



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2026

To amend Comprehensive Zoning By-law 270-2004, as amended

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

From:	To:
AGRICULTURAL (A); and FLOODPLAIN (F)	RESIDENTIAL APARTMENT A (HOLDING) – 3859 (R4A (H) –3859); OPEN SPACE – 3860 (OS – 3860); and FLOODPLAIN (F)

(2) by adding the following Section:

“3859 The lands designated R4A(H) – 3859 on Schedule A to this by-law:

3859.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

- 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 of a building up to a maximum combined gross floor area of 525m²:
 - 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 service shop;
 - d. A personal service shop, excluding a massage or body rub parlour;
 - e. A bank, trust company or finance company;
 - f. A dry cleaning and laundry distribution establishment;

- g. A laundromat;
- 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) Purposes accessory to the other permitted purposes

3859.2 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) Minimum Front Yard Depth: 3.0 metres;
- 5) Minimum Interior Side Yard Width: 10.0 metres;
- 6) Minimum Rear Yard Depth:
 - a. Between any portion of the rear wall of a main building and lands zoned OS-3860: 10.0 metres;
 - b. To a porte cochère and lands zoned OS-3860: 0.0 metres;
- 7) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- 8) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 9) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;
- 10) Minimum Ground Floor Height: 4.5 metres;
- 11) Maximum Building Height: 50.0 metres; (Exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16);
- 12) Maximum Tower Floor Plate Area: 890 m²;
- 13) Maximum Gross Floor Area: 14,815 m²; (Exclusive of an underground parking garage, all accessory buildings and structures);
- 14) Maximum Floor Space Index (FSI): No requirement;
- 15) Maximum Number of Dwelling Units: 245;
- 16) Maximum Lot Coverage: 45% of the lot area;
- 17) Minimum Landscaped Open Space: 25% of the lot area;
- 18) 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;
- 19) Minimum Amenity Area: 4.0 m² per apartment dwelling unit;
- 20) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

- 21) Maximum encroachment of windscreens in any yard: 1.0 metre;
- 22) Notwithstanding Section 10.10 of the By-law, windscreens are permitted on lands zoned R4A-3859 to a maximum height of 2.0 metres;
- 23) 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;
- 24) Minimum Number of Loading Spaces per building: 1 space;
- 25) Parking Space Requirements:
- a. Resident: 0.80 spaces per apartment dwelling unit;
 - b. Visitor: 0.20 spaces per apartment dwelling unit;
 - c. Non-Residential Uses: 1.0 space for each 19m² of gross commercial floor area or portion thereof;
 - d. Residential Care Home and Senior Citizen Residence: 0.50 spaces for residents and 0.25 spaces for visitors per unit;
- 26) 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 80% 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;
- 27) Waste Disposal and Storage:

- a. Loading, unloading and waste disposal facilities, excepting access thereto, when facing a public street shall be screened from view;
- b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

28) All lands zoned R4A – 3859 shall be treated as a single lot for zoning purposes;

29) 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 3859;

3859.3 For the purposes of the R4A(H) – 3859:

- a. “Tower” shall mean the portion of the building located above a height of 38 metres (12 storeys) measured from established grade;
- b. “Tower Floor Plate” shall mean the total horizontal gross floor area of an individual storey of the building measured from exterior walls;
- c. “Porte Cochère” shall mean a portico-like structure or architectural feature that enables vehicles to pass through a building, provide a temporary vehicle parking area and/or to enable passengers to be picked up or dropped off under shelter from the weather. A porte cochère shall be considered to form part of the associated main building and shall not be considered accessory;
- d. “Amenity Area” shall mean an area used for amenity purposes located at grade, on any rooftop/terrace, or within a building exclusively accessible to residents;
- e. “Windscreen” shall mean a physical feature or barrier with a maximum sides or segments and designed to mitigate impact of wind;

3859.4 Holding (H) symbol:

- a. Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) Zone and Floodplain (F) Zone.
- b. The Holding (H) symbol shall be lifted when all the following conditions and requirements have been satisfied:
 - I. That the Commissioner of Planning, Building and Growth Management is satisfied with shared servicing and access arrangements and/or easements for the neighbouring lands north and south of the subject property, generally located south west of the intersection of Mayfield Road and Bramalea Road.
 - II. That the Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreement(s) of which the landowner is identified as being a party.

3860 The lands designated OS – 3860 on Schedule A to this by-law:

3860.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the OS zone; and
- 2) Flood and erosion control.”

ENACTED and PASSED this 21st day of January, 2026.

Approved as to
form.
2026/January/12
AJC

Patrick Brown, Mayor

Approved as to
content.
2026/January/09
AAP

Genevieve Scharback, City Clerk

(OZS-2024-0036)