

DRAFT ZONING BY-LAW AMENDMENT

[OZS-2023-0014 and OZS-2023-0015]



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule 'A' thereto, the zoning designation of the lands as shown on Schedule 'A' to this By-law:

From:	To:
Office Commercial (OC-2027)	Office Commercial (OC-2027)
Agricultural (A-2561)	Residential Apartment A (R4A – Exception A)
	Residential Apartment A (R4A – Exception B)(H)
	Residential Townhouse A(4) (R3A(4) – Exception A)
	Open Space (OS)

(2) By adding thereto the following Section:

(R4A-Exception A) The lands zoned R4A-Exception A on Schedule 'A' to this By-law:

(R4A-Exception A.1) Shall only be used for the following purposes:

(1) Residential Uses:

a. An apartment dwelling

(2) Commercial Uses:

a. a retail establishment having no outside storage;

b. a supermarket;

c. a personal service shop;

d. a bank, trust company and finance company;

e. an office;

f. a dry cleaning and laundry distribution station;

g. a laundromat;

- h. a parking lot;
- i. a dining room restaurant, a convenience restaurant, a take-out restaurant;
- j. an outdoor patio associated with a restaurant use;
- k. a printing or copying establishment;
- l. a commercial school;
- m. a community club;
- n. an amusement arcade;
- o. a place of commercial recreation but not including a billiard hall;
- p. a health or fitness centre;
- q. a tavern;
- r. a custom workshop;
- s. an animal hospital and/or a veterinary clinic; and,
- t. a medical professional office.

(3) Other Uses:

- a. a day nursery;
- b. purposes accessory to the other permitted uses; and,
- c. Uses permitted in the Open Space (OS) Zone.

(R4A-Exception A.2) Shall be subject to the following requirements and restrictions:

- (1) For the purposes of this section, all lands shown as Parcel A and Parcel B on Schedule B to this By-law shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of subdivision, plan of condominium, consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted for purposes of building setbacks, lot coverage, landscaped open space and density.
- (2) All lands shown on Schedule B to this By-law shall be permitted to share parking below grade. For greater clarity, all lands within Parcel A shall be permitted to share parking below grade, and all lands within Parcel B shall be permitted to share parking below grade.
- (3) Minimum setback to Mississauga Road, Steeles Avenue W., Financial Drive and Olivia Marie Road are those as defined on Schedule B to this By-law.
- (4) Minimum lot width – no requirement
- (5) Minimum Building Separation
 - a. Minimum separation distance between buildings for first six storeys – 20.0 metres
 - b. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- (6) Minimum Building Height – 6 storeys (21 metres)
- (7) Maximum Building Height – 25 storeys (85 metres)
- (8) Maximum floor plate for buildings with a height of 12 storeys or greater – 800 square metres
- (9) Minimum tower step back from the lower podium – 1.5 metres
- (10) Minimum Density – As identified on Schedule B to this By-law

(11) Minimum Landscape Open Space – 35 %

(12) Maximum lot coverage – 35%

(R4A-Exception A.3) Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-Exception A shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

(3) By adding thereto the following Section:

(R4A-Exception B) The lands zoned R4A-Exception B on Schedule 'A' to this By-law:

(R4A-Exception B.1) Shall only be used for the following purposes:

(1) Residential Uses:

a. An apartment dwelling;

(2) Office Centre Uses:

a. All uses permitted on lands zoned OC-2027 by By-law 158-2010;

(R4A-Exception B.2) Shall be subject to the following requirements and restrictions:

(1) For the purposes of this section, all lands shown as Parcel A and Parcel B on Schedule B to this By-law shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of subdivision, plan of condominium, consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted for purposes of building setbacks, lot coverage, landscaped open space and density;

(2) All lands shown on Schedule B to this By-law shall be permitted to share parking below grade. For greater clarity, all lands within Parcel A shall be permitted to share parking below grade, and all lands within Parcel B shall be permitted to share parking below grade.

(3) Minimum setback to Mississauga Road, Steeles Avenue W., Financial Drive and Olivia Marie Road are those as defined on Schedule B to this By-law.

(4) Minimum lot width – no requirement

(5) Minimum Building Separation

a. Minimum separation distance between buildings for first six storeys – 20.0 metres

b. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres

(6) Minimum Building Height – 6 storeys (27 metres)

(7) Maximum Building Height – 25 storeys (85 metres)

(8) Maximum floor plate for buildings with a height of 12 storeys or greater – 800 square metres

- (9) Minimum tower step back from the lower podium – 1.5 metres
- (10) Minimum Density – As identified on Schedule A to this By-law
- (11) Minimum Landscape Open Space – 35%
- (12) Maximum lot coverage – 35%

(R4A-Exception B.3) Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-Exception B shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

(R4A-Exception B.4) Holding (H):

- (1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the permitted uses within the OC-2027 Zone.
- (2) The Holding (H) symbol shall not be removed until a site plan agreement has been executed for all other lands within the Residential Apartment A (R4A –Exception A) and Residential Townhouse A(4) (R3A(4) – Exception A) Zones within Parcel A and B as shown on Schedule B to this By-law.

(4) By adding thereto the following Section:

(R3A(4)– Exception A) The lands zoned R3A(4) – Exception A on Schedule 'A' to this By-law:

(R3A(4)– Exception A.1) Shall only be used for the following purposes:

(1) Residential Uses:

- a. A townhouse dwelling;
- b. A back to back stacked townhouse;
- c. A group home type 1;
- d. An auxiliary group home.

(2) Non-residential Uses:

- a. Purposes accessory to the other permitted purposes.

(3) Other Uses

- a. Uses permitted in the Open Space (OS) Zone.

(R3A(4)– Exception A.2) Shall be subject to the following requirements and restrictions:

- (1) For the purposes of this section, all lands shown as Parcel A and Parcel B on Schedule B to this By-law shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of subdivision, plan of condominium, consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted for purposes of building setbacks, lot coverage, landscaped open space and density;
- (2) All lands shown on Schedule B to this By-law shall be permitted to share parking below grade. For greater clarity, all lands within Parcel A shall be permitted to share parking below grade, and all lands within Parcel B shall be permitted to share parking below grade.

- (3) Minimum setback to Mississauga Road, Steeles Avenue W., Financial Drive and Olivia Marie Road are those as defined on Schedule B to this By-law.
- (4) Minimum Lot Area – 70 square metres per dwelling unit
- (5) Minimum Lot Width – 4.5 metres
- (6) Minimum Lot Depth – No requirement
- (7) Maximum Building Height – 4 storeys (12 metres)
- (8) Minimum Building Height – 3 storeys (9 metres)
- (9) Minimum Density – As identified on Schedule A to this By-law
- (10) Minimum Landscaped Open Space – 30% of the total lot area
- (11) Maximum lot coverage – 35%

(R3A(4) – Exception A.3) Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-Exception A shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

(5) By amending thereto the following Sections:

2027 The lands designated OC – 2027 on Schedule A to this By-law:

2027.2 Shall be subject to the following requirements and restrictions:

- 2) Minimum Front Yard Depth: As defined on Schedule B to this By-law
- 3) Minimum Exterior Side Yard Depth: As defined on Schedule B to this By-law
- 6) Notwithstanding Section 2027.2 5)(i), a building may encroach into the minimum landscaped open space requirement to a maximum of 2.8 metres;
- 16) Parking:
 - i. Offices: 2 spaces per 100 m² of GFA

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN

COUNCIL, this day of 2024.

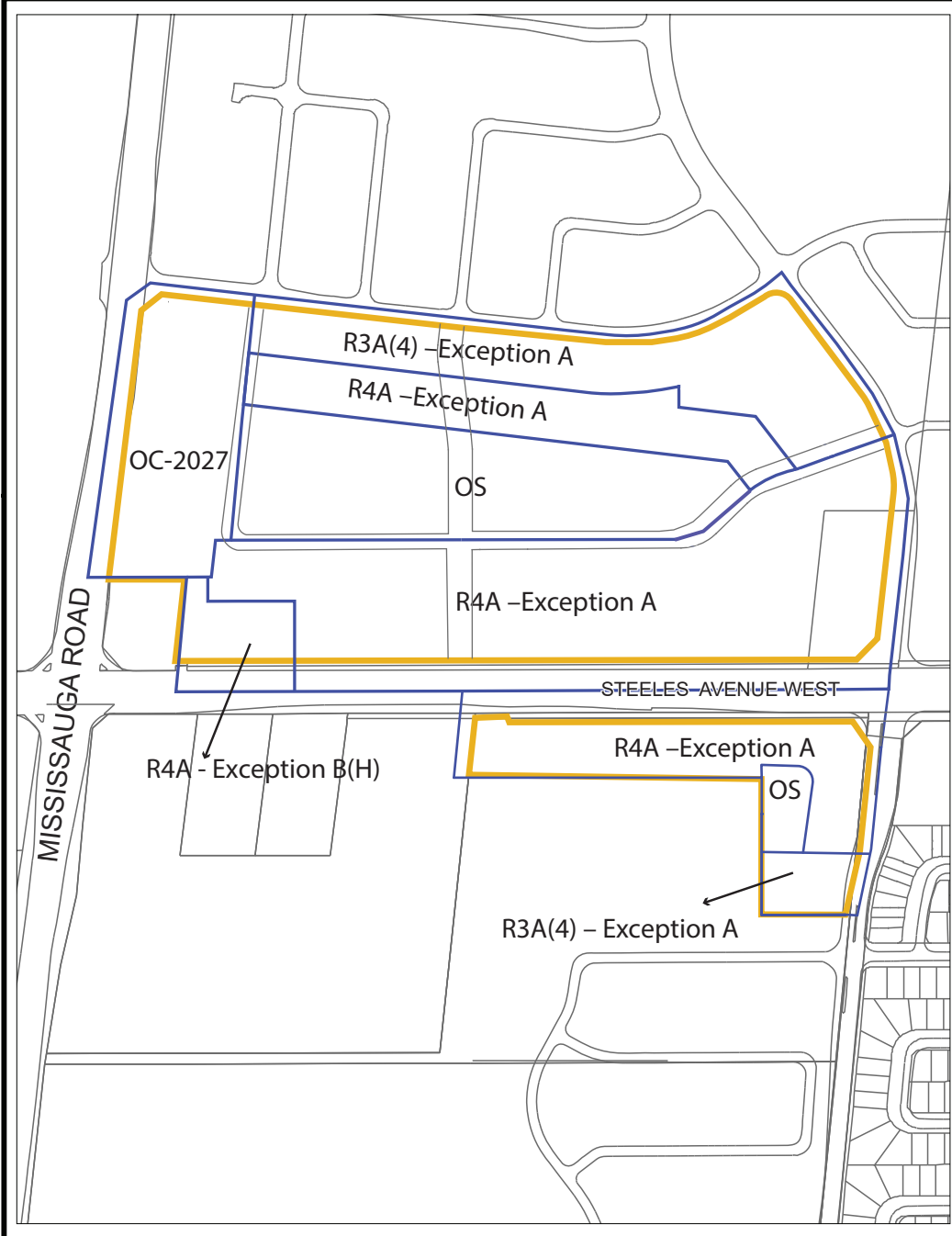
Patrick Brown, Mayor

Peter Fay, City Clerk

SCHEDULE A

TO ZONING BY-LAW AMENDMENT

By-law 270-2004 # _____



LEGEND

- SUBJECT LANDS
- ZONING BOUNDARY

- (OC-2027): Office Commercial
- (OS): Open Space
- (R4A - Exception B(H)): Residential Apartment A
- (R4A - Exception A): Residential Apartment A
- (R3A(4) - Exception A): Residential Townhouse A(4)

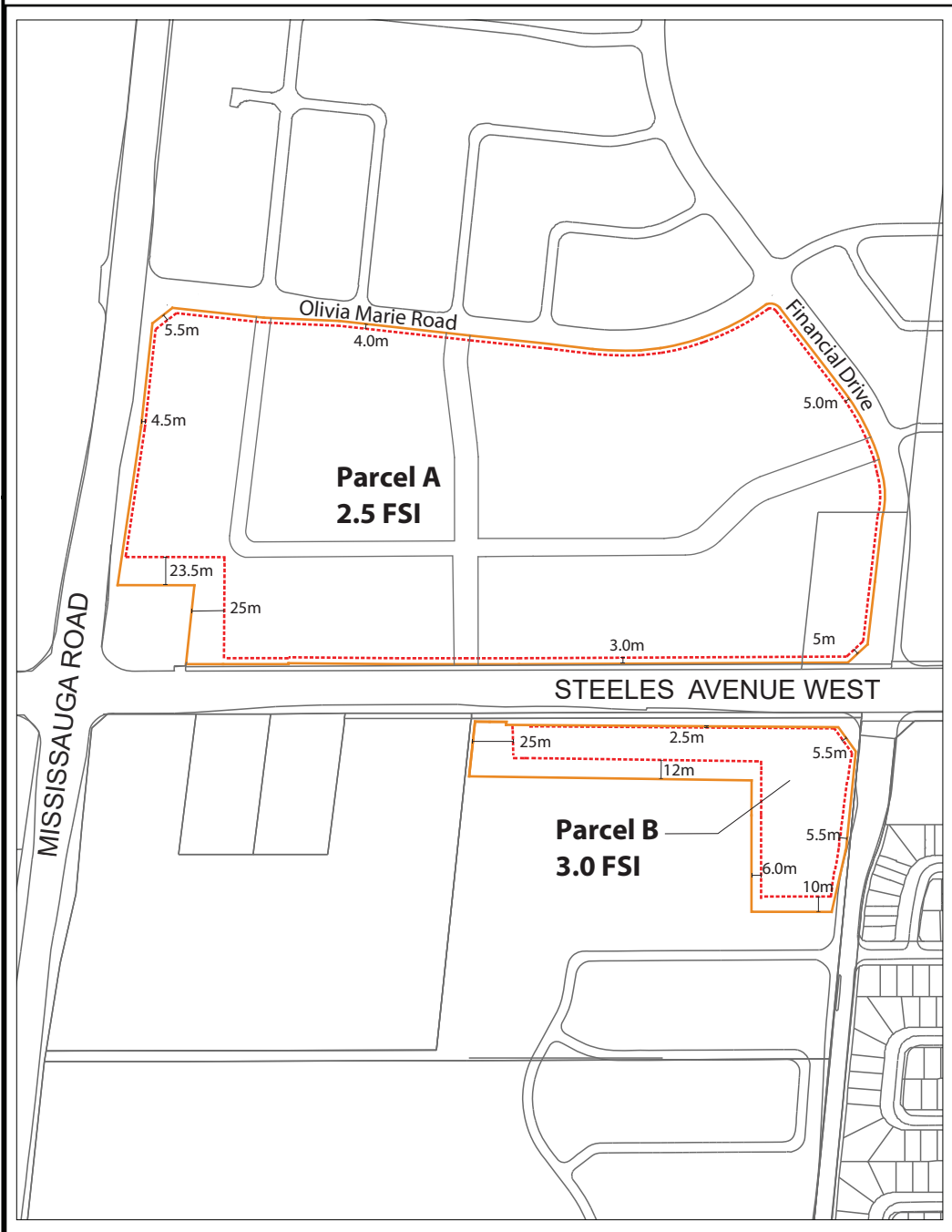


Date: _____
File no _____

SCHEDULE B

TO ZONING BY-LAW AMENDMENT

By-law 270-2004 # _____



LEGEND

SUBJECT LANDS

MINIMUM SETBACK

FSI MINIMUM DENSITY

Date: _____

File no _____

