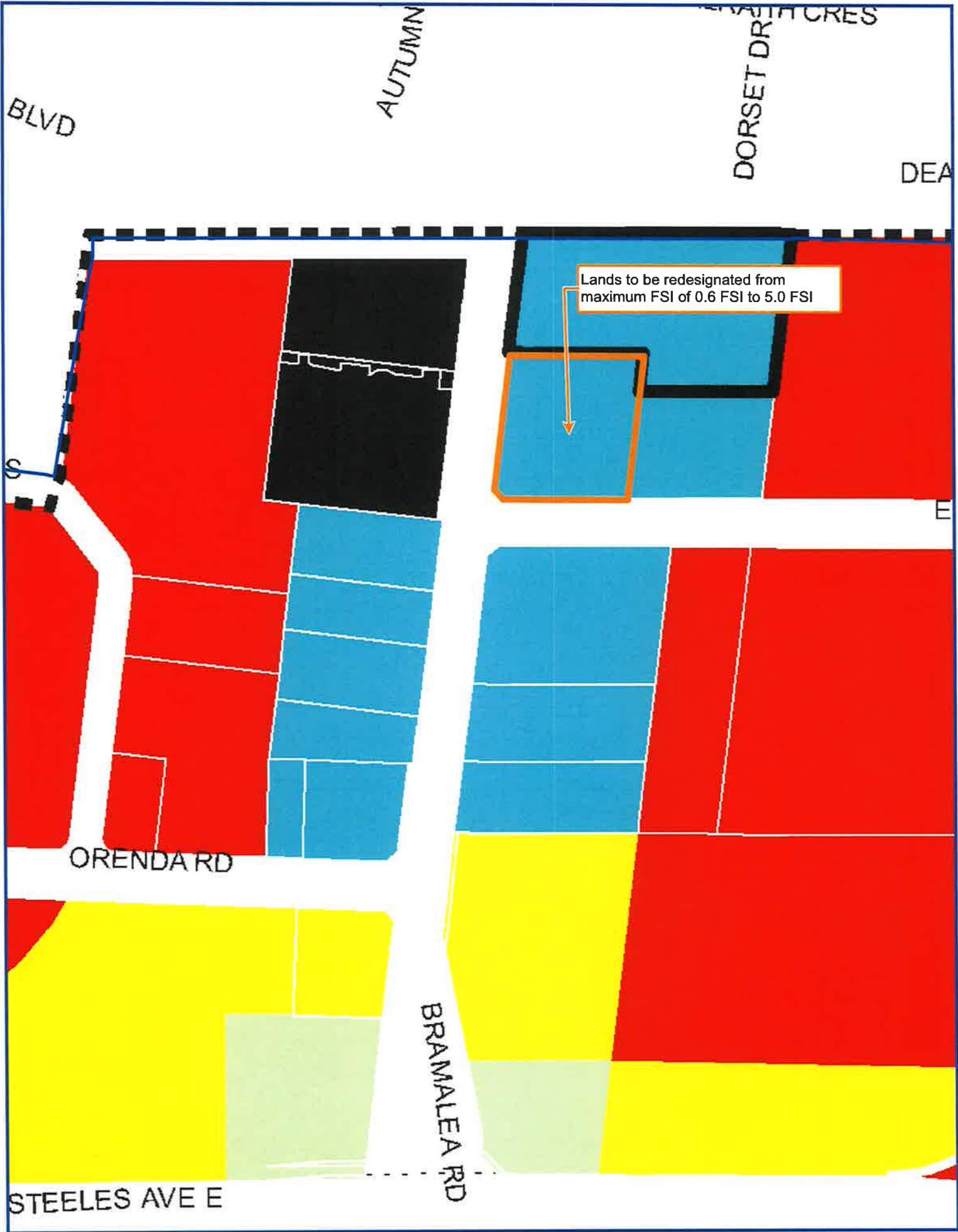


- SPECIAL SITE AREAS**
-  SECONDARY PLAN NO. 9 BOUNDARY
-  Appealed to LPAT

ROADS

-  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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 85 - 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
INDUSTRIAL TWO – SECTION 189 (M2-189)	RESIDENTIAL APARTMENT – 3835 (H) (R4A(H)- 3835)

(2) By adding thereto the following sections:

“3835 The lands designated R4A – SECTION 3835 on Schedule A to this by-law:

3835.1 shall only be used for the following purposes:

- a) Purposes permitted by the R4A Zone.
- b) Only in conjunction with an apartment dwelling, the following non-residential uses are permitted:
- i. An office;
 - ii. A day nursery;
 - iii. A bank, trust company or financial institution;
 - iv. A retail establishment;
 - v. A convenience store;
 - vi. A personal service shop;
 - vii. A dry cleaning and laundry distribution establishment;
 - viii. A dining room restaurant;
 - ix. A printing or copying establishment;
 - x. A custom workshop;
 - xi. A recreation facility; and
 - xii. A health and fitness centre.

3835.2 shall be subject to the following requirements and restrictions:

(1) Front Lot Line	For the purpose of this by-law East Drive shall be deemed the front lot line.
(2) Lot Area	All lands zoned R4A-3835 shall be treated as one lot for zoning purposes.
(3) Minimum Gross Floor Area for Non-Residential Uses	500 square metres
(4) Maximum Building Height (inclusive of any rooftop mechanical penthouse or architectural features)	a) 56.8 metres for any portion of a building within 45.0 metres of the lot line abutting East Drive; and b) 80.7 metres for any portion of a building beyond 45.0 metres of the lot line abutting of East Drive
(5) Minimum Podium Setbacks:	Front Yard: 2.5 metres Rear Yard: 5.0 metres Interior Side Yard: 9.0 metres Exterior Side Yard: 3.0 metres
(6) Minimum Tower Setbacks:	Front Yard: 6 metres Rear Yard: 12.5 metres Interior Side Yard: 10 metres Exterior Side Yard: 3.0 metres
(7) Minimum Podium Height:	6 storeys
(8) Maximum Podium Height:	8 storeys
(9) Minimum Ground Storey Height:	4.5 metres
(10) Maximum Lot Coverage:	60%
(11) Minimum Landscaped Open Space:	25% of the lot area
(12) Maximum Floor Space Index:	5.0
(13) Minimum Outdoor Amenity Area:	440 square metres Outdoor amenity area requirements may be phased as follows:

	<p>a) 315 square metres for any tower beyond 45.0 metres of the lot line abutting of East Drive; and</p> <p>b) 128 square metres for any tower within 45.0 metres of the lot line abutting East Drive.</p>
(14) Loading, Unloading and Waste Disposal and Storage:	One (1) loading space shall be required and all waste, including recycling, storage shall be contained within a climate-controlled area inside a building
(15) Parapets or canopies may encroach into any required yard:	To a maximum of 3.0 metres.
(16) Minimum setback from an electrical switchgear box and any other utility infrastructure to any lot line:	0.5 metres
(17) Minimum Tower Separation Distance:	25 metres
(18) Minimum Podium Separation Distance:	10.50 metres for that portion of the podium above 4-storeys

- 3835.3

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 3835.2.
- 3835.4

Holding (H):

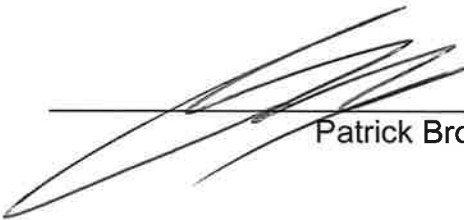
1) Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Industrial Two – Section 189 (M2-189) zone.

2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

a. The Commissioner of Planning, Building and Growth Management shall be satisfied that the owner has made satisfactory arrangements with the City of Brampton to ensure that the appropriate noise, odour, and air quality mitigation measures are implemented through the Site Plan Approval application.”
- 3

ENACTED and PASSED this 14th day of May, 2025.

Approved as to
form.
2025/May/05
MR


Patrick Brown, Mayor

Approved as to
content.
2025/May/02
AAP


Genevieve Scharback, City Clerk

(OZS-2023-0020)

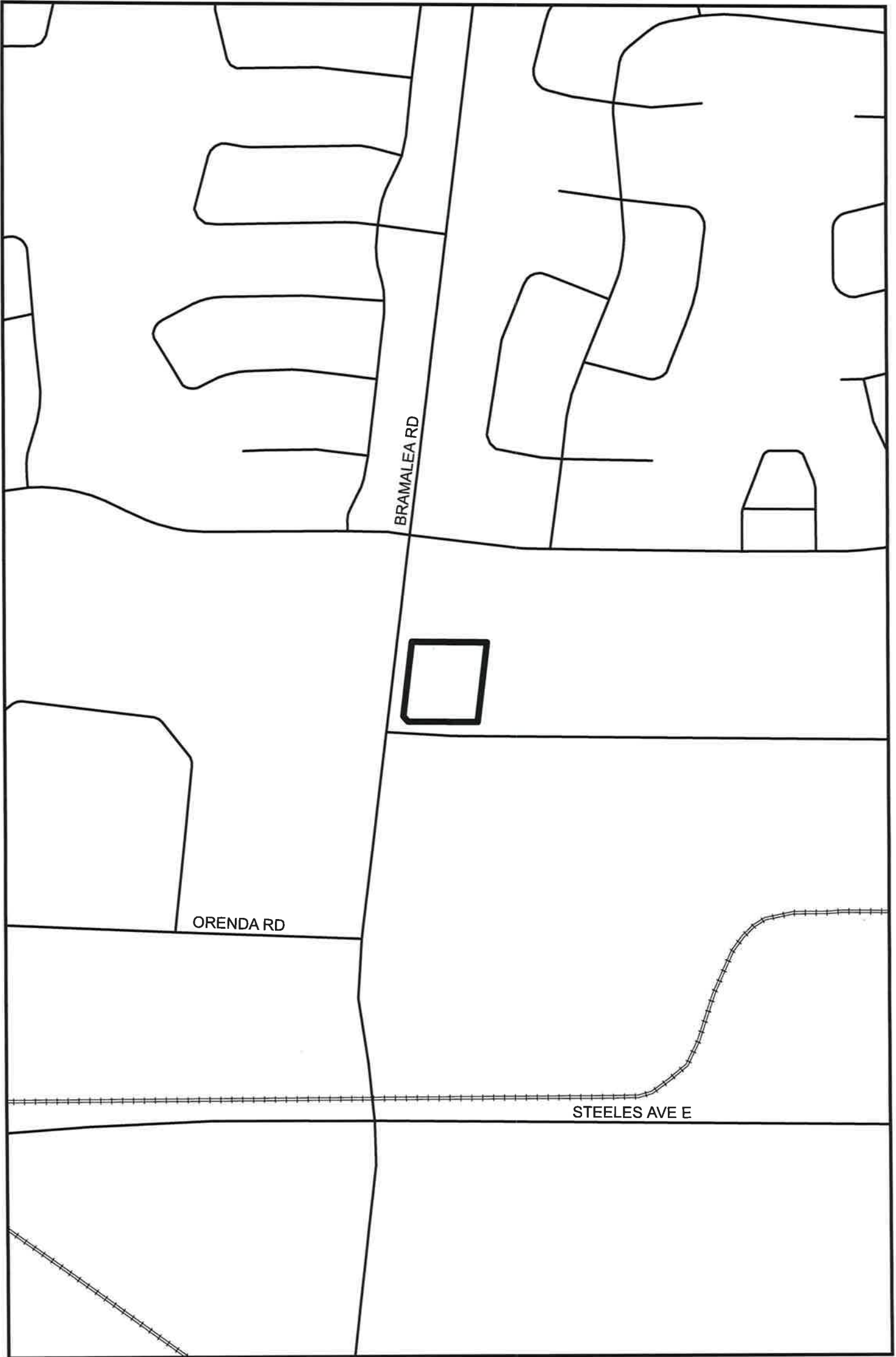


0 10 20 30 Metres

 Zoning Boundary  Parcel Fabric  Street



LOT 1, CONCESSION 5 E.H.S.



0 100 200
Metres



Subject Lands



RAILWAYS



BRAMPTON
Flower City
PLANNING, BUILDING AND GROWTH MANAGEMENT



KEY MAP

File: OZS-2023-0020_ZKM
Date: 2025/04/30

Drawn by: LCarter

BY-LAW 85-2025