



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

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

From:	To:
Agricultural (A)	Residential Apartment A – Section 3616 (R4A-3616)
Industrial Four A – Section 1800 (M4A-1800)	Residential Apartment A – Section 3617 (R4A-3617)
Industrial Four A – Section 1751 (M4A-1751)	Office Commercial – Section 3618 (OC-3618)
Industrial Four A – Section 1752 (M4A-1752)	Office Commercial – Section 3619 (OC-3619)

- (2) By adding the following Sections:
- “3616 The lands designated R4A-3616 on Schedule A to this by-law:
- 3616.1 Shall only be used for the following purposes:
- (1) Townhouse Dwellings;
 - (2) Stacked Townhouse Dwellings;
 - (3) Stacked Back-to-back Townhouse Dwellings;
 - (4) Multiple Residential Dwelling;
 - (5) Apartment Dwelling;
 - (6) Stormwater Management Pond;
 - (7) Purposes accessory to other permitted purposes;

3616.2

Uses permitted under Section R4A-3616.1 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: No requirement;
- (2) Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- (3) Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- (4) Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
- (5) Maximum Building Height: 6 storeys;
- (6) Maximum Lot Coverage: No Requirement;
- (7) Minimum Landscaped Open Space: 20% of the lot area;
- (8) Maximum Floor Space Index: 2.0;
- (9) Maximum number of dwelling units: 272;
- (10) Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;
- (11) Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
- (12) Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;
- (13) A minimum of 80% of the required parking spaces shall be accommodated in a below grade parking garage;
- (14) Minimum number of parking spaces: 1.0 parking space per dwelling unit;
- (15) Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;
- (16) Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;
- (17) Minimum number of visitor bicycle parking: 30 spaces shall be located at grade;
- (18) All lands zoned R4A-3616 shall be considered one lot for zoning purposes;
- (19) The lot line abutting Attmar Drive shall be deemed to be the front lot line;
- (20) For the purpose of this section a "Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building

- 3616.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provision of the By-law which are not in conflict with those set out in Section 3616.2;
- 3617 The lands designated R4A-3617 on Schedule A to this by-law:
- 3617.1 Shall only be used for the following purposes:
- (1) Townhouse Dwellings;
 - (2) Stacked Townhouse Dwellings;
 - (3) Stacked Back-to-back Townhouse Dwellings;
 - (4) Multiple Residential Dwelling;
 - (5) Apartment Dwelling;
 - (6) Purposes accessory to other permitted purposes;
- 3617.2 Uses permitted under Section R4A-3617.1 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Width: No requirement;
 - (2) Minimum Front Yard Depth: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
 - (3) Minimum Interior and Exterior Side Yard Width: 3.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
 - (4) Minimum Rear Yard Depth: 4.0 metres and 1.5 metres to a balcony, porch, deck, or bay window;
 - (5) Maximum Building Height: 7 storeys;
 - (6) Maximum Lot Coverage: No Requirement;
 - (7) Minimum Landscaped Open Space: 20% of the lot area;
 - (8) Maximum Floor Space Index: 2.0;
 - (9) Maximum number of dwelling units: 484;
 - (10) Minimum separation between buildings: 13.0 metres which may be reduced to a minimum of 5.0 metres provided that there are no balconies, doors, or windows to habitable rooms between two exterior walls;
 - (11) Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
 - (12) Minimum dwelling unit width: 5.5 metres for a townhouse dwelling unit;
 - (13) A minimum of 80% of the required parking spaces shall be accommodated in a below grade parking garage;
 - (14) Minimum number of parking spaces: 1.0 parking space per dwelling unit;

- (15) Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;
- (16) Minimum number of bicycle parking: 0.1 spaces per dwelling unit shall be located within a below grade parking garage;
- (17) Minimum number of visitor bicycle parking: 40 spaces shall be located at grade;
- (18) All lands zoned R4A-3616 shall be considered one lot for zoning purposes;
- (19) The lot line abutting Attmar Drive shall be deemed to be the front lot line;
- (20) For the purpose of this section a "Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building

3617.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provision of the By-law which are not in conflict with those set out in Section 3617.2;

3618 The lands designated OC-3618 on Schedule A to this by-law:

3618.1 Shall only be used for the following purposes:

- (1) Apartment Dwelling;
- (2) Live-work Dwelling Unit;
- (3) Only in conjunction with a live-work dwelling unit, the following uses are permitted on the ground floor:
 - a. A retail establishment;
 - b. A convenience store;
 - c. A personal service shop, excluding a massage parlour;
 - d. A day nursery;
 - e. A health centre;
 - f. A bank, trust company, or financial company;
 - g. A place of commercial recreation;
 - h. A commercial school;
 - i. Custom workshop;
- (4) Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - a. A retail establishment;
 - b. A convenience store;

- c. A personal service shop, excluding a massage parlour;
- d. A park, playground, recreational facility;
- e. A dining room restaurant, a convenience restaurant, a take-out restaurant;
- f. A supermarket;
- g. A health centre;
- h. A bank, trust company, or financial company;
- i. A place of commercial recreation;
- j. A commercial school;
- k. A day nursery;
- l. A hotel or motel;
- m. An office, including physician, dentist, or drugless practitioner's office;
- n. A service shop (excluding automotive);
- o. A dry cleaning and laundry distribution station;
- p. A printing or copying establishment;
- q. A radio, television, broadcasting and transmission facility;
- r. A custom workshop;

- 3618.2 Uses permitted under Section OC-3618.1 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Width: No requirement;
 - (2) Minimum Lot Depth: No requirement;
 - (3) Minimum Front Yard Depth: 3.0 metres
 - (4) Minimum Interior Side Yard Width: 3.0 metres
 - (5) Minimum Exterior Side Yard Width: 3.0 metres
 - (6) Minimum Rear Yard Depth: 6.0 metres
 - (7) Maximum Building Height: 16 storeys;
 - (8) Minimum Building Height: 3 storeys;
 - (9) Minimum Landscaped Open Space: 2.5 metres along the rear and interior side yards except at approved driveway and building encroachment locations;
 - (10) Maximum number of dwelling units: 159;
 - (11) Maximum gross floor area: 24,000 square metres;
 - (12) Minimum combined gross floor area of uses from Section 3618.1(4) j through r: 400 square metres;

- (13) Minimum setback to utility infrastructure including transformers, switchgears, or natural gas pads: No Requirement;
 - (14) Maximum encroachment into all yards for canopies, porches, deck and patios shall be 2.5 metres;
 - (15) Minimum number of parking spaces: 1.0 parking space per dwelling unit;
 - (16) Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;
 - (17) Minimum number of parking spaces for an office use including physician, dentist, or drugless practitioner's office: 1.0 spaces per 30 square metres of GFA;
 - (18) Minimum number of parking spaces from 3618.1(3) and 3618.1(4) except office uses: 1.0 spaces per 23 square metres of GFA;
 - (19) Minimum number of bicycle parking: 1.0 spaces per dwelling unit shall be located within a below grade parking garage;
 - (20) Minimum number of visitor bicycle parking: 0.1 spaces per dwelling unit shall be located at grade;
 - (21) Outdoor storage is not permitted;
 - (22) Loading areas shall be screened from view from a public street;
 - (23) All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building;
 - (24) The following uses shall be conducted entirely indoors: a service shop, a dry cleaning and laundry distribution station, a custom workshop;
 - (25) For the purpose of this section a Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor;
 - (26) All lands zoned OC-3618 shall be considered one lot for zoning purposes;
 - (27) The lot line abutting Queen Street East shall be deemed to be the front lot line;
- 3618.3 Shall also be subject to the requirements and restrictions relating to the OC zone and all the general provision of the By-law which are not in conflict with those set out in Section 3618.2;
- 3619 The lands designated OC-3619 on Schedule A to this by-law:
- 3619.1 Shall only be used for the following purposes:
- (1) Apartment Dwelling;

- (2) Live Work Dwelling Unit;
- (3) Only in conjunction with a live-work dwelling unit, the following uses are permitted on the ground floor:
 - a. A retail establishment;
 - b. A convenience store;
 - c. A personal service shop, excluding a massage parlour;
 - d. A day nursery;
 - e. A health centre;
 - f. A bank, trust company, or financial company;
 - g. A place of commercial recreation;
 - h. A commercial school;
 - i. Custom workshop;
- (4) Only in conjunction with an apartment dwelling: An office, including physician, dentist or drugless practitioner are permitted on the first 5 storeys;
- (5) Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - a. A retail establishment;
 - b. A convenience store;
 - c. A personal service shop, excluding a massage parlour;
 - d. A day nursery;
 - e. A park, playground, recreational facility;
 - f. A dining room restaurant, a convenience restaurant, a take-out restaurant;
 - g. A supermarket;
 - h. A health centre;
 - i. A bank, trust company, or financial company;
 - j. A service shop (excluding automotive);
 - k. A dry cleaning and laundry distribution station;
 - l. A printing or copying establishment;
 - m. A commercial school;
 - n. A place of commercial recreation;
 - o. A hotel or motel;
 - p. A radio, television, broadcasting and transmission facility;
 - q. A custom workshop;

- 3619.2 Uses permitted under Section OC-3619.1 shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Width: No requirement;
 - (2) Minimum Lot Depth: No requirement;
 - (3) Minimum Front Yard Depth: 3.0 metres;
 - (4) Minimum Interior Side Yard Width: 3.0 metres;
 - (5) Minimum Exterior Side Yard Width: 3.0 metres;
 - (6) Minimum Rear Yard Depth: 6.0 metres;
 - (7) Maximum Building Height: 25 storeys;
 - (8) Minimum Building Height: 3 storeys;
 - (9) Minimum Landscaped Open Space: 2.5 metres along the rear and interior side yards except at approved driveway and building encroachment locations;
 - (10) Maximum number of dwelling units: 292;
 - (11) Maximum gross floor area: 40,000 square metres;
 - (12) Minimum combined gross floor area of office, including physician, dentist or drugless practitioner uses: 9,500 square metres;
 - (13) Maximum encroachment into all yards for canopies, porches, deck and patios shall be 2.5 metres;
 - (14) Minimum number of parking spaces: 1.0 parking space per dwelling unit;
 - (15) Minimum number of visitor parking spaces: 0.2 spaces per dwelling unit;
 - (16) Minimum number of parking spaces for an office including physician, dentist or drugless practitioner use: 1.0 spaces per 30 square metres of GFA;
 - (17) Minimum number of parking spaces uses from 3619.1(3) and 3619.1(5) except office uses: 1.0 spaces per 23 square metres of GFA;
 - (18) Minimum number of bicycle parking: 1.0 spaces per dwelling unit shall be located within a below grade parking garage;
 - (19) Minimum number of visitor bicycle parking: 0.1 spaces per dwelling unit shall be located at grade;
 - (20) Outdoor storage is not permitted;
 - (21) Loading areas shall be screened from view from a public street;
 - (22) All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within a building;

- (23) The following uses shall be conducted entirely indoors: a service shop, a dry cleaning and laundry distribution station, a custom workshop;
- (24) For the purpose of this section a Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor;
- (25) All lands zoned OC-3619 shall be considered one lot for zoning purposes;
- (26) The lot line abutting Queen Street East shall be deemed to be the front lot line;

3619.3 Shall also be subject to the requirements and restrictions relating to the OC zone and all the general provision of the By-law which are not in conflict with those set out in Section 3619.2.”

ENACTED and PASSED this 2nd day of March, 2022.

Approved as to
form.

2022/02/24

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/02/23

AAP

Peter Fay, City Clerk

(OZS-2021-0021)