



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, 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	RESIDENTIAL APARTMENT A – XXXX (R4A – XXXX)

(2) By adding the following Sections:

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

XXXX.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4A zone
- 2) Senior citizen residence
- 3) Residential care home
- 4) Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses:
 - a. A retail establishment with or without outdoor display and sales
 - b. An office, including an office of a physician, dentist, or drugless practitioner
 - c. A grocery store or supermarket
 - d. A service shop
 - e. A personal service shop, excluding a massage or body rub parlour;
 - f. A bank, trust company or finance company
 - g. A dry cleaning and laundry distribution establishment
 - h. A dining room restaurant, a convenience restaurant, or a take-out restaurant
 - i. A printing or copying establishment
 - j. A custom workshop

- k. A day nursery
- l. A commercial school
- m. A health or fitness centre

- 5) Non-residential uses listed in XXXX.1.4) shall be limited to only the ground floor
- 6) Purposes accessory to the other permitted purposes

XXXX.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement
- 2) Minimum Lot Width: No requirement
- 3) Minimum Lot Depth: No requirement
- 4) For the purposes of this Section:
 - a. The lot line abutting Queen Street West shall be the front lot line
 - b. The lot line abutting Douglas Road shall be the exterior lot line
- 5) Minimum Front Yard Depth for the portion of the building up to 5 storeys: 3.0 metres
- 6) Minimum separation between the front elevation of the portion of the building up to 5 storeys and the front elevation of the portion of the building above 5 storeys: 2.3 metres
- 7) Minimum Interior Side Yard Width: 15.0 metres
- 8) Minimum Exterior Side Yard Width: 5.0 metres
- 9) Minimum separation between the exterior elevation of the portion of the building up to 3-storeys and the exterior elevation of the portion of the buildings above 3 storeys: 2.5 metres
- 10) Minimum Rear Yard Depth: 12.0 metres
- 11) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- 12) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines
- 13) Minimum Ground Floor Height: 4.5 metres
- 14) Maximum Building Height:
 - a. 3 storeys for any portion of a building located within 21.0 metres or less from the rear lot line
 - b. 6 storeys for any portion of a building located more than 21.0 metres but less than 27.0 metres from the rear lot line
 - c. 9 storeys for any portion of a building located more 27.0 metres but less than 37.0 metres from the rear lot line
 - d. 12 storeys for any portion of a building located more than 37.0 metres from the rear lot line
- 15) Notwithstanding XXXX.2.14), any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16 are exempt from the calculation of building height

- 16) Maximum Floor Space Index (FSI): 3.1
(Exclusive of a below grade parking garage)
- 17) Maximum Number of Units: 265
- 18) Maximum Lot Coverage: 45% of the lot area
- 19) Minimum Landscaped Open Space: 30% of the lot area
- 20) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure
- 21) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres
- 22) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors
- 23) Minimum Number of Loading Spaces per building:
1 space
- 24) Parking Space Requirements:
 - a. Resident: 0.90 spaces per apartment dwelling unit
 - b. Visitor: 0.20 spaces per apartment dwelling unit
- 25) Bicycle Parking:
 - a. Bicycle parking must be located on the same lot as the use or building for which it is required
 - b. Resident: 0.50 spaces per apartment dwelling unit
 - c. Visitor: 0.10 spaces per apartment dwelling unit
 - d. 1 space for each 500m² of commercial gross floor area or portion thereof
 - e. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces
 - f. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) A building or structure
 - (2) A secure area such as a supervised parking lot or enclosure; or
 - (3) Within bicycle lockers
 - g. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete
 - h. Dimensions:
 - (1) If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres
 - (2) If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres
- 26) Waste Disposal and Storage:
 - a. Loading, unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a public road

- b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use

27) All lands zoned R4A – XXXX shall be treated as a single lot for zoning purposes

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

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as to
form.
20 __/month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
20 __/month/day
[insert name]

Genevieve Scharback, City Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW - 24

The purpose of By-law - 24 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by 2803832 Ontario Inc. and 2811135 Ontario Inc., (File No. OZS-2023-0024).

EFFECT OF THE BY-LAW

The effect of By-law - 24 is to permit a medium-high density residential development on the property.

LOCATION OF LANDS AFFECTED

The lands affected by By-law - 24 are located at 1286, 1298, 1300, and 1306 Queen Street West referred to as Part of Lots 1, 2, 3, 4 Registered Plan 428, Concession 3, W.H.S., Geographic Township of Chinguacousy, in the City of Brampton.

Any further inquiries or questions should be directed to Harjot Sra (Harjot.Sra@brampton.ca), Planning, Building and Growth Management Department