

Attachment [2]



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number OLT ZB 1 - 2025

To Amend the Comprehensive Zoning By-law 270-2004, as amended.

The Ontario Land Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O 1990, c.P. 13, hereby orders the coming into force of By-Law Number OLT ZB 1 - 2025 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-3641); OPEN SPACE – 3642 (OS-3642); FLOODPLAIN (F)

2. By adding the following sections:

“3641 The lands designated R4A-3641 on Schedule A to this by-law:

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

 - 1) Purposes permitted in the R4A zone;
 - 2) Senior citizen residence;
 - 3) Residential care home;
 - 4) Only in conjunction with an apartment dwelling, senior citizen residence or residential care home, the following non-residential uses:
 - a. A retail establishment, having no outside storage or display;
 - b. A personal service shop;
 - c. A bank, trust company or finance company;
 - d. An office, including an office of a physician, dentist or drugless practitioner;
 - e. A dry cleaning and laundry distribution establishment;

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- f. A laundromat;
 - g. A dining room restaurant, or take-out restaurant;
 - h. An art gallery;
 - i. A health or fitness centre;
 - j. A day nursery and associated outdoor play area;
- 5) Non-residential uses listed in 3641.1.4) shall be limited only to the ground floor of a building up to a maximum combined gross floor commercial area of 300m²;
- 6) Purposes accessory to the other permitted purposes;

3641.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 0.6 hectares;
- 2) Maximum Number of Units: 250 apartment dwellings or 332 senior citizen dwelling units / residential care home units;
- 3) For the purposes of this Section, the lot line abutting Queen Street West shall be the front lot line;
- 4) Minimum Front Yard Depth:
 - a. To any portion of the building up to 3 storeys in height: 3.0 metres;
 - b. The main front wall for that portion of the building greater than 3 storeys in height shall be stepped back a minimum 2.5 metres from the edge of the main front wall of that portion of the building 3 storeys and below;
- 5) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- 6) Minimum Setback to a Daylight Triangle or Rounding for the portion of the building above 3 storeys: 0 metres;
- 7) Minimum Interior and Flankage Side Yard Width:
 - a. To lands zoned R3C-2940: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;
 - b. To lands zoned R3C-2976: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;
 - c. To lands zoned R3C-2940: 5.2 metres for any portion of a building located more than 50.0 metres of the front lot line;
 - d. To lands zoned R3C-3639: 3.7 metres;
 - e. To lands zoned OS: 5.0 metres;
- 8) Minimum Rear Yard Depth:
 - a. To lands zoned OS-3642: 2.0 metres;
- 9) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 10) Maximum Building Height (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16):

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- a. 3 storeys for any portion of a building within 50.0 metres of the front lot line and 15.0 metres or less from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;
 - b. 6 storeys for any portion of a building within 50.0 metres of the front lot line and more than 15.0 metres but less than or equal to 24.0 metres from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;
 - c. 10 storeys for any portion of a building located within 50.0 metres of the front lot line and more than 24.0 metres from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;
 - d. 3 storeys for any portion of a building located more than 50.0 metres from the front lot line and 8.4 metres or less from an interior side lot line abutting an R3C-2940 zone;
 - e. 12 storeys for any portion of a building located more than 50.0 metres from the front lot line and more than 8.4 metres from an interior side lot line abutting an R3C-2940 zone;
- 11)Maximum Lot Coverage: 35%;
- 12)Maximum Gross Floor Area: 21,050m² (exclusive of an underground parking garage, all accessory buildings and structures);
- 13)Maximum FSI: No requirement;
- 14)Minimum Landscaped Open Space: 30% of the lot area;
- 15)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;
- 16)Minimum Ground Floor Height: 4.5 metres;
- 17)Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 18)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;
- 19)Minimum Number of Loading Spaces per building: 1 space;
- 20)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;

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- 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 structure;
 - 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;

21)Waste Disposal and Storage:

- a. Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public road;
- b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

22)All lands zoned R4A-3641 shall be treated as a single lot for zoning purposes;

23)A drive-through facility shall not be permitted in association with any use;

24)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 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of the HC2-349 zone;

3641.4 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 51.50m², each one bedroom dwelling unit has a gross floor area of not more than 60.50m², each one bedroom plus den dwelling unit has a gross floor area of not more than 74.50m², each two bedroom dwelling unit has a gross floor area of not more than 80.0m²."

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

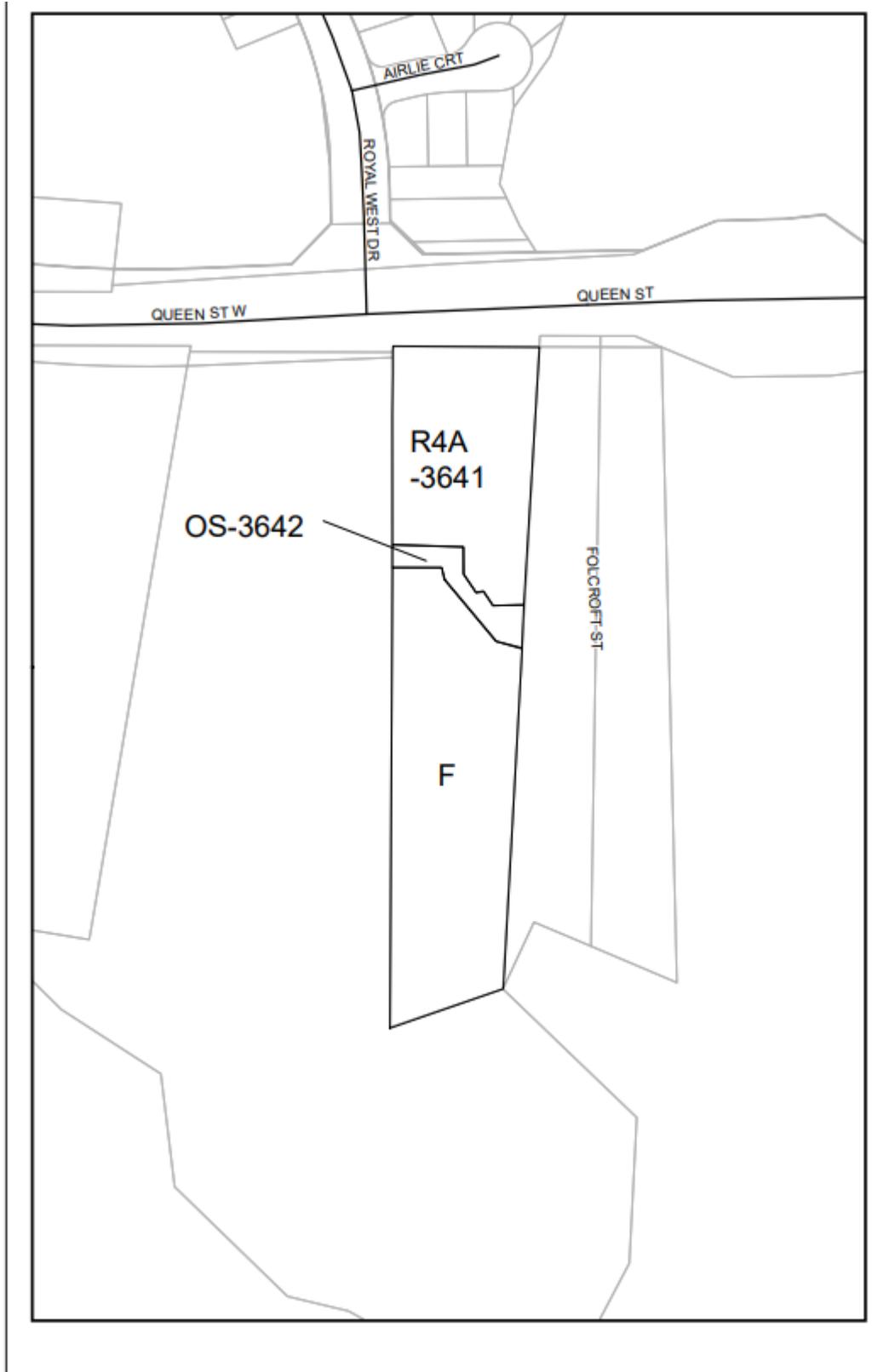
3642.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the OS zone; and

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2) Flood and erosion control."

APPROVED BY THE ONTARIO LAND TRIBUNAL ON FEBRUARY 13, 2025, PURSUANT
TO ORDER NO. OLT-23-000295



 BRAMPTON Invision Flower City <small>PLANNING, BUILDING AND ECONOMIC DEVELOPMENT</small>	PART LOT 5, CONCESSION 4 W.H.S. BY-LAW <u>OLT ZB 1-2025</u> SCHEDULE A
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