



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number OLT ZB 1 - 2026

To amend By-law 270-2004, as amended

From:	To:
COMMERCIAL THREE – SECTION 3526 (C3-3526)	RESIDENTIAL APARTMENT A – SECTION 3864 (R4A – 3864) & RESIDENTIAL APARTMENT A – SECTION 3865 (R4A – 3865)

(1) By adding thereto the following sections:

“3864 The lands designated Residential Apartment A Section — 3864 (R4A — 3864).

3864.1 Shall only be used for the following purposes:

(a) Residential

- 1) Uses permitted by the Residential Apartment A (R4A) Zone
- 2) Ground Floor Townhouse Dwelling Unit
- 3) Podium-Level Townhouse Dwelling Unit

(b) Institutional Uses

- 1) Retirement Home
- 2) Nursing Home

(c) The following Non – Residential uses shall be permitted only in conjunction with an apartment dwelling located within the podium:

- 1) a retail establishment having no outside storage
- 2) a supermarket
- 3) a convenience store, and/or grocery store

- 4) an art gallery
- 5) an artist and photography studio
- 6) a custom workshop
- 7) a service shop
- 8) a personal service shop
- 9) a bank, trust company, or finance company
- 10) an office
- 11) a dry cleaning and laundry distribution station
- 12) a laundromat
- 13) a parking lot
- 14) a dining room restaurant, a take-out restaurant, convenience restaurant
- 15) printing or copying establishment
- 16) a commercial school
- 17) a garden centre sales establishment
- 18) an amusement arcade
- 19) a temporary open air market
- 20) a place of commercial recreation but not including a billiard hall
- 21) a community club
- 22) a health or fitness centre
- 23) a tavern
- 24) a taxi or bus station
- 25) a swimming pool sales and service establishment
- 26) an animal hospital
- 27) a banquet hall
- 28) a hotel or motel
- 29) a day nursery
- 30) a garden centre
- 31) purposes accessory to the other permitted uses

3864.2 Shall be subject to the following requirements and restrictions:

1. For the purposes of this section, the lot line along Bovaird Drive West shall be deemed to be the front lot line and the lot line along Lagerfeld Drive shall be deemed the rear lot line.
2. Minimum Front Yard Depth: 1.5 metres
3. Minimum Interior Side Yard Width: 1.0 metres
4. Minimum Exterior Side Yard Width: 0.0 metres
5. Minimum Rear Yard Depth: 1.5 metres
6. Minimum setback to a daylight triangle: 1.5 metres
7. Maximum Building Height:
 - a. For any building within 66 metres of the lot line abutting Lagerfeld Drive, two towers shall be permitted having a maximum building height of 48 storeys for one tower and 42

storeys for the second tower. Towers may be situated on either a shared or separate podium

- b. For buildings within 94 metres of the lot line abutting Bovaird Drive West, two towers shall be permitted having a maximum building height of 37 storeys for one tower and 30 storeys for the second tower. Tower may be situated on either a shared or separate podium
 - c. Notwithstanding 3864.2.7a) above, the maximum building heights set out in 3864.2.7a) and 3865.2.7a) may be interchanged in any combination across both sites
 - d. Notwithstanding 3864.2.7 b) above, the maximum building heights set out in 3864.2.7b) and 3865.2.7b) may be interchanged in any combination across both sites
8. Minimum Number of Parking Spaces: No requirement
9. Bicycle Parking shall be provided in accordance with the following:
- a. Minimum 0.6 spaces per apartment dwelling unit inclusive of visitor parking
 - b. Minimum 1 space per 500 square metres of gross commercial floor area or portion thereof
 - c. Visitor and non-residential bicycle parking may be shared
 - d. No bicycle parking is required for a Retirement Home or Nursing Home use
 - e. Bicycle parking must be located on the same lot as the use or building for which it is required
 - f. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces
 - g. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required spaces must be located within:
 - i. a building or structure;
 - ii. a secure area such as supervised parking lot or enclosure; or,
 - iii. bicycle lockers
 - h. 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
 - i. The dimensions for required bicycle parking spaces shall be:
 - i. A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
 - ii. A vertical bicycle parking space shall have a minimum length of 1.5 metres and a minimum width of 0.5 metres
10. Minimum Tower Separation Distance: 25 metres
11. Minimum Podium Separation Distance: 15 metres

12. Maximum Tower Floorplate Area: 805 square metres
13. Continuous Street Wall: Building walls located between the minimum setback and 7.5 metre from a lot line must occupy a minimum of 60% of the available frontage along Lagerfeld Drive and along Bovaird Drive West. Phased development of the continuous street wall shall be permitted along both streets
14. Minimum Non-Residential Gross Floor Area required across both lands zoned R4A - 3864 and R4A - 3865: 1,500 square metres, which may be shared across lands zoned R4A – 3864 and R4A – 3865
15. Loading, Unloading and Waste Disposal and Storage:
 - a. No loading spaces shall be required
 - b. All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 6.0 metres from the main entrance

3864.3 For the purposes of R4A – 3864:

Despite any division of the lands, all lands zoned R4A – 3864 shall be treated as one lot for zoning purposes.

There are no minimum lot depth, minimum ground floor height, minimum lot width, maximum lot coverage, minimum landscaped open space, maximum floor space index, or minimum lot area requirements.

Ground Floor Townhouse Dwelling Unit shall mean a ground floor dwelling unit that is attached to an apartment building or mixed-use building and which is entered through an independent or common entrance through the exterior wall of the apartment building or mixed-use building.

Podium-Level Townhouse Dwelling Unit shall mean a dwelling unit that is attached to an apartment dwelling, mixed-use building, or a permitted above-grade parking structure, and is entered through an independent entrance.

Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

Tower shall mean the portion of the building located above a podium with a Floor Plate area of 805 square metres or less.

Floor Plate Area shall mean the total gross floor area of an individual storey of the building measured from exterior walls, excluding exterior balconies and terraces.

“3865 The lands designated Residential Apartment A – Section — 3865 (R4A — 3865).

3865.1 Shall only be used for the following purposes:

(a) Residential

1) Uses permitted by the Residential Apartment A (R4A) Zone

- 2) Ground Floor Townhouse Dwelling Unit
- 3) Podium-Level Townhouse Dwelling Unit

(b) Institutional Uses

- 1) Retirement Home
- 2) Nursing Home

(c) The following Non – Residential uses shall be permitted only in conjunction with an apartment dwelling located within the podium:

- 1) a retail establishment having no outside storage
- 2) a supermarket
- 3) a convenience store, and/or grocery store
- 4) an art gallery
- 5) an artist and photography studio
- 6) a custom workshop
- 7) a service shop
- 8) a personal service shop
- 9) a bank, trust company, or finance company
- 10) an office
- 11) a dry cleaning and laundry distribution station
- 12) a laundromat
- 13) a parking lot
- 14) a dining room restaurant, a take-out restaurant, convenience restaurant
- 15) printing or copying establishment
- 16) a commercial school
- 17) a garden centre sales establishment
- 18) an amusement arcade
- 19) a temporary open air market
- 20) a place of commercial recreation but not including a billiard hall
- 21) a community club
- 22) a health or fitness centre
- 23) a tavern
- 24) a taxi or bus station
- 25) a swimming pool sales and service establishment
- 26) an animal hospital
- 27) a banquet hall
- 28) a hotel or motel
- 29) a day nursery
- 30) a garden centre
- 31) purposes accessory to the other permitted uses

3865.2 Shall be subject to the following requirements and restrictions:

1. For the purposes of this section, the lot line along Bovaird Drive West shall be deemed to be the front lot line and the lot line along a Lagerfeld Drive shall be deemed the rear lot line.
2. Minimum Front Yard Depth: 1.5 metres
3. Minimum Interior Side Yard Width: 1.0 Metres
4. Minimum Exterior Side Yard Width: 0.0 metres
5. Minimum Rear Yard Depth: 1.5 Metres
6. Minimum setback to a daylight triangle: 1.5 metres
7. Maximum Building Height:
 - a. For any building within 61 meters of the lot line abutting Lagerfeld Drive, two towers shall be permitted having a maximum building height of 43 storeys for one tower and 40 storeys for the second tower. Towers may be situated on either a shared or separate podium;
 - b. For any building within 69 metres of Bovaird Drive West, one tower shall be permitted having a maximum building height of 35 storeys. Towers may be situated on either a shared or separate podium
 - c. Notwithstanding 3865.2.7a) above, the maximum building heights set out in 3864.2.7a) and 3865.2.7a) may be interchanged in any combination across both sites
 - d. Notwithstanding 3865.2.7 b) above, the maximum building heights set out in 3864.2.7b) and 3865.2.7 b) may be interchanged in any combination across both sites
8. Minimum Number of Parking Spaces: No requirement
9. Bicycle Parking shall be provided in accordance with the following:
 - a. Minimum 0.6 spaces per apartment dwelling unit inclusive of visitor parking
 - b. Minimum 1 space per 500 square metres of gross commercial floor area or portion thereof
 - c. Visitor and non-residential bicycle parking may be shared
 - d. No bicycle parking is required for a Retirement Home and Nursing Home
 - e. Bicycle parking must be located on the same lot as the use or building for which it is required
 - f. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - g. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required spaces must be located within:
 - i. a building or structure;
 - ii. a secure area such as supervised parking lot or enclosure; or,
 - iii. bicycle lockers

- h. 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
 - i. The dimensions for required bicycle parking spaces shall be:
 - i. A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
 - ii. A vertical bicycle parking space shall have a minimum length of 1.5 metres and a minimum width of 0.5 metres
10. Minimum Tower Separation Distance: 25 metres
11. Minimum Podium Separation Distance: 12 metres
12. Maximum Tower Floorplate Area: 805 square metres
13. Continuous Street Wall: Building walls located between the minimum setback and 7.5 metre from a lot line must occupy a minimum of 60% of the available frontage along Lagerfeld Drive and along Bovaird Drive West. Phased development of the continuous street wall shall be permitted along both streets
14. Minimum Non-Residential Gross Floor Area required across both lands zoned R4A - 3864 and R4A - 3865: 1,500 square metres, which may be shared across lands zoned R4A – 3864 and R4A – 3865
15. Loading, Unloading and Waste Disposal and Storage:
- a. No loading spaces shall be required
 - b. All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 6.0 metres from the main entrance

3865.3 For the purposes of R4A - 3865:

Despite any division of the lands, all lands zoned R4A – 3865 shall be treated as one lot for zoning purposes.

There are no minimum lot depth, minimum ground floor height, minimum lot width, maximum lot coverage, minimum landscaped open space, maximum floor space index, or minimum lot area requirements.

Ground Floor Townhouse Dwelling Unit shall mean a ground floor dwelling unit that is attached to an apartment building or mixed-use building which is entered through an independent or common entrance through the exterior wall of the apartment building or mixed-use building.

Podium-Level Townhouse Dwelling Unit shall mean a dwelling unit that is attached to an apartment dwelling, mixed-use building, or a permitted above-grade parking structure, and is entered through an independent entrance.

Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

Tower shall mean the portion of the building located above a podium with a Floor Plate area of 805 square metres or less.

Floor Plate Area shall the total gross floor area of an individual storey of the building measured from exterior walls., excluding exterior balconies and terraces.

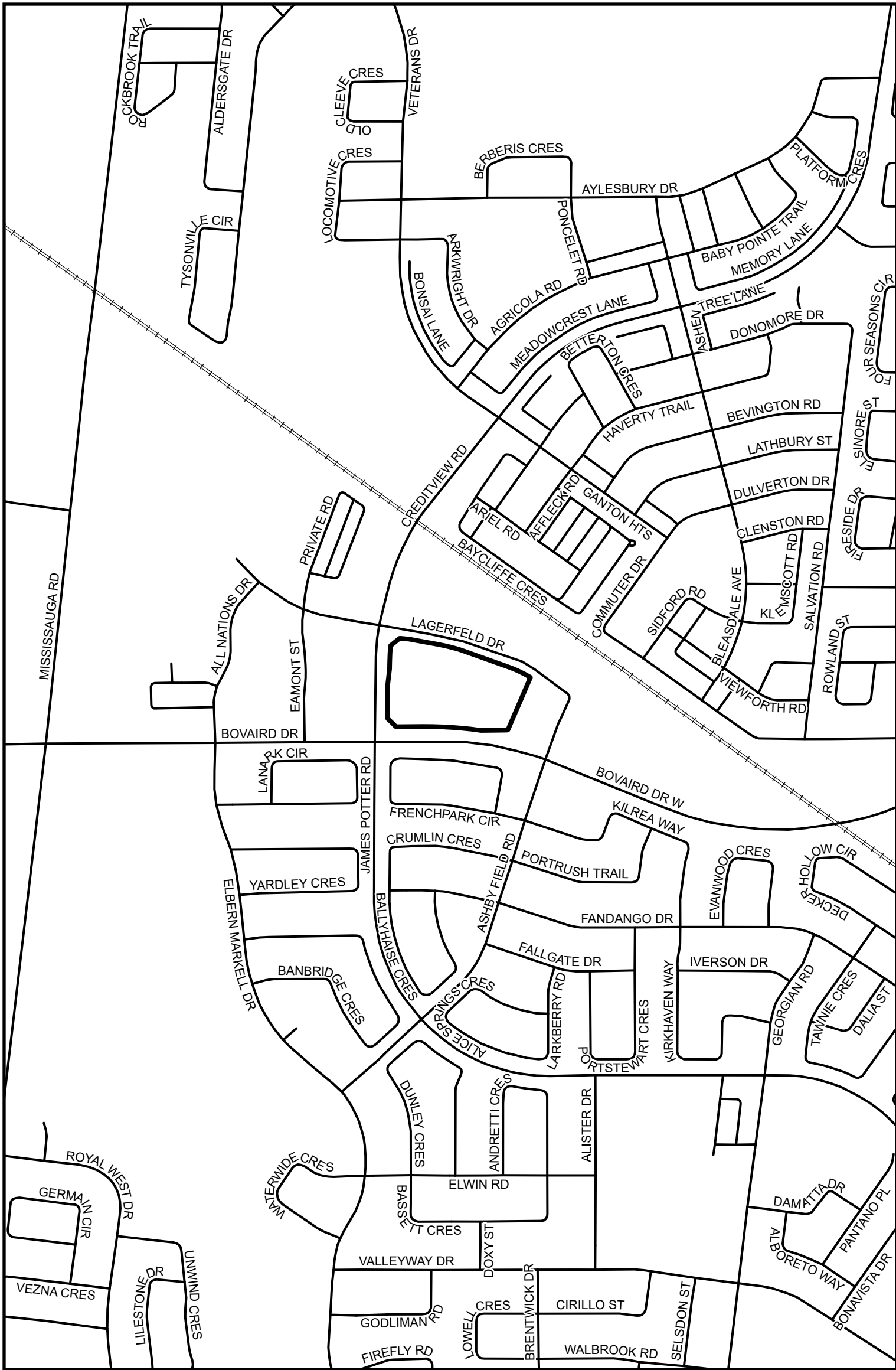
APPROVED BY THE ONTARIO LAND TRIBUNAL ON March 3, 2026, PURSUANT TO ORDER NUMBER OLT-24-000723

Approved as to
form.
20 /month/day
[insert name

Patrick Brown, Mayor

Approved as to
content.
20 /month/day
[insert name'

Genevieve Scharback , City Clerk



SUBJECT LANDS

 RAILWAYS



KEY MAP



Subject Lands
 Parcel Fabric
 Railway



LOT 11, CONCESSION 4 W.H.S.

PLANNING, BUILDING AND GROWTH MANAGEMENT
 File: OZS-2023-0039_ZBLA
 Date: 2026/01/29

Drawn by: LCarter

BY-LAW OLT ZB 1-2026

SCHEDULE A