



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2025

To Attachment 14 - Draft Zoning By-law Amendment.docx

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 outlined on Schedule A to this by-law:

From	To
Residential Extended One (R2B(1))	Downtown Commercial (DC) – Section XXXX (DC – Section XXXX)

- (2) By adding the following sections:

“XXXX The lands designated DC – Section XXXX on Schedule A to this By-law:

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

- 1) An apartment dwelling
- 2) A student residence
- 3) A retirement home
- 4) A senior citizen residence
- 5) A residential care home
- 6) A long term care home
- 7) Supportive housing residence type 1
- 8) Only in conjunction with an apartment dwelling building, the commercial uses permitted in the DC Zone
- 9) Purposes accessory to the permitted uses

XXXX.2 Shall be subject to the following:

- 1) Front Lot Line: For the purpose of this by-law Mill Street North shall be deemed the front lot line.
- 2) Minimum Lot Area: No Requirement
- 3) Minimum Lot Width: No Requirement
- 4) Minimum Lot Depth: No Requirement
- 5) Maximum Lot Coverage: No Requirement
- 6) Minimum Setback to Front Lot Line: 0.8 metres for any portion of a building less than 36 metres in height measured from established grade
2.5 metres for any portion of a building greater than 36 metres in height measured from established grade
- 7) Minimum Setback to Interior Side Lot Line: 7.5 metres for any portion of a building less than 36 metres in height measured from established grade
10.0 metres for any portion of a building greater than 36 metres in height measured from established grade
- 8) Minimum Setback to Exterior Side Lot Line: 0.8 metres for any portion of a building less than 36 metres in height measured from established grade
2.5 metres for any portion of a building greater than 36 metres in height measured from established grade
- 9) Minimum Setback to Rear Lot Line: 7.5 metres for any portion of a building less than 36 metres in height measured from established grade
12.5 metres for any portion of a building greater than 36 metres in height measured from established grade
- 10) Minimum Setback Below Established Grade: 0.0 metres
- 11) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres

- 12) For the purposes of this by-law, “established grade” shall be taken from the geodetic elevation of 217.39 metres as measured by an Ontario Land Surveyor.
- 13) Notwithstanding XXXX.2(5), (6), (7), and (8), the following may project into the minimum required setbacks:
- a. Parking structure of a building and accessory structures located below or partially below established grade, retaining walls, lighting fixtures, railings, privacy screens, terrace dividers, partitions, terraces, patios, cabanas, planters, balustrades, bollards, fences and safety railings, guards, guard rails, trellises, pilasters, eaves, parapets, columns, cornice sills, belt courses, mechanical equipment and fans, vents and ventilation equipment, wall mounted utilities and ventilation equipment, ornamental or architectural features, landscape elements (including accessory structures/buildings), wind/noise mitigation features, window washing equipment, roofing assembly, hydro transformer, retaining walls
 - b. Canopies, balconies, and decks to a maximum of 2.0 metres
- 14) Minimum Ground Floor Height: 4.5 metres
- 15) For the purposes of this by-law, a mezzanine level shall not constitute as a storey and is excluded from the calculation of minimum ground floor height
- 16) Maximum Building Height (excluding any rooftop mechanical penthouse or architectural features): 155.0 metres (48 storeys)
- 17) Notwithstanding XXXX.2(16), and in addition to the exempted features specified in Section 6.16, the following equipment and structures may project beyond the permitted maximum building height:
- a. Window washing equipment, mechanical equipment, wind mitigation, and noise mitigation may exceed the maximum building height by up to a maximum of 5.0 metres
- 18) Maximum Tower Floorplate Area: 750 square metres
- 19) Minimum Tower Separation Distance: 25.0 metres
- 20) For the purposes of this by-law, a “tower” shall mean: that portion of the building located above a height of 36 metres measured from established grade (8 storeys)
- 21) Maximum Floor Space Index (FSI): 17.0
- 22) Minimum Non-Residential Gross Floor Area: 500 square metres
- 23) For the purposes of this by-law, “gross floor area” shall mean: the aggregate of the area of all floors in a building (including a mezzanine), whether at, above or below established grade, measured between the exterior walls of the building, but shall exclude any porch, verandah, unfinished attic, basement, any floor area used for building maintenance or service equipment, mechanical areas, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children and pet areas, common recreation and amenity areas, all areas associated with the parking of motor vehicles or bicycles, utility areas or storage areas

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- 24) Dwelling Unit Mix: A minimum of 35% of dwelling units shall consist of either 2-bedroom or 3-bedroom units
- 25) Minimum Landscaped Open Space: 4.0 metres along the rear yard and interior side yard, at grade
- 26) Minimum Bicycle Parking Requirement:
- a. Resident: 0.50 spaces per dwelling unit
 - b. Visitor: 0.10 spaces per dwelling unit
- 27) Minimum Number of Loading Spaces: 1 space
- 28) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street
- 29) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare
- 30) For the purposes of this by-law a Senior Citizen Residence shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens.
- 31) For the purposes of this by-law a Retirement Home shall mean a building or portion thereof which provides accommodation for seniors, that may be in separate dwelling units or rooms, that is owned by an organization (for-profit or not-for profit) and formal personal care services are provided including but not limited to meals, recreational activities, transportation, and health care services.
- 32) For the purposes of this by-law a Long Term Care Home shall mean a residential facility, approved either under the Nursing Act, Charitable Institution Act, Home for the Aged and Rest Home Act, or any other applicable Province of Ontario Act, which provides 24 hour supervision and nursing care and services in a private or semi private accommodation for persons who are no longer able to live independently. Residential accommodation is provided along with shared facilities including dining rooms and common rooms, and other amenities such as lounge, gift shop, beauty salon, chapel, and garden.

XXXX.3 All lands zoned DC – Section XXXX shall be treated as a single lot for zoning purposes.”

ENACTED THIS _____ day of _____, 2025.

Approved as to
form.

Year/month/day

Dir. Dev.

Patrick Brown, Mayor

Approved as to
content.
Year/month/day

Legal

Genevieve Scharback, City Clerk

DRAFT