



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 than 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