



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 134- - 2025

To amend Comprehensive Zoning 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 on Schedule A thereto, the zoning designations of the lands shown outlined on Schedule A to this by-law:

From:	To:
Residential Extended One (R2B(1))	Downtown Commercial – Section 3843 (DC-3843)

(2) By adding thereto the following sections:

“3843 The lands designated DC-3843 on Schedule A to this by-law:

3843.1 Shall only be used for the following purposes:

1) An apartment dwelling;
2) A student residence;
3) A retirement home;
4) A senior citizen residence;
5) A residential care home;
6) A long-term care home;
7) Supportive Housing Residence Type 1;
8) In conjunction with the permitted residential uses, all commercial uses in the DC zone shall be permitted;
9) Purposes accessory to the permitted uses

3843.2 Shall be subject to the following:

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| 1) For the purpose of this zone, Mill Street North shall be deemed the front lot line. |
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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 to Front Lot Line	<ul style="list-style-type: none"> <li>a) 0.8 metres for any portion of a building less than 4.0 metres in height measured from the established grade;</li> <li>b) 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;</li> <li>c) 2.5 metres for any portion of a building greater than 36 metres in height measured from established grade;</li> </ul>
7) Minimum Setback to Interior Side Lot Line	<ul style="list-style-type: none"> <li>a) 5.5 metres for any portion of a building less than 21.0 metres in height measured from established grade;</li> <li>b) 7.5 metres for any portion of a building greater than 21.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;</li> <li>c) 12.5 metres for any portion of a building greater than 36 metres in height measured from established grade;</li> </ul>
8) Minimum Setback to Exterior Side Lot Line	<ul style="list-style-type: none"> <li>a) 0.8 metres for any portion of a building less than 4.0 metres in height from established grade;</li> <li>b) 0.0 metres for any portion of a building greater than 4.0 metres in height measured from established grade and less than 36 metres in height measured from established grade;</li> <li>c) 2.5 metres for any portion of a building greater than 36 metres in height</li> </ul>

	measured from established grade;
9) Minimum Setback to Rear Lot Line	<p>a) 7.5 metres for any portion of a building less than 36 metres in height measured from established grade;</p> <p>b) 10.0 metres for any portion of a building greater than 36 metres in height measured from established grade;</p>
10) Minimum Setback Below Established Grade	0.0 metres
11) Minimum Setback to a Daylight Triangle or Rounding	0.0 metres
12) For the purposes of this by-law, “established grade” shall be taken from the geodetic elevation of 217.39 metres as measured by an Ontario Land Surveyor.	
13) Notwithstanding 3843.2 6), 7), 8), and 9), the following may encroach into the minimum required setbacks	<p>a) Parking structure of a building and accessory structures located below or partially below established grade, retaining walls, lighting fixtures, railings, privacy screens, terrace dividers, partitions, terraces, patios, cabanas, planters, balustrades, bollards, fences and safety railings, guards, guard rails, trellises, pilasters, eaves, parapets, columns, cornice sills, belt courses, mechanical equipment and fans, vents and ventilation equipment, wall mounted utilities and ventilation equipment, ornamental or architectural features, landscape elements (including accessory structures/buildings), wind/noise mitigation features, window washing equipment, window washing equipment, roofing assembly, hydro transformer to a maximum of 2.5 metres;</p> <p>b) Canopies, balconies, and decks to a maximum of 2.0 metres;</p>

14) Minimum Ground Floor Height	4.0 metres
15) For the purposes of this by-law, a mezzanine level shall not constitute as a storey and is excluded from the calculation of minimum ground floor height	
16) Maximum Building Height (excluding any rooftop mechanical penthouse or architectural features)	155.0 metres (48 storeys)
17) Notwithstanding 3843.2 16), and in addition to the exempted features specified in Section 6.16, the following equipment and structures may project beyond the maximum building height	<p>a) A roof structure which is used only as an ornament or to house the mechanical equipment of a building to a maximum height of 6.0 metres above the roof surface;</p> <p>b) Parapets, wind mitigation, noise mitigation, stairwells enclosures, garbage chute overruns, and exhaust flute features to a maximum height of 3.0 metres above any roof structure that houses the mechanical penthouse;</p> <p>c) Window washing equipment to a maximum height of 5.0 metres above the roof surface;</p>
18) Maximum Tower Floorplate Area	750 square metres
19) Minimum Tower Separation Distance	25.0 metres
20) For the purposes of this by-law, a "tower" shall mean: that portion of the building located above a height of 36 metres (8 storeys) measured from established grade	
21) Maximum Floor Space Index (FSI)	17.0
22) Minimum Commercial Gross Floor Area	100 square metres
23) For the purposes of this by-law, "gross floor area" shall mean: the aggregate of the area of all floors in a building (including a mezzanine), whether at, above or below established grade, measured between the exterior walls of the building, but shall exclude any porch, verandah, unfinished attic, basement, any floor area used for building maintenance or service equipment, mechanical areas, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children and pet areas, common recreation and amenity areas, all areas associated with the parking of motor vehicles or bicycles, utility areas or storage areas	
24) Dwelling Unit Mix	a) A minimum 35% of the apartment dwelling units

	shall consist of either 2-bedroom or 3-bedroom units
25) Minimum Landscaped Open Space	4.0 metres along the rear lot line and interior lot line
26) Minimum Parking	Parking shall be provided in accordance with Section 20.3.2
27) Minimum Bicycle Parking Requirement	a) Resident: 0.50 spaces per dwelling unit; b) Visitor: 0.10 spaces per dwelling unit;
28) Minimum Number of Loading Spaces	1 space
29) Loading, Unloading and Waste Disposal	Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from view from a public street
30) 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
31) All lands zoned DC-3843 shall be treated as a single lot for zoning purposes.	

3843.3 For the purpose of this Section the following use definitions shall apply:

**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.

**Retirement Home** shall mean a building or portion thereof which provides accommodation for seniors, that may be in separate dwelling units or rooms, that is owned by an organization (for-profit or not-for profit) and formal personal care services are provided including but not limited to meals, recreational activities, transportation, and health care services.

**Long Term Care Home** shall mean a residential facility, approved either under the Nursing Act, Charitable Institution Act, Home for the Aged and Rest Home Act, or any other applicable Province of Ontario Act, which provides 24 hour supervision and nursing care and services in a private or semi private accommodation for persons who are no longer able to live independently. Residential accommodation is provided along with shared facilities including dining rooms and common rooms, and other amenities such as lounge, gift shop, beauty salon, chapel, and garden.

**Student Residence** shall mean premises operated by a public school, private school, commercial school, post-secondary school or

**By-law Number 134 - 2025**

educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

3843.4 Shall also be subject to the requirements and restrictions to the DC zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3843.2”

ENACTED and PASSED this 10<sup>th</sup> day of September, 2025.

Approved as to  
form.  
2025/08/28  
MR

  
Patrick Brown, Mayor

Approved as to  
content.  
2025/Aug/27  
AAP

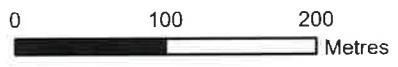
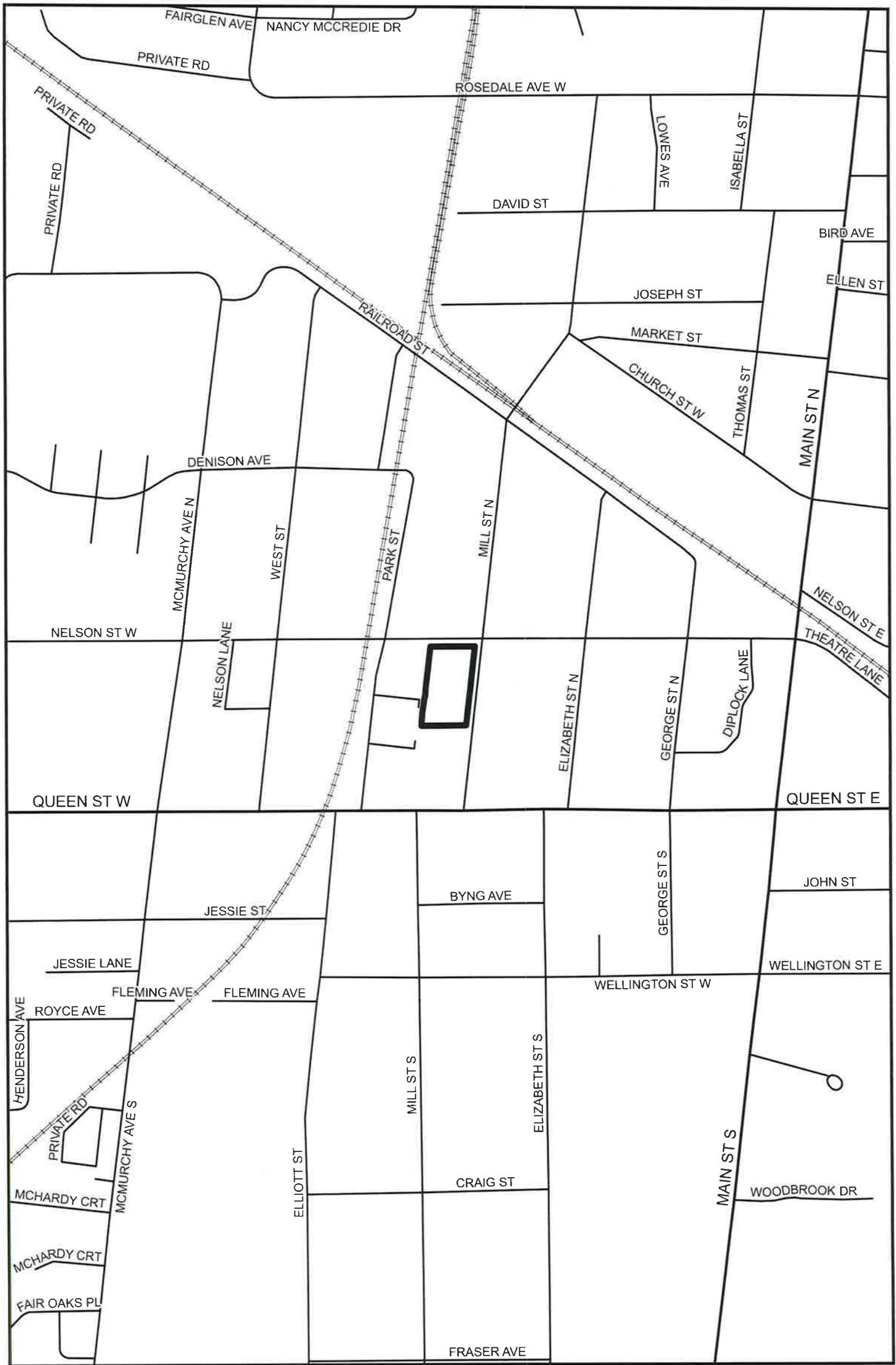
  
Genevieve Scharback, City Clerk

(OZS-2024-0033)



Zoning Boundary
  Parcel Fabric
  Street





Subject Lands   
  Major Street   
  Minor Street   
  Railway