



The Corporation of the City of Brampton

# By-law

Number 127 - 2026

To amend the 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, as amended, hereby ENACTS as follows:

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:                                                   |
|------------------|-------------------------------------------------------|
| Agricultural (A) | Residential Apartment A -<br>Section 3879 (R4A-3879); |

- 2) By adding thereto the following section:

"3879 The lands designated R4A – Section 3879 on Schedule A to this by-law:

3879.1. shall only be used for the following purposes:

1. On that portion of the lot located 50 metres or less from the lot line abutting McVean Drive:
  - i. Only uses in an Office Commercial (OC) zone shall be permitted;
2. On that portion of the lot located more than 50.0 metres from the lot line abutting McVean Drive:
  - i. Purposes permitted in the R4A zone shall be permitted, and,
  - ii. Only in conjunction with an apartment dwelling, the following commercial uses shall be permitted on the ground floor:
    - a. a personal service shop,
    - b. a retail establishment.
3. Purposes accessory to other permitted purposes.

3879.2. Shall only be used for the following requirements and restrictions:

1. For the purpose of this by-law, Queen Street East., shall be deemed to be the front lot line and all lands zoned R4A – 3879 shall be treated as one lot for zoning purposes.
2. Minimum Lot Area: No requirement;
3. Minimum Lot Width: No requirement;
4. Minimum Lot Depth: No requirement;
5. Minimum setback to the lot line abutting Queen Street East: 4.0 metres;
6. Minimum setback to the lot line abutting Ebenezer Road:
  - a. 15.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
  - b. 3.0 metres to an office commercial building;
7. Minimum setback to the lot line abutting McVean Drive:
  - a. 50.0 metres to an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
  - b. 3.0 metres to an office commercial building;
8. Minimum setback to a Daylight Triangle/Rounding: 3.0 metres;
9. Minimum setback for an underground parking garage structure: 0.0 metres;
10. Minimum setback for above grade stairwell enclosure leading to an underground parking structure: 0.0 metres;
11. Minimum setback for hydro transformer: 0.0 metres;
12. Minimum Building Separation Distance: 20.0 metres between a residential apartment dwelling and an office commercial building;
13. Minimum Landscaped Open Space: 10% of the lot area;
14. Maximum Building Height:
  - a. 35 storeys for an apartment dwelling, including an apartment dwelling with ground floor commercial uses;
  - b. 3 storeys for an office commercial building located 3.0 metres or less from the lot line abutting McVean Drive;
15. Maximum Lot Coverage: 40% of the lot area, excluding an above grade stairwell and any portion of an underground parking structure that extends above grade;
16. Maximum Floor Space Index: 4.6;
17. Maximum Tower Floor Plate Area: 910 square metres;
18. Minimum Parking Space Requirement:
  - i) 1.0 parking spaces per residential unit;
  - ii) 0.2 visitor parking spaces per residential unit;
  - iii) 1.0 parking space per 30.0 square metres of gross commercial floor area for commercial or office uses;
19. Minimum Bicycle Parking Space Requirement:
  - i) 0.5 parking spaces per dwelling unit;

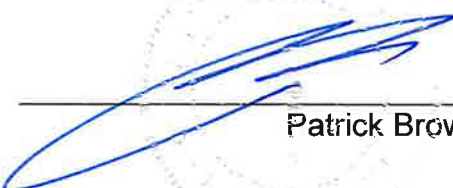
- ii) 0.1 visitor parking spaces per dwelling unit;
- iii) 1.0 parking space per 500 square meters of gross commercial floor area for commercial or office uses;
- 20. Minimum Loading Space Requirement: 1.0 loading space for all uses combined;
- 21. Minimum Amenity Space: 5.0 square metres of outdoor/indoor amenity space per residential unit shall be provided.
- 22. A Tower shall mean any portion of a residential apartment dwelling above the 9<sup>th</sup> floor;
- 23. A Podium shall mean the lower portion of an apartment building up to a maximum height of 9 storeys;
- 24. Tower Floor Plate shall mean the total horizontal gross floor area of the storey, excluding exterior balconies and terraces.

3879.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 3879.2.”

ENACTED and PASSED this 8th day of July, 2026.

Approved as to  
form.  
  
2026/June/29  
  
AJC

Approved as to  
content.  
  
2026/June/26  
  
Allan A. Parsons

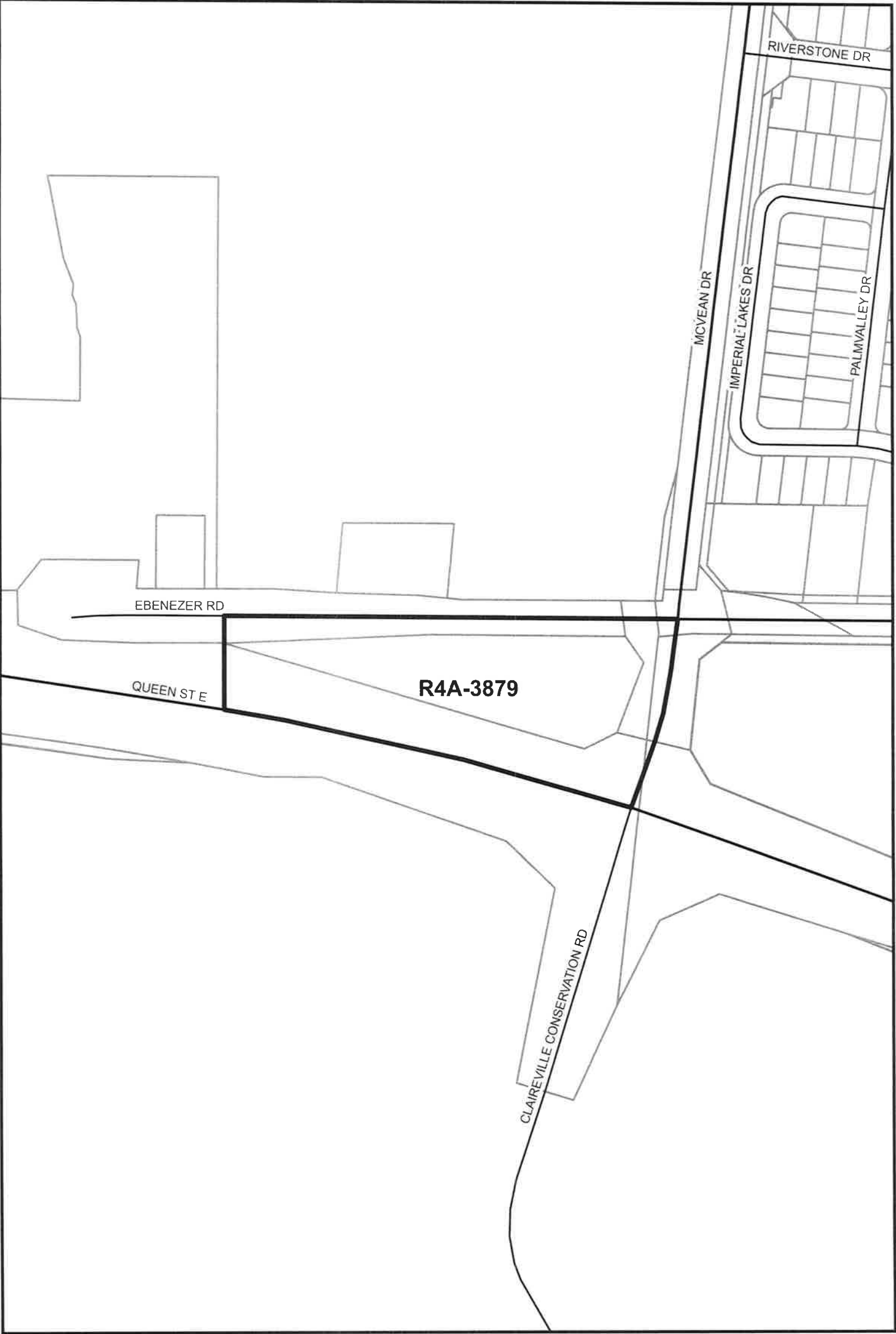


Patrick Brown, Mayor



Genevieve Scharback , City Clerk

{OZS-2025-0041}



 Zoning  Parcel Fabric  Major Street  Minor Street



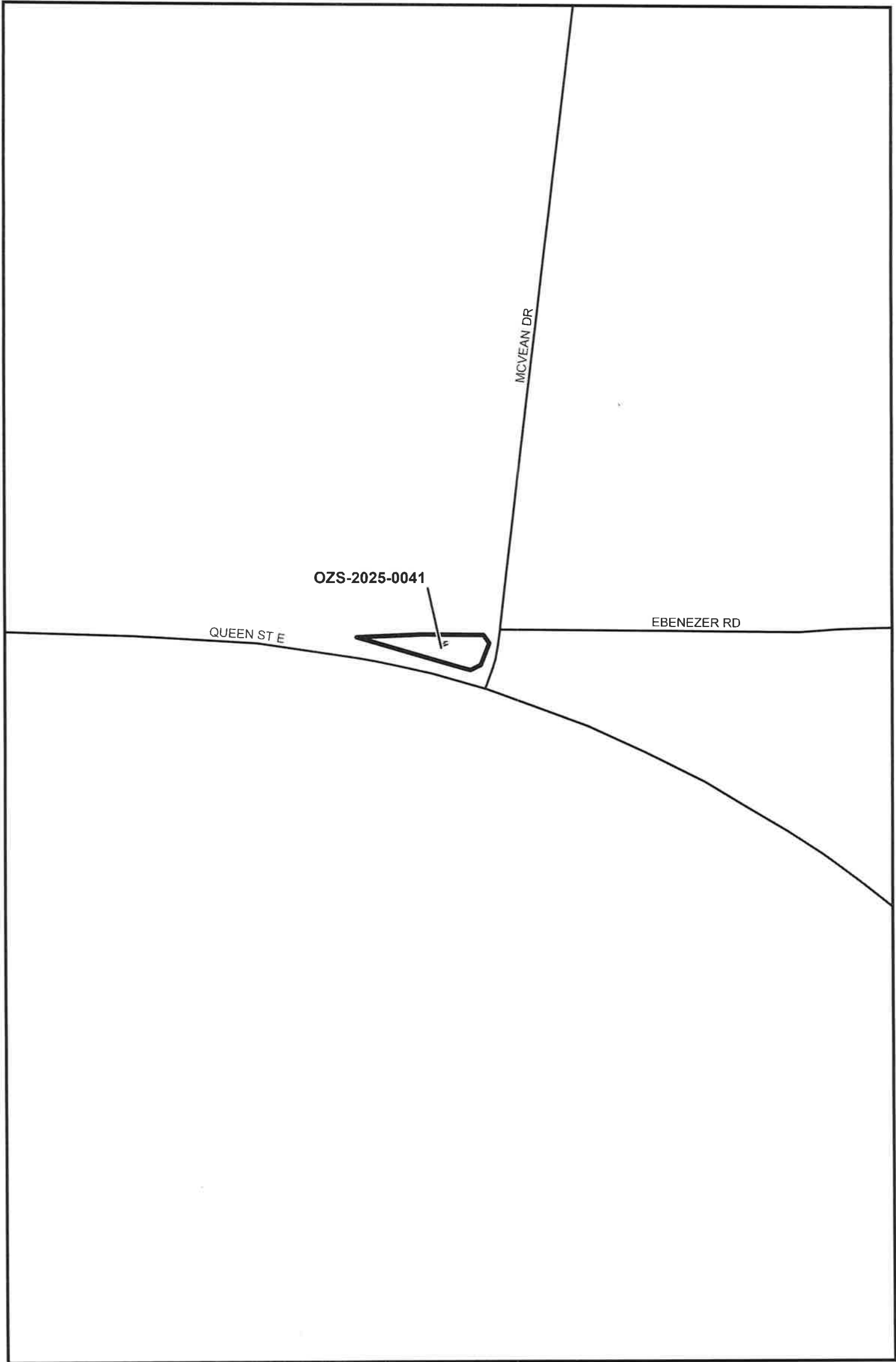
brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT  
0 25 50 75 100 Metres

**Zoning Amendment to By-law 270-2004  
LOT 5, CONCESSION 8 N.D.**

File: OZS-2025-0041 ZBLA  
Date: 2026/05/13  
Drawn by: LCarter

BY-LAW 127-2026

SCHEDULE A



Subject Lands



Major Street



**BRAMPTON**  
Flower City  
PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2025-0041\_ZKM  
Date: 2026/05/04

Drawn by: CAntoine

**KEY MAP**

BY-LAW 127-2026