



The Corporation of the City of Brampton

By-law

Number _____ - 2026

To amend By-law 270-2004, as amended

Whereas 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:
QUEEN STREET MIXED USE TRANSITION (QMUT)	DOWNTOWN COMMERCIAL (H) – SECTION 3862 – (DC(H) – 3862)

(2) By adding thereto, the following section:

“3862 for the lands designated DC(H) – 3862 on Schedule “A” to this By-law:

3862.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

- 1) Purposes permitted in the Downtown Commercial (DC) Zone;
- 2) An Apartment Dwelling;
- 3) Purposes accessory to the permitted uses.

3862.2 Shall be subject to the following requirements and restrictions:

1) For the purposes of this By-law:

- a. Queen Street East shall be deemed the front lot line;
- b. Hansen Road South shall be deemed the exterior side yard;
- c. South lot line shall be deemed the rear yard; and
- d. East lot line shall be deemed the interior side yard

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 from a building Tower to a Street or Lot Line:
 - a. Queen Street East: 13.0 metres
 - b. Hansen Road South: 6.0 metres
 - c. Interior Side Yard: 25.0 metres
 - d. Rear Yard: 13.0 metres

- 7) Minimum Setback of a Podium to a Street or Lot Line:
 - a. Queen Street East: 0.8 metres
 - b. Hansen Road South: 3.0 metres
 - c. Interior Side Yard: 0.0 metres
 - d. Rear Yard: 12.5 metres

- 8) Notwithstanding 3862.2(6) and (7), the following may project into the minimum yards, setbacks and tower separation distances for the distances specified:
 - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures, projecting panel system at exterior walls, site servicing features: 0.5 metres

 - b. Canopies, architectural features such as entry portals frames, pilasters, balconies and dividers, railings, window washing equipment, stairs, accessible ramps, decks, open roofed porches, uncovered terraces: 1.5 metres

- 9) Dwelling Unit Mix: A minimum of 33% of dwelling units shall be 2-bedroom or larger.

- 10) For the purposes of this By-law, only non-residential uses are permitted on the ground floor of the portion of the building fronting Queen Street East.

- 11) Minimum Gross Floor Area for all non-residential uses: 842m²

- 12) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres

- 13) Maximum Building Height: 38 Storeys (excluding rooftop mechanical penthouse or architectural features)

- 14) For the purposes of this By-law, an upper level (mezzanine) shall not constitute a storey and is excluded from the calculation of maximum building height.

- 15) Maximum Floorplate Area: 850m²

- 16) Notwithstanding 3862.2 (13), the following shall be exempt from the calculation of building height:
 - a. Lighting fixtures, trellises, stair enclosures, landscape features, elevator overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures/buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation, noise mitigation, chimney stack, exhaust flues, and garage cante overruns, to a maximum projection beyond the permitted building height by no more than 10.0 metres.

 - b. A roof structure which is used only as an ornament or to house the mechanical equipment of any building.

- 17) Minimum Setback Below Established Grade: 0.0 metres

- 18) Maximum Floor Space Index (FSI): 9.0

- 19) Minimum Landscape Open Space: 8% of the Lot area
- 20) Minimum Number of Loading Spaces: 1 space
- 21) Loading, Unloading and Waste Disposal:
Loading, unloading 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.
- 22) 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.
- 23) Bicycle Parking shall be provided in accordance with the following:
 - a. Minimum 0.5 spaces per apartment dwelling unit.
 - b. Minimum 0.10 visitor spaces per apartment dwelling unit.
- 24) Requirements and restrictions of the DC Zone and all the general provisions of this By-law that are not in conflict with the above.

3862.3 For the purposes of the DC-3862 zone:

“Podium” shall mean any of the various building elements that form the base of the bottom 6 storeys of a building, and does not include the Tower.

“Tower” shall mean the portion of the building located above a height of 6 storeys.

“Floorplate” shall mean the total horizontal gross floor area of an individual storey of the building measured from exterior walls.

“Gross Floor Area” shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washroom, common children’s play area, common recreation amenity area, all areas associated with the parking of motor vehicles, or storage areas.

“Established Grade” shall mean from the geodetic elevation of 218.10 metres as measured by an Ontario Land Surveyor.

“Indoor Amenity” shall mean a recreational and/or common area within the building exclusively accessible to residents.

“Mezzanine” shall mean a partial level located above the first storey and below the second storey of a building for the specific use of bicycle parking, storage or equipment uses for the functional operation of the building, such as: electrical, utility, mechanical and ventilation equipment and emergency generators, elevators, stairs and hallways.

3862.4 All lands zoned DC – 3862 shall be treated as one lot for Zoning purposes.

3862.5 Holding (H):

- 1) Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Queen Street Mixed Use Transition (QMUT) zone.
- 2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

- a. Confirmation that arrangements for a mutual access easement with the abutting properties to the east (251 and 253 Queen St. E.) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

Enacted and passed this 22nd day of April 2026.

Approved as to
form.
2026/April/13
AJC

Patrick Brown, Mayor

Approved as to
content.
2026/April/13
AAP

Genevieve Scharback, City Clerk

(OZS-2023-0040)