



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

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:

1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Highway Commercial Two – 349 (HC2-349)	Residential Apartment A – 3641 (R4A (H)-3641)
	Open Space - 3642 (OS-3642)
	Floodplain (F)

2. By adding the following sections:

“3641 The lands designate R4A-3641 on Schedule A to this By-law:

3641.1 Shall only be used for one of the following purposes:

- a) Purposes permitted in the R4A zone
- b) Senior Citizen Residence
- c) Residential Care Home
- d) Only in conjunction with an apartment dwelling, senior citizen residence or residential care home, the following uses are permitted to a maximum combined gross floor commercial area of 300 m<sup>2</sup> (3229 ft<sup>2</sup>):
  - a. A retail establishment, having no outside storage or display
  - b. A personal service shop
  - c. A bank, trust company or finance company

- d. A office, including an office of a physician, dentist or drugless practitioner
- e. A dry cleaning and laundry distribution establishment
- f. A dining room restaurant, or convenience restaurant not including a drive through facility
- g. A recreational facility
- h. A day nursery and associated outdoor play area

e) Purposes accessory to the other permitted purposes

3641.2 Shall be subject to the following requirements and restrictions:

- a) Minimum lot Area: 0.6 hectares
- b) The Maximum Number of Units shall be either 250 apartment dwellings or 332 Senior Citizen dwelling units / Residential care home units
- c) For the purposes of this section, the lot line abutting Queen Street West shall be the front lot line.
- d) The uses permitted in section 3641.1(d) shall only be permitted on the ground floor.
- e) Minimum Front Yard Depth: 3.0 metres
- f) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- g) Minimum Interior Side Yard Width:
  - a. To lands zoned R3C-2940: 5.0 metres
  - b. To lands zoned R3C-2976: 5.0 metres
  - c. To lands zoned R3E-5.5-2972: 3.0 metres
  - d. To lands zoned OS: 5.0 metres
- h) Minimum Rear Yard Depth:
  - a. To lands zoned OS: 2.0 metres
- i) Minimum Setback for an Underground Parking Garage 0 metres to all lot lines.
- j) Maximum Building Height (exclusive of any roof-top mechanical penthouse or architectural features):
  - a. 3 storeys for any portion of a building within 50 metres of the front lot line and 15 metres or less from the interior site lot line abutting a R3C-2940 and R3C-2976 zone;
  - b. 6 storeys for any portion of a building within 50 metres of the front lot line and more than 15 metres but less than or equal to 24 metres from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;
  - c. 14 storeys for any portion of a building located within 50 metres of the front lot line and more than 24 metres from the interior side lot line abutting a R3C-24940 and R3C-2976 zone.
  - d. 4 storeys for any portion of a building located more than 50 metres from the front lot line and 11 metres from an interior side lot line abutting an Open Space zone.
  - e. 12 storeys for any portion of the building located more than 50 metres from the front lot line and more than 11 metres from an interior side lot line abutting an Open Space zone.

- k) Maximum Lot Coverage: 35%
- l) Maximum Floor Space Index (FSI): 3.0  
(exclusive of a below grade parking garage)
- m) Minimum Landscaped Open Space: 30% of the lot area.
- n) 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
- o) Minimum Ground Floor Height: 4.5 metres
- p) Minimum Setback to a Hydro Transformer in any yard: 1.0 metres
- q) Windows and Doors at Grade: On the wall facing the front lot line and portion of both side walls within 6.0 metres of the front wall, a minimum 60% of the gross area of the portion of the wall shall have windows and/or doors
- r) Minimum Number of Loading Spaces per building: 1 space
- s) Bicycle Parking:
  - a. Bicycle parking must be located on the same lot as the use or building for which it is required
  - b. A minimum of 0.25 spaces per dwelling unit shall be provided
  - c. A maximum of 50% of the required bicycle parking may be vertical, and the rest must be horizontal spaces.
  - d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
    - i. A building or structured;
    - ii. A secure area such as a supervised parking lot or enclosure; or
    - iii. Within bicycle lockers
  - e. 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
  - f. Dimensions:
    - i. If located in a horizontal position (on ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres
    - ii. If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres
- t) Waste Disposal and Storage:
  - i. Loading, unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a public road;
  - ii. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.
- u) All lands zoned R4A-3641 shall be treated as a single lot for zoning purposes
- v) Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3641.

3641.3 For the purpose of Section 3641:

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, containing only bachelor, one or two bedroom dwelling units, in which each bachelor dwelling unit has a gross floor area of not more than 51.50m<sup>2</sup>, each one bedroom dwelling unit has a gross floor area of not more than 60.50m<sup>2</sup>, each one bedroom plus den dwelling unit has a gross floor area of not more than 74.50m<sup>2</sup>, each two bedroom dwelling unit has a gross floor area of not more than 80.0m<sup>2</sup>.”

3641.4 The use of a Holding (H) symbol with this designation will result in permitted land uses being limited to Agricultural uses, until such time that the H symbol is removed. The H symbol shall not be removed until such a time as a Functional Servicing Report has been provided to the satisfaction of the Region of Peel and the City of Brampton.

“3642 The lands designated OS-3642 on Schedule A to this By-law:

3642.1 Shall only be used for the following purposes:

- a) Purposes permitted in the OS zone; and
- b) Flood and erosion control.”

ENACTED and PASSED this            day of , 2022.

Approved as to  
form.

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Patrick Brown, Mayor

Approved as to  
content.

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Peter Fay, City Clerk

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