



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

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:
 - a. 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 – 3804 (R4A – 3804) |

2. By adding the following Sections:

“3804 The lands designated R4A – 3804 on Schedule A to this by-law:

3804.1 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 shall be permitted on the ground floor:
 - 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 laundromat;

- i. A dining room restaurant, a convenience restaurant, or a take-out restaurant;
- j. A printing or copying establishment;
- k. A custom workshop;
- l. A day nursery;
- m. A commercial school;
- n. A health or fitness centre;
- o. Purposes accessory to the other permitted purposes;

3804.2 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 side lot line;
- 5) Minimum Front Yard Depth:
 - a. To any portion of the building up to 4 storeys in height: 3 metres; and
 - b. The main front wall for that portion of the building greater than 4 storeys in height shall be stepped back a minimum 2.0 metres from the edge of the main front wall of that portion of the building 4 storeys and below;
- 6) Minimum Interior Side Yard Width: 15.0 metres;
- 7) Minimum Exterior Side Yard Width:
 - a. To any portion of the building up to 3 storeys in height: 5 metres; and
 - b. The main exterior side wall for that portion of the building above 3 storeys in height shall be stepped back 2.5 metres from the edge of the main exterior side wall of that portion of the building 3 storeys and below;
- 8) Minimum Rear Yard Depth: 12.0 metres;
- 9) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- 10) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 11) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;
- 12) Minimum Ground Floor Height: 4.5 metres;
- 13) Maximum Building Height:
 - a. 3 storeys for any portion of a building located within 20.0 metres or less from the rear lot line;
 - b. 6 storeys for any portion of a building located more than 20.0 metres but less than 26.0 metres from the rear lot line;
 - c. 9 storeys for any portion of a building located more 26.0 metres but less than 36.0 metres from the rear lot line;

- d. 12 storeys for any portion of a building located more than 36.0 metres from the rear lot line;
- 14) Notwithstanding R4A-3804 Section 2.13), 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;
- 15) Maximum Floor Space Index (FSI): 3.1
(Exclusive of an underground parking garage, all accessory buildings and structures);
- 16) Maximum Number of Dwelling Units: 265;
- 17) Maximum Lot Coverage: 45% of the lot area;
- 18) Minimum Landscaped Open Space: 30% of the lot area;
- 19) 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;
- 20) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 21) 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;
- 22) Minimum Number of Loading Spaces per building:
1 space;
- 23) Parking Space Requirements:
 - a. Resident: 0.90 spaces per apartment dwelling unit;
 - b. Visitor: 0.20 spaces per apartment dwelling unit;
 - c. No additional parking is required for permitted commercial uses on the ground floor;
- 24) 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;

- 25) Waste Disposal and Storage:
- a. Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public street;
 - b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

All lands zoned R4A – 3804 shall be treated as a single lot for zoning purposes;

- 26) 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 3804.”

ENACTED and PASSED this 5th day of February, 2025.

Approved as to form.
2025/01/27
S.Akhtar

Patrick Brown, Mayor

Approved as to content.
2025/Jan/22
AAP

Genevieve Scharback, City Clerk

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