

Notice of Passing of Zoning By-law 122-2026

16, 19, 23, 27, 31, 35 Railroad Street, 48, 50, 52 Mill Street North, and 55, 59 Elizabeth Street North

Date of Decision: July 8, 2026

Date of Notice: July 20, 2026

Last Date of Appeal: August 10, 2026 (no later than 4:30 p.m.)

On the Date of Decision, the Council of the Corporation of the City of Brampton passed By-law 122-2026, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Tribute (Railroad Street) Limited, Ward 1, File: OZS-2024-0032.

The decision of Council is final if no notice of appeal is filed by the Last Date of Appeal by the Minister, applicant, registered owner, public body or specified person pursuant to section 34(19) of the *Planning Act*.

The Purpose and Effect of the Zoning By-law: To request for an amendment to Zoning By-law 270-2004, to permit the development of two towers (57 & 60 storeys) on a 13 storey podium.

Location of Lands Affected: south of Railroad Street, east of Mill Street North, west of Elizabeth Street North, north of Nelson Street West, legally described as Plan BR 4, Lot 10, and municipally known as 16, 19, 23, 27, 31, 35 Railroad Street, 48, 50, 52 Mill Street North, and 55, 59 Elizabeth Street North.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services at Arjun.Singh@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on August 10, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



The Corporation of the City of Brampton

By-law

Number 122-2026

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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Extended One – R2B(1) & Downtown Commercial (DC) – Section 3181 (DC-3181)	Downtown Commercial (Holding) – Section 3887 (DC(H) – Section 3887)

(2) By adding the following Sections:

“3887 The lands designated DC(H) – Section 3887 on Schedule A to this by-law:

3887.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

- 1) An apartment dwelling;
- 2) Only in conjunction with an apartment dwelling building, the commercial uses permitted in the DC Zone;
- 3) Purposes accessory to the permitted uses.

3887.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes of this By-law:
 - a. Front Lot Line: Mill Street North shall be deemed the front lot line.
 - b. Interior Side Lot Line: The south property line shall be deemed the interior side lot line.
 - c. Exterior Side Lot Line: Railroad Street shall be deemed the exterior side lot line.
 - d. Rear Lot Line: Elizabeth Street North shall be deemed the rear lot line.
- 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 from a Building to Front Lot Line:
 - a. 1.50 metres for any portion of a building from established grade to 4.8 metres in height.
 - b. 0.00 metres for any portion of a building above 4.8 metres but no more than 18.5 metres in height measured from established grade.
 - c. 1.50 metres for any portion of a building 18.5 metres or greater in height measured from established grade.
- 7) Minimum Setback to Rear Lot Line:
 - a. 0.7 metres for any portion of a building from established grade to 4.8 metres in height.
 - b. 0.8 metres for any portion of a building above 4.8 metres but no more than 18.5 metres in height measured from established grade.
 - c. 2.3 metres for any portion of a building above 18.5 metres but no more than 34.25 metres in height measured from established grade.
 - d. 3.3 metres for any portion of a building above 34.25 metres but no more than 46.9 metres in height from established grade.
 - e. 3.5 metres for any portion of a building 46.9 metres or greater in height measured from established grade.
 - f. 0.0 metres for any portion of a Crash Wall.
- 8) Minimum Setback to Exterior Side Lot Line:
 - a. 1.8 metres for any portion of a building from established grade to 4.8 metres in height.
 - b. 0.0 metres for any portion of a building above 4.8 metres but no more than 34.25 metres measured from established grade.
 - c. 1.8 metres for any portion of a building 34.25 metres or greater in height measured from established grade.
 - d. 0.0 metres for any portion of a Crash Wall.
- 9) Minimum Setback to Interior Side Lot Line:
 - a. 5.0 metres for any portion of a building from established grade to 4.8 metres in height.
 - b. 1.0 metres for any portion of a building above 4.8 metres but no more than 18.5 metres in height measured from established grade.
 - c. 8.0 metres for any portion of a building above 18.5 metres in height but not above 34.25 metres in height measured from established grade.
 - d. 9.5 metres for any portion of a building above 34.25 metres in height but not above 46.9 metres in height measured from established grade.
 - e. 12.5 metres for any portion of a building 46.9 metres or greater in height measured from established grade.
- 10) Minimum Setback Below Established Grade: 0.0 metres
- 11) Notwithstanding 3887.2(6), (7), (8), (9) and (19), the following may be excluded from the minimum yards, setbacks and tower separation distances:
 - a. sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures
- 12) Minimum Ground Floor Height: 4.0 metres
- 13) For the purpose of this Section, an upper level (mezzanine) shall not constitute as a storey and is excluded from the calculation of minimum ground floor height.
- 14) Maximum Building Height:
 - a. Within 35 metres of the front lot line: 195 metres, excluding rooftop mechanical penthouse or architectural features;

- b. Beyond 35 metres from the front lot line: 190 metres, excluding rooftop mechanical penthouse or architectural features.
 - 15) Notwithstanding 3887.2 (11), and in addition to the exempted features specified in Section 6.16, the following equipment and structures may project beyond the permitted maximum building height:
 - a. Window washing equipment, mechanical equipment, rooftop enclosures, stairs, elevator machine rooms, wind mitigation, and noise mitigation may exceed the maximum building height by up to a maximum of 10.0 metres.
 - 16) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
 - 17) Maximum Tower Floorplate Area: 850 square metres
 - 18) Minimum Tower Separation Distance: 25.0 metres between towers
 - 19) Maximum Floor Space Index (FSI): no requirement
 - 20) Minimum Non-Residential Gross Floor Area: 400 square metres
 - 21) Dwelling Unit Mix: A minimum of 30% of dwelling units shall be 2-bedroom or larger.
 - 22) Minimum Landscaped Open Space: No requirement
 - 23) Minimum Setback to a Hydro Transformer in any yard: 0.0 metres
 - 24) Windows and Doors at Grade:

For the first storey of any wall adjacent to a street, excluding the Railroad Street frontage, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors.
 - 25) Tandem parking spaces shall be permitted.
 - 26) Minimum Bicycle Parking Requirement:
 - a. Resident: 0.50 spaces per apartment dwelling unit.
 - b. Visitor: 0.10 spaces per apartment dwelling unit.
 - c. Required bicycle parking spaces shall be provided by any combination of horizontal, vertical or stacked spaces.
 - 27) Minimum Number of Loading Spaces: 1 space
 - 28) A Drive-Through Facility shall not be permitted in association with any use.
 - 29) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street.
 - 30) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate-controlled area within the same building containing the use.
- 3887.3 All lands zoned DC – Section 3887 shall be treated as a single lot for zoning purposes.
- 3887.4 For the purposes of DC – Section 3887 zone:

Crash Wall shall mean a concrete barrier engineered to protect structure/properties adjacent to or bordering an active railway corridor.

Established Grade shall mean from the geodetic elevation of 218.10 metres as measured by an Ontario Land Surveyor.

Floor Plate shall mean the total gross floor area of an individual storey of the building measured from exterior walls

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.

Indoor Amenity shall mean a recreational and/or common area within the building exclusively accessible to residents.

Mezzanine shall mean a partial level located above the first storey and below the second storey of a building for the specific use of vehicular parking, bicycle parking, storage or equipment uses for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment and emergency generators, elevators, stairs and hallways.

Podium shall mean any of the various building elements that form the base or bottom 13 storeys of a building and does not include the Tower.

Tower shall mean that portion of the building which extends upward to the top storeys, starting from the 13th storey and rests on the podium.

3887.5 Holding (H):

- 1) Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Residential Extended One R2B(1) zone and Downtown Commercial – Section 3181 (DC-3181) zone.
- 2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - a. Registration of a subdivision on the site with a subdivision agreement executed that addresses CN Rail’s requirements, on title to the Lands, to the satisfaction of the Commissioner of Planning, Building, and Growth Management.”

Enacted and passed this 8th day of July, 2026.

Approved as to
form.

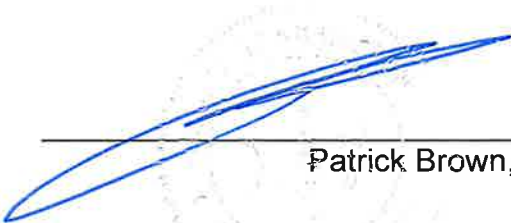
2026/June/26

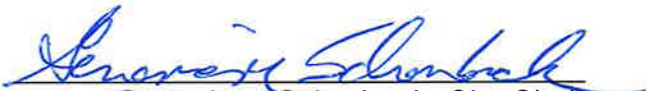
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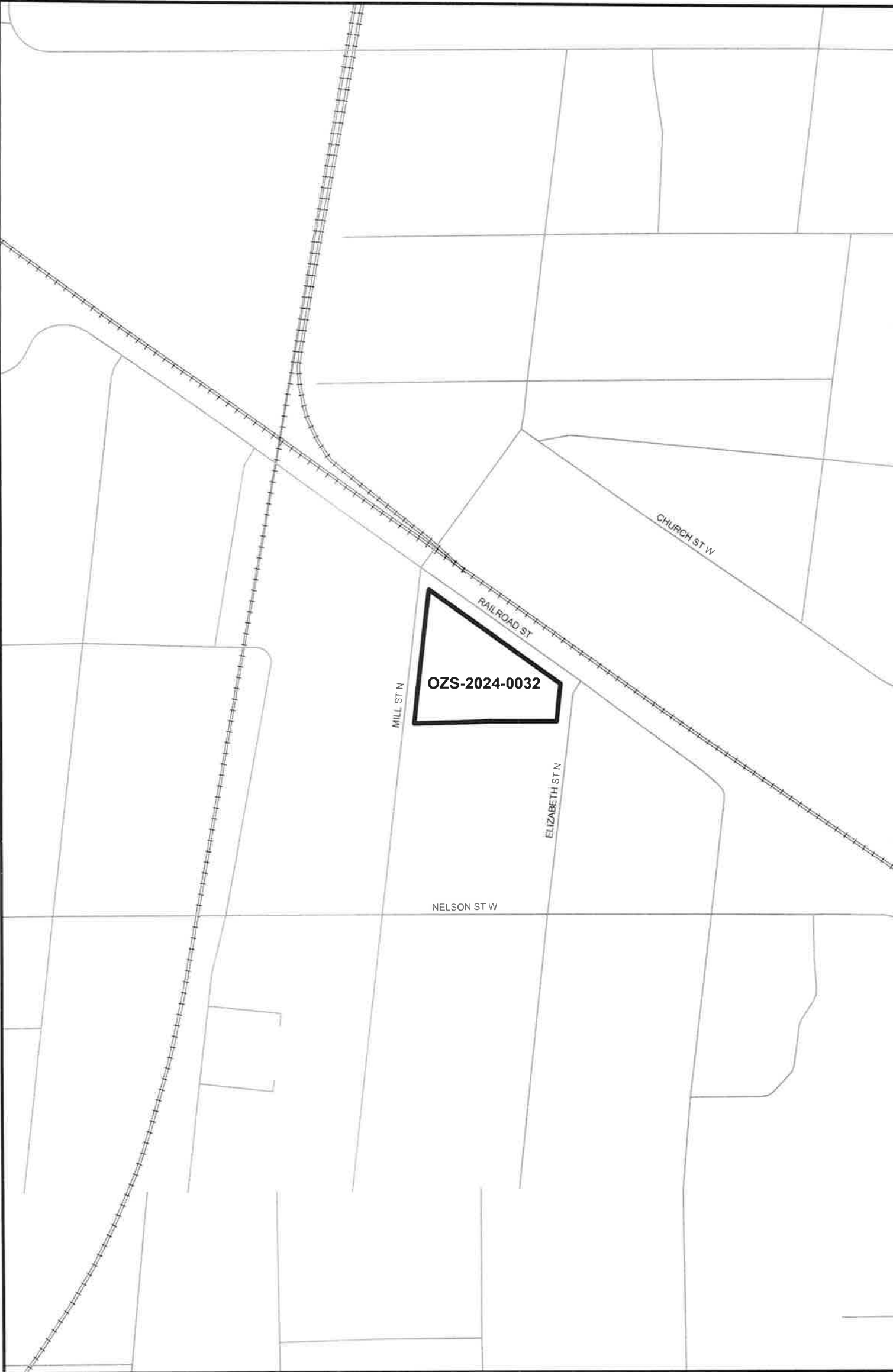
Approved as to
content.

2026/June/26

Allan A. Parsons


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

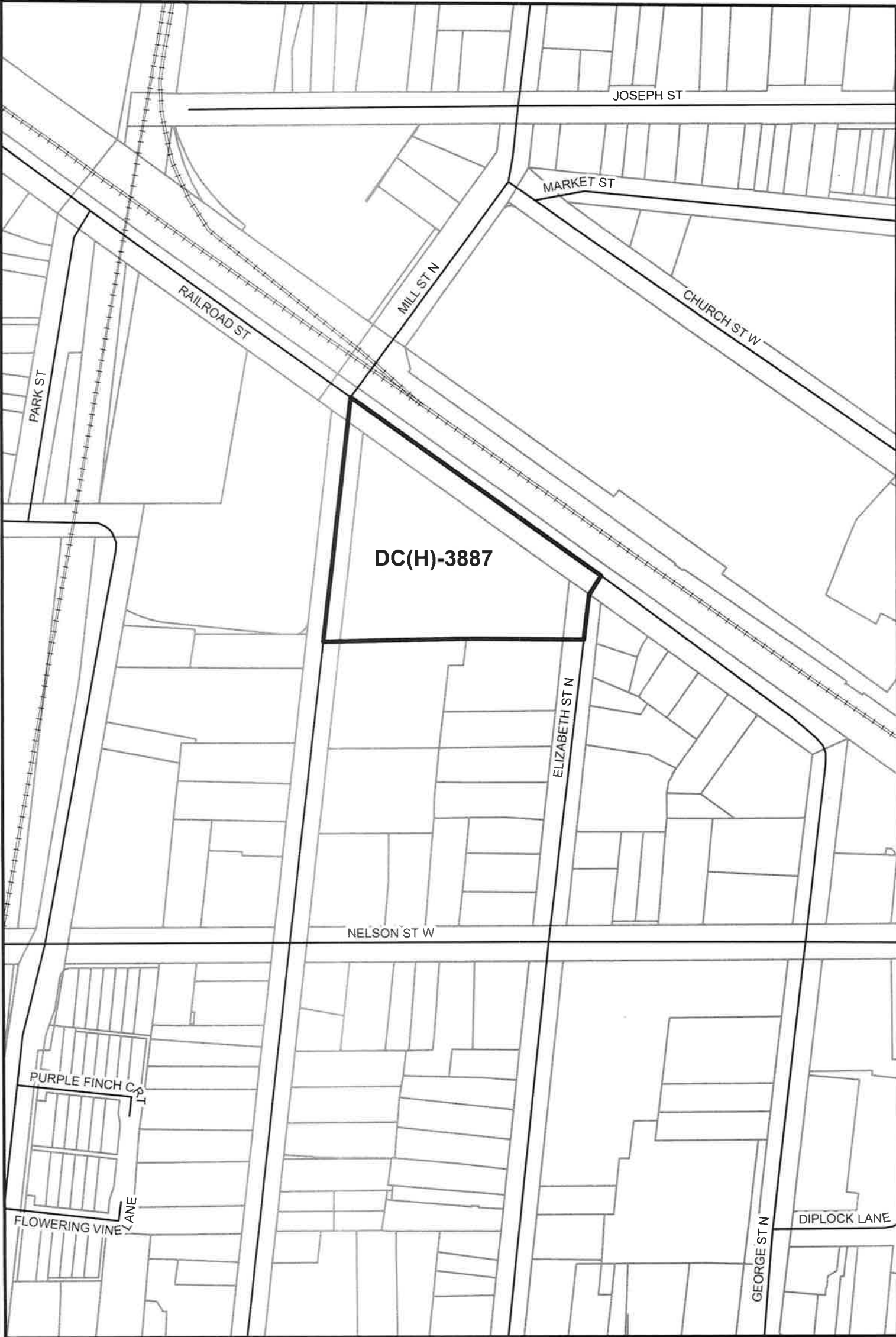


 Subject Lands  City Limit  Railways



KEY MAP

BY-LAW 122-2026



 Zoning  Parcel Fabric  Major Street  Minor Street  Railway



**Zoning Amendment to By-law 270-2004
LOT 6, CONCESSION 1 W.H.S.**

0 25 50 75 Metres

File: OZS-2024-0032 ZBLA Temp. Use
Date: 2026/06/11 Drawn by: CAntoine

BY-LAW 122-2026

SCHEDULE A