



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To amend the 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 (Holding) – 3641 (R4A (H)-3641)
	Open Space - 3642 (OS-3642)
	Floodplain (F)

2. By adding the following sections:

“3641 The lands designated R4A(H)-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>):
    - i. A retail establishment, having no outside storage or display;
    - ii. A personal service shop;
    - iii. A bank, trust company or finance company;

- iv. A office, including an office of a physician, dentist or drugless practitioner;
- v. A dry cleaning and laundry distribution establishment;
- vi. A dining room restaurant, or take-out restaurant;
- vii. An art gallery;
- viii. Health or fitness centre;
- ix. 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:
  - i. To lands zoned R3C-2940: 5.0 metres
  - ii. To lands zoned R3C-2976: 5.0 metres
  - iii. To lands zoned R3C-3639: 3.0 metres
  - iv. To lands zoned OS: 5.0 metres
- h) Minimum Rear Yard Depth:
  - i. 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):
  - i. 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;
  - ii. 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;
  - iii. 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.
  - iv. 4 storeys for any portion of a building located more than 50 metres from the front lot line and 9 metres or less from an interior side lot line abutting a R3C-2940 zone.
  - v. 12 storeys for any portion of the building located more than 50 metres from the front lot line and more than 9 metres from an interior side lot line abutting a R3C-2940 zone.

- k) Maximum Lot Coverage: 35%
- l) Maximum Gross Floor Area: 21,050m<sup>2</sup> (Exclusive of a below grade parking garage)
- m) Maximum FSI: No requirement
- n) Minimum Landscaped Open Space: 30% of the lot area.

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: For the first storey of any wall adjacent to a street, a minimum of 60% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors
- r) Minimum Number of Loading Spaces per building: 1 space
- s) Bicycle Parking:
  - i. Bicycle parking must be located on the same lot as the use or building for which it is required
  - ii. A minimum of 0.25 spaces per dwelling unit shall be provided
  - iii. A maximum of 50% of the required bicycle parking may be vertical, and the rest must be horizontal spaces.
  - iv. 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
  - v. 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.
  - vi. 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) A drive-through facility shall not be permitted in association with any use.
- w) 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.

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    Until such time as the Holding (H) is lifted, lands zoned R4A(H)-3641 shall only be used for the following purposes:

a) a dining room restaurant  
b) a community club,  
c) a community centre  
d) a banquet hall including a catering operation; and,  
e) purposes accessory to the other permitted purposes
- 3641.5    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.”
- “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 [enter date] day of [enter month], 2022.

Approved as to  
form.  
  
2022/06/30  
  
SDSR

Patrick Brown, Mayor

Approved as to  
content.  
  
2022/June/30  
  
AAP

Peter Fay, City Clerk

