

**Adoption of Official Plan Amendment OP2006-265 (By-law 104-2024)
and Zoning By-law 105-2024****1750 and 1735 Steeles Avenue West****Date of Decision: June 26, 2024
Date of Notice: July 9, 2024
Last Date of Appeal: July 29, 2024**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 104-2024, to adopt Official Plan Amendment OP2006-265, and By-law 105-2024, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by KLM Planning Partners Inc., Metrus Central Properties Ltd., Wards 4 and 6 (File: OZS-2023-0014 and OZS-2023-0015).

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of the Official Plan Amendment:

To amend the Brampton Plan to facilitate a mixed-use community comprised of residential, commercial and office uses.

By-law 104-2024 creates a 'Special Policy Area 15 – Mississauga Road and Steeles Avenue' in the Bram West Secondary Plan (Schedule C) as well as Sub Area 40-1 (Schedule D) and Sub Area 40-2 (Schedule E) of the Bram West Secondary Plan.

It also redesignates portions of the lands within 'Special Policy Area 15 – Mississauga Road and Steeles Avenue' to facilitate the applicable residential, commercial and office uses in the Bram West Secondary Plan and Sub-Area 40-1 and Sub-Area 40-2 of the Bram West Secondary Plan.

The Purpose and Effect of the Zoning By-law Amendment:

To rezone the lands to permit a mixed-use development comprised of residential, commercial and office uses.

Location of Lands Affected: east of Mississauga Road and Steeles Avenue intersection, south of Olivia Marie Road, west of Financial Drive, and both north and south of Steeles Avenue West, municipally known as 1750 Steeles Avenue West (OZS-2023-0014, north of Steeles Avenue West) and 1735 Steeles Avenue West (OZS-2023-0015, south of Steeles Avenue West).

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws 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 Tejinder Sidhu, Planner, Planning, Building and Growth Management Services at 905-874-2386 or tejinder.sidhu@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.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than July 29, 2024**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 104 - 2024

To adopt Amendment Number OP2023- 265 to the Official Plan of the City of
Brampton Planning Area

NOW THEREFORE the Council of The Corporation of the City of Brampton
ENACTS as follows:

1. Amendment Number OP2023- 265 to the Official Plan of the City of
Brampton Official Plan is hereby adopted and made part of this by-law.

ENACTED and PASSED this 26th day of June, 2024.

Approved as to
form.

2024/06/25

MR

Patrick Brown, Mayor

Approved as to
content.

2024/June/24

AAP

Genevieve Scharback, City Clerk

AMENDMENT NUMBER OP 2023- 265

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands to permit the development of townhouses, apartments, retail, and office spaces.

The Amendment creates a 'Special Policy Area 15 - Mississauga Road and Steeles Avenue' in the Bram West Secondary Plan (Area 40c) as identified on Schedule 'C'. It redesignates a portion of the subject lands from 'Office Centre' and 'Low/medium Density' to 'Mid-Rise Mixed Use', 'High-Rise Mixed Use', 'Office Centre/High-Rise Mixed Use' and 'Neighbourhood Park'.

The Amendment also creates a 'Special Policy Area 15 - Mississauga Road and Steeles Avenue' in Bram West 40-1 and Bram West 40-2 Secondary Plan, as shown on Schedule 'D' and 'E'.

The subject lands are redesignated from 'Office Centre' in Bram West Sub-Area 40-1 to 'Office Centre', 'Mid-Rise Mixed Use', 'High-Rise Mixed Use', 'Office Centre/High-rise Mixed Use', and 'Neighbourhood Park' as shown on Schedule D.

Within Bram West Secondary Plan Sub Area 40-2, lands are redesignated from 'Office and Retail' to 'Mid-Rise Mixed Use', 'High-Rise Mixed Use' and 'Neighbourhood Park' as shown on Schedule 'E'.

2.0 Location:

The lands subject to this Amendment are located east of Mississauga Road, south of Olivia Marie Road, west of Financial Drive and both north and south of Steeles Avenue West within the City of Brampton.

The lands are located on the north and south side of Steeles Avenue West, east of Mississauga Road and west of Financial Drive. The north parcel has a frontage of approximately 550 metres on Steeles Avenue West, area of 16.19 hectares and is legally described as Concession 4 WHS Lot 1 Part 1. The south parcel has a frontage of approximately 295 meters on Steeles Avenue West, area of 2.42 hectares and is legally described as Concession 4 WHS, Part of Lot 15.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Bram West Secondary Plan, being Chapter 40 of Part Two; Secondary Plans of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 40(A) Chapter 40(C), the Bram West Secondary Plan, thereof, Amendment Number OP 2023- 265 ;

3.2 The portions of the document known as the Bram West Secondary Plan, being Chapter 40 of Part Two; Secondary Plans of the City of Brampton Official Plan, as amended, is hereby further amended:

- (1) By amending Schedule SP40(c) of Part Two: Secondary Plan, as shown on Schedule 'C' to this amendment, to identify the lands as

'Special Policy Area 15' amending land designations from 'Office Centre' and 'Low/Medium Density' to 'Office Centre', 'Mid-Rise Mixed Use', 'High-Rise Mixed Use', 'Office Centre/High-Rise Mixed Use' and 'Neighbourhood Park';

- (2) By adding the following as Section 5.3.8, Special Policy Area 15 – Mississauga Road and Steeles Avenue:

“5.3.8 Mississauga Road and Steeles Avenue

In area designated 'Special Policy Area 15 – Mississauga Road and Steeles Avenue, the following policies will apply:

- i) Authorized Uses of Land
 - a. Lands designated High-Rise Mixed Use (in accordance with Section 2.2.2, height permissions for high-rise buildings in the Brampton Plan) on Schedule SP40(c) are permitted to have a maximum building height of 25-storeys.
 - b. Lands designated Mid-Rise Mixed Use (in accordance with Section 2.2.2, height permissions for Mid-Rise buildings in the Brampton Plan) on SP40(c) are permitted to have a maximum building height of 12-storeys.
 - c. Lands designated Office Centre/High-Rise Mixed Use:
 - i. In accordance with Section 2.2.2, height permissions for High-Rise Mixed Use buildings in Brampton Plan on Schedule SP40(c) are permitted to have a maximum building height of 25-storeys.
 - ii. Residential development is not permitted until site plan agreements have been executed for all lands within Special Policy Area 15 (excluding Neighbourhood Park) and building permits are issued in association with those developments and it is determined to satisfaction of the Commissioner of Planning, Building and Growth Management that insufficient demand exists to develop the lands for office purposes.
 - iii. The establishment of residential uses on lands designated Office Centre/High-Rise Mixed Use shall not be considered an employment land conversion.
 - d. Lands designated Office Centre:
 - i. Lands designated Office Centre can be built in phases and should be developed to achieve an

overall minimum gross floor area of 23,180 square metres.

ii) *Phasing/Implementation*

a. Development within Special Policy Area 15 – Mississauga Road and Steeles Avenue shall be implemented in accordance with the policies below:

a. To secure the related infrastructure improvements and community facilities required, all new development in the Special Policy Area 15 – Mississauga Road and Steeles Avenue, that requires the conveyance of land for streets, parks and/ or other public facilities, as part of its initial development application process, shall proceed by way of a development agreement or subdivision agreement.

b. The phasing of development shall be coordinated with the phasing of municipal services. The processing and approval of development applications shall be contingent on the availability of water and wastewater capacity, as identified by the Region of Peel and the City of Brampton.

c. Development may proceed based upon individual subdivision or site plan applications, where appropriate, subject to satisfactory studies that consider municipal infrastructure requirements such as stormwater management, water and wastewater, transportation and site access that address capacity, configuration, staging in the context of individual sites and the totality of the lands subject to these special site policies to the satisfaction of the Region of Peel and City of Brampton.

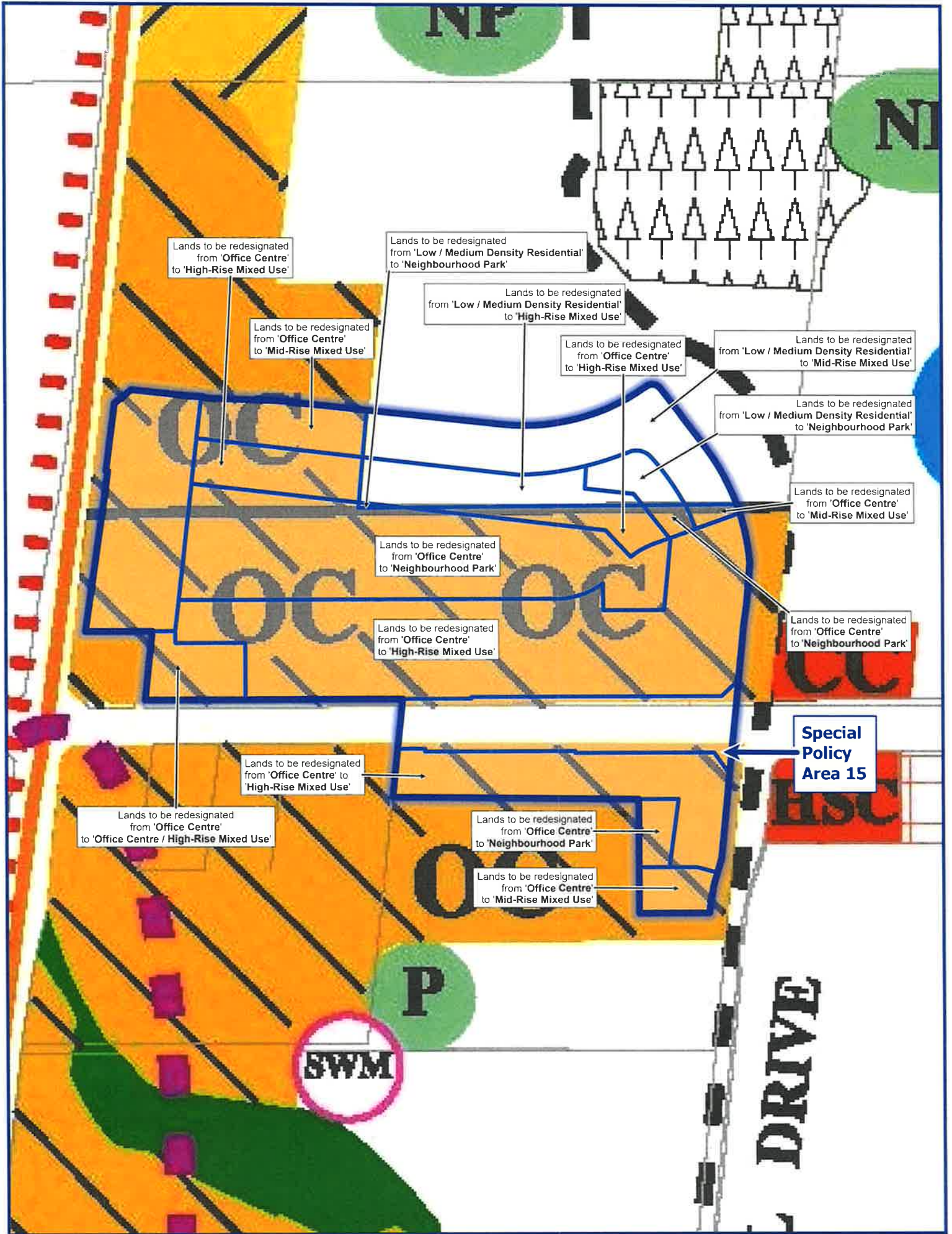
3.3 The portions of the document known as Sub Area 40-1 of the Bram West Secondary Plan, is hereby further amended:

(1) By amending Schedule “BP40-1” to Chapter 40-1: Block Plan for Sub Area 40-1 of the Bram West Secondary Plan by defining the limit of Special Policy Area 15 – Mississauga Road and Steeles Avenue and redesignating the subject lands from ‘Office and Retail’ to ‘Mid-Rise Mixed Use’, ‘High-Rise Mixed Use’ and ‘Neighbourhood Park’ as shown on Schedule ‘D’ to this Amendment.

3.4 The portions of the document known as Sub Area 40-2 of the Bram West Secondary Plan is hereby further amended:

(1) By amending Schedule “BP40-2” to Chapter 40-2: Block Plan for Sub Area 40-2 of the Bram West Secondary Plan by defining the limit of Special Policy Area 15, Mississauga Road and Steeles Avenue and redesignating the subject lands from ‘Office and Retail’ to ‘High-

Rise Mixed Use', 'Mid-Rise Mixed Use' and 'Neighbourhood Park' as shown on Schedule 'E' to this Amendment.

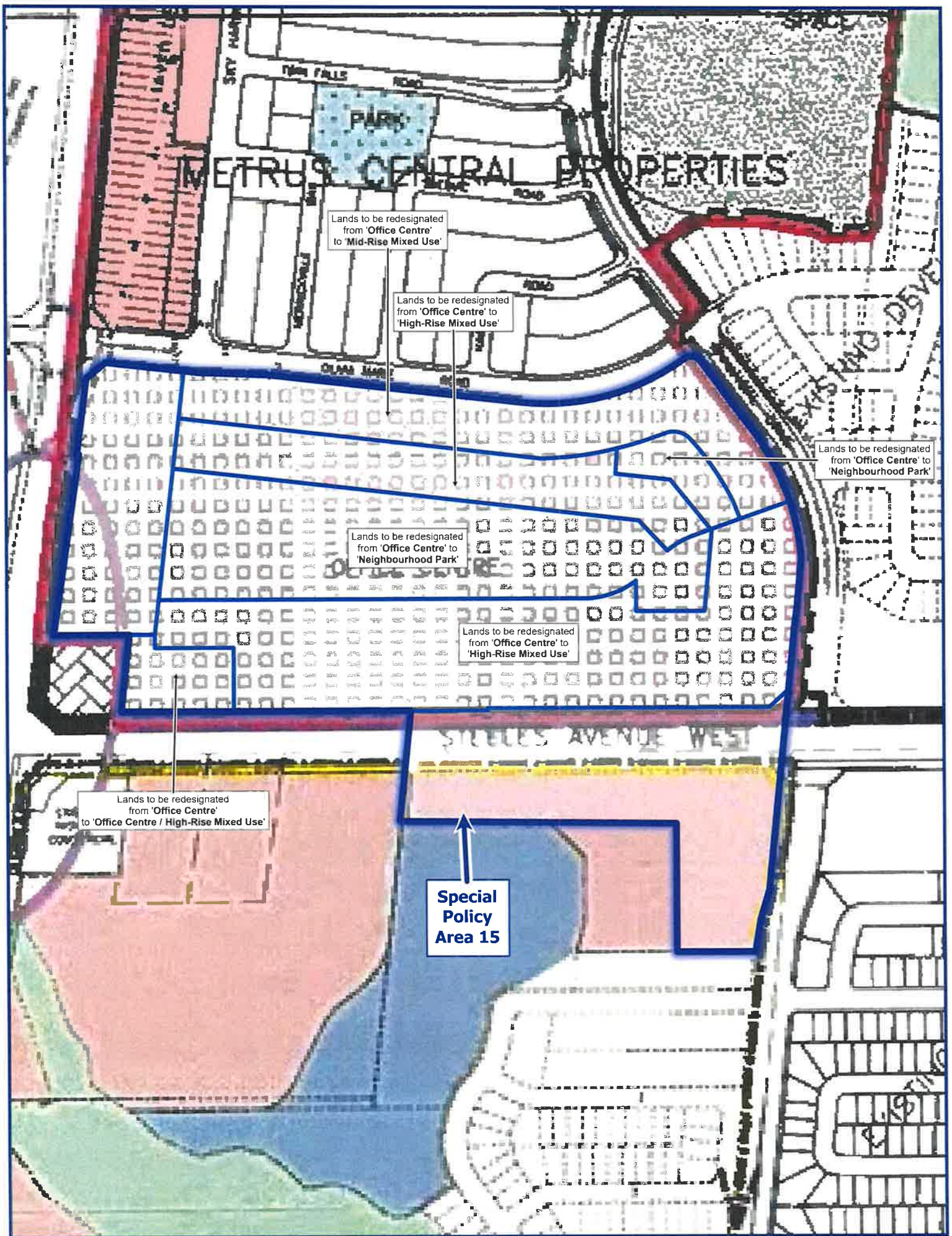


EXTRACT FROM Schedule 40(a) Bram West Secondary Plan Chapter 40(c)

<p>OPEN SPACE:</p> <ul style="list-style-type: none"> Valleyland City Wide Park Neighbourhood Park Parkette Cemetery Woodlot Wetland SWM Facility (Quantity) <p>UTILITIES AND INFRASTRUCTURE:</p> <ul style="list-style-type: none"> Parkway Belt TransCanada Gas Pipeline Hydro One Corridor Orangeville Railway Development Corporation 	<p>INSTITUTIONAL:</p> <ul style="list-style-type: none"> Secondary School Senior Elementary School Elementary School Place Of Worship (Reserve) <p>ROAD NETWORK:</p> <ul style="list-style-type: none"> Highway No. 407 Major Arterial (45-50 metres) Minor Arterial (36 metres) Major Collector Roads (26-30 metres) Minor Collector Roads (23-26 metres) Interchange Local Access Primary Gateway Secondary Gateway Secondary Plan Area Boundary 40(c) Plan Area Boundary 	<p>EMPLOYMENT:</p> <ul style="list-style-type: none"> Prestige Industrial Hwy & Service Commercial Neighbourhood Commercial Service Commercial Convenience Commercial Speciality Office & Service Commercial Office Centre <p>RESIDENTIAL:</p> <ul style="list-style-type: none"> 'Upscale Executive Housing Special Policy Area' Executive Residential Low / Medium Density Medium Density Village Residential Cluster / High Density Churchville Heritage Conservation District
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SPECIAL POLICY AREA 15

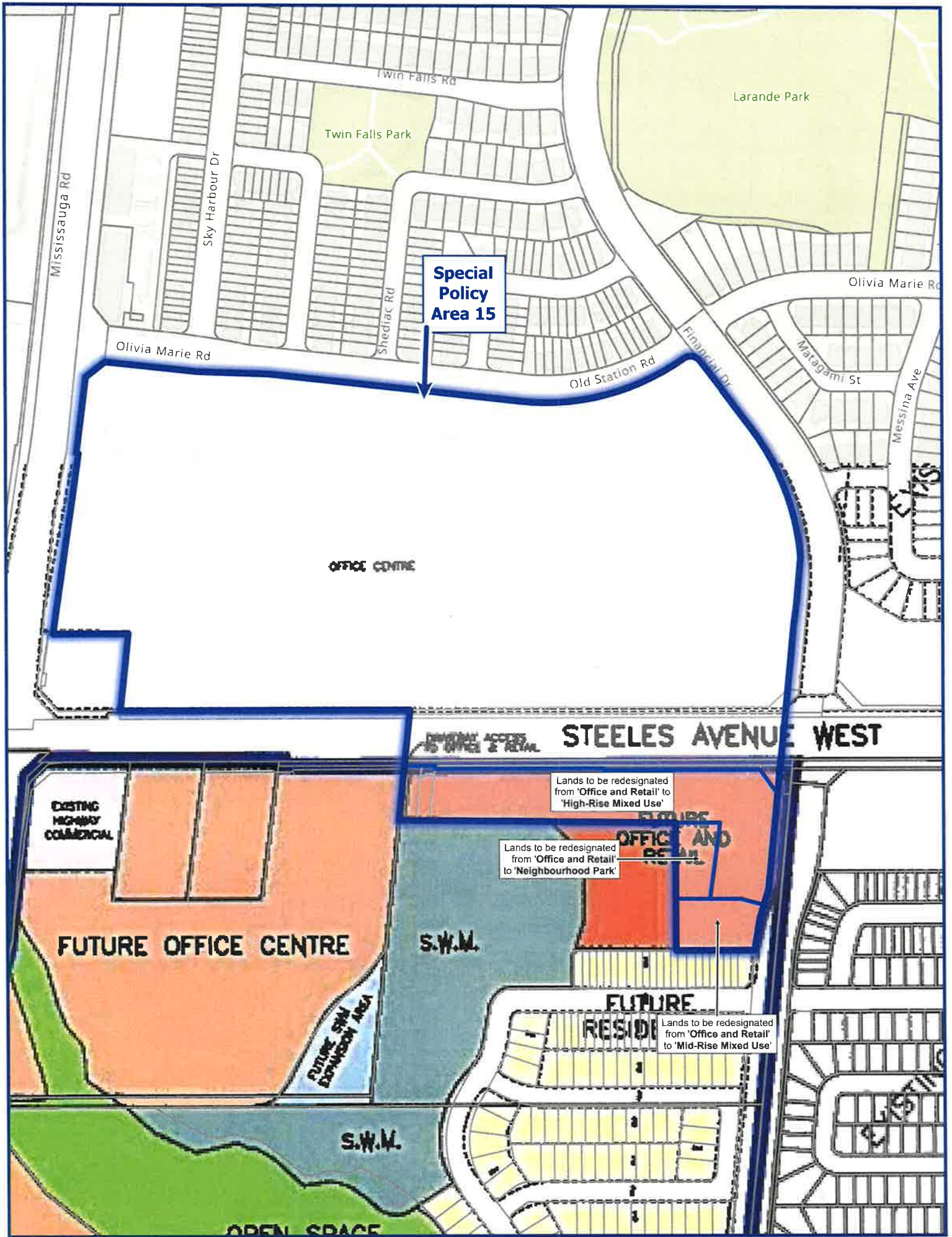




EXTRACT FROM Bram West Secondary Plan Sub Area 40-1 Block Concept

- | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------|
| LOW DENSITY RESIDENTIAL | MIXED USE | LIMIT OF SUB AREA 40-1 |
| EXISTING DEVELOPMENT | OFFICE CENTRE | SUB AREA 40-1 - PHASE 1 |
| CLUSTER HIGH DENSITY RESIDENTIAL | EXISTING SERVICE STATION | LIMIT OF SUB AREA 40-2 |
| POTENTIAL STORM WATER MANAGEMENT | EXECUTIVE RESIDENTIAL | BIKE PATH |
| OPEN SPACE | SPECIALTY OFFICE & SERVICE COMMERCIAL | DRIP LINE AS STAKED ON MAY 20, 2008 |
| PARK | POTENTIAL SERVICE STATION | DRIP LINE AS STAKED ON MAY 28, 2008 |
| LIONHEAD LEGENDS GOLF COURSE | POTENTIAL ROAD CONNECTION | PRIMARY GATEWAY |
| SCHOOL | EXISTING ROAD CONNECTION | MISSISSAUGA ROAD STREETScape ENHANCEMENT |
| LANDS SUBJECT TO REFINEMENT, PENDING CREDIT VALLEY CONSERVATION AUTHORITY'S REVIEW AND ENDORSEMENT OF THE E.I.R. FOR THE 40-1 BLOCK PLAN PRIOR TO DRAFT PLAN APPROVAL OF SUBDIVISION 21T-07007B. | | SPECIAL POLICY AREA 15 |





EXTRACT FROM Bram West Secondary Plan Sub Area 40-2 Block Concept

- | | |
|----------------------------------|---------------------------|
| LOW/MEDIUM DENSITY RESIDENTIAL | SCHOOL |
| EXISTING DEVELOPMENT | OFFICE AND RETAIL |
| POTENTIAL STORM WATER MANAGEMENT | OFFICE CENTRE |
| OPEN SPACE | HIGHWAY COMMERCIAL |
| PARK | FUTURE SWM EXPANSION AREA |
| HIGHWAY 407 /PARKWAY BELT | LIMIT OF SUB AREA 40-2 |
| PRESTIGE INDUSTRIAL | SPECIAL POLICY AREA 15 |





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 105 - 2024

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton 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 on Schedule 'A' to this By-law:

From:	To:
Office Commercial (OC-2027)	Residential Apartment A – Section 3773 (R4A –Section 3773)
Agricultural (A-2561)	Residential Apartment A – Section 3774 (R4A –Section 3774)
	Residential Apartment A – Section 3775 (Holding) (R4A –Section 3775)(H))
	Residential Apartment A – Section 3776 (R4A –Section 3776)
	Residential Townhouse A(4) – Section 3777 (R3A(4) – Section 3777)
	Residential Townhouse A(4) – Section 3778 (R3A(4) – Section 3778)
	Office Commercial – Section 3784 (OC – Section 3784)
	Open Space (OS)

(2) By adding thereto the following Sections:

“3773 The lands designated R4A- 3773 on Schedule 'A' to this By-law:

3773.1 Shall only be used for the following purposes:

- a) Residential Uses:
 - 1) An apartment dwelling.

- b) Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
- 1) a retail establishment having no outside storage;
 - 2) a personal service shop;
 - 3) a bank, trust company and finance company;
 - 4) a dry cleaning and laundry distribution station;
 - 5) a parking lot;
 - 6) a restaurant including dining room, convenience or take-out with or without an outdoor patio;
 - 7) a commercial, technical or recreational school;
 - 8) a community club;
 - 9) an amusement arcade;
 - 10) a place of commercial recreation but not including a billiard hall;
 - 11) a health or fitness centre;
 - 12) a tavern;
 - 13) a custom workshop;
 - 14) an animal hospital;
 - 15) an office, including an office of a physician, dentist or drugless practitioner.
 - 16) a day nursery;
 - 17) purposes accessory to the other permitted uses; and,
 - 18) Uses permitted in the Open Space (OS) Zone.

3773.2 Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776, and R4A – 3777 be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R4A – 3773 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive shall be deemed to be the flankage lot line, the lot line abutting R4A – 3775 shall be the interior lot line, and the lot line abutting an Open Space and R4A – 3776 zone shall be deemed the rear lot line.
- d) Minimum Lot Width – no requirement
- e) Minimum Front Yard Depth to Steeles Avenue: 3.0 metres
- f) Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres
- g) Minimum Interior Side Yard Width to an R4A – 3775 zone: 8.5 metres
- h) Minimum Rear Yard Depth to an OS and R4A - 3776 zone: 5.0 metres

- i) Minimum Building Setback to a Daylight Triangle or Rounding: 0 metres
- j) Minimum Building Height – 6 storeys, to a minimum height of 21 metres
- k) Maximum Building Height – 25 storeys, to a maximum height of 85 metres
- l) Notwithstanding Section 3773.2 (k), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 6.16 of the by-law.
- m) Maximum tower floor plate area for buildings with a height of 12 storeys or less – 1,100 square metres
- n) Maximum tower floor plate area for buildings with a height of more than 12 storeys – 800 square metres
- o) Minimum tower step back from the lower podium – 1.5 metres
- p) For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- q) Minimum Building Separation
 - a. Minimum separation distance between buildings for first six storeys – 20.0 metres
 - b. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- r) Maximum Lot Coverage – 65%
- s) Minimum Density – 4.0 FSI
- t) Minimum Landscape Open Space – 35% of the lot area
- u) Minimum Gross Commercial Floor Area for non-residential uses in the R4A – 3773 zone: 2,000 square metres
- v) Parking shall be provided in a layby lane, surface parking or in below grade parking structure.

3773.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3773 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

“3774 The lands zoned R4A- 3774 on Schedule ‘A’ to this By-law:

3774.1 Shall only be used for the following purposes:

- a) Residential Uses:
 - 1) An apartment dwelling.
- b) Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:

- 1) a retail establishment having no outside storage;
- 2) a personal service shop;
- 3) a bank, trust company and finance company;
- 4) a dry cleaning and laundry distribution station;
- 5) a parking lot;
- 6) a restaurant including dining room, convenience or take-out with or without an outdoor patio;
- 7) a commercial, technical or recreational school;
- 8) a community club;
- 9) an amusement arcade;
- 10) a place of commercial recreation but not including a billiard hall;
- 11) a health or fitness centre;
- 12) a tavern;
- 13) a custom workshop;
- 14) an animal hospital;
- 15) an office, including an office of a physician, dentist or drugless practitioner.
- 16) a day nursery;
- 17) purposes accessory to the other permitted uses; and,
- 18) Uses permitted in the Open Space (OS) Zone.

3774.2 Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned R4A – 3774, and R4A – 3778 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R4A – 3774 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extension of Shediac Road shall be deemed to be the flankage lot lines, the lot line opposite Steeles Avenue West shall be deemed to be the rear lot line, and the lot line opposite Financial Drive shall be deemed to be the interior side lot line.
- d) Minimum Front Yard Depth to Steeles Avenue: 2.5 metres
- e) Minimum Exterior Side Yard Width to Financial Drive: 5.0 metres
- f) Minimum Interior Side Yard Width: 5.5 metres
- g) Minimum Rear Yard Depth: 10 metres
- h) Minimum Building Setback to a Daylight Triangle: 0 metres
- i) Minimum Lot Width – no requirement
- j) Minimum Building Height – 6 storeys, to a minimum height of 21 metres

- k) Maximum Building Height – 25 storeys, to a maximum height of 85 metres
- l) Notwithstanding Section 3774.2 (l), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 6.16 of the by-law.
- m) Maximum tower floor plate area for buildings with a height of 12 storeys or less – 1,100 square metres
- n) Maximum tower floor plate area for buildings with a height of more than 12 storeys – 800 square metres
- o) Minimum tower step back from the lower podium – 1.5 metres
- p) For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- q) Minimum Building Separation
 - a. Minimum separation distance between buildings for first six storeys – 20.0 metres
 - b. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- r) Maximum Lot Coverage – 45%
- s) Minimum Density – 2.1 FSI
- t) Minimum Landscaped Open Space – 35% of the lot area
- u) Minimum Gross Commercial Floor Area for non-residential uses in the R4A- 3774 zone: 600 square metres
- v) All lands described in S. 3774.2(a) and the lands zoned OS on Schedule A to this By-law, shall be permitted to share parking below grade.

3774.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3774 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

“3775 The lands zoned R4A(H)- 3775 on Schedule ‘A’ to this By-law:

3775.1 Shall only be used for the following purposes:

- a) Residential Uses:
 - 1) An apartment dwelling
- b) Office/Commercial Uses:
 - 2) All uses permitted in the OC- 2027 zone.

3775.2 Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776, and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other

zoning purposes, the lands zoned R4A – 3775 shall be treated as one lot.

- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Steeles Avenue West shall be deemed to be the front lot line.
- d) Minimum Front Yard Depth to Steeles Avenue West: 3.0 metres
- e) Minimum Side Yard Width to lands zoned R4A-3773: 10 metres
- f) Minimum Side Yard Width to lands zoned HC2: 2 metres
- g) Minimum Yard Depth to lands zoned OC-3784: 7.5 metres
- h) Minimum Rear Yard Depth to lands zoned R4A-3773: 7.5 metres
- i) Minimum Lot Width – no requirement
- j) Minimum Building Height – 6 storeys, to a minimum height of 21 metres
- k) Maximum Building Height – 25 storeys, to a maximum height of 85 metres
- l) Notwithstanding Section 3775.2 (k), maximum building height excludes any mechanical equipment and architectural features including those listed in Section 6.16 of the by-law.
- m) Maximum tower floor plate area for buildings with a height of 12 storeys or less – 1,100 square metres
- n) Maximum tower floor plate area for buildings with a height of more than 12 storeys – 800 square metres
- o) Minimum tower step back from the lower podium – 1.5 metres
- p) For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- q) Minimum Building Separation
 - a. Minimum separation distance between buildings for first six storeys – 20.0 metres
 - b. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- r) Maximum lot coverage – 65%
- s) Minimum Density – 3.0 FSI
- t) Minimum Landscape Open Space – 35% of the lot area

- u) All lands described in S. 3775.2(a) and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.

3775.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3775 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.

3775.4 Holding (H):

- a) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the OC-2027 Zone.
- b) The Holding (H) symbol shall not be removed until:
 - i. site plan agreements have been executed for all lands within the R4A –3773, R4A –3774, R4A –3776, R3A(4) – 3777 and R3A(4) –3778 Zones to this By-law, and;
 - ii. building permits are issued in association with those developments, and;
 - iii. it is determined to the satisfaction of the Commissioner of Planning, Building and Growth Management that insufficient demand exists to develop the subject R4A(H)-3775 lands for office purposes.”

“3776 The lands zoned R4A- 3776 on Schedule ‘A’ to this By-law:

3776.1 Shall only be used for the following purposes:

- a) Residential Uses:
 - 1) An apartment dwelling.
- b) Only in conjunction with an apartment dwelling, the following uses are permitted on the ground floor:
 - 1) a retail establishment having no outside storage;
 - 2) a personal service shop;
 - 3) a bank, trust company and finance company;
 - 4) a dry cleaning and laundry distribution station;
 - 5) a parking lot;
 - 6) a restaurant including dining room, convenience or take-out with or without an outdoor patio;
 - 7) a commercial, technical or recreational school;
 - 8) a community club;
 - 9) an amusement arcade;
 - 10) a place of commercial recreation but not including a billiard hall;
 - 11) a health or fitness centre;
 - 12) a tavern;
 - 13) a custom workshop;
 - 14) an animal hospital;
 - 15) an office, including an office of a physician, dentist or drugless practitioner.
 - 16) a day nursery;
 - 17) purposes accessory to the other permitted uses; and,
 - 18) Uses permitted in the Open Space (OS) Zone.

3776.2 Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776, and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned R4A – 3776 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting the OS Zone shall be deemed to be the front lot line, the lot lines adjacent to Financial Drive and the extension of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite the OS Zone shall be deemed to be the rear lot line.
- d) Minimum Front Yard Depth to an Open Space (OS) Zone: 8.0 metres
- e) Minimum Exterior Side Yard Width adjacent to Financial Drive: 5.0 metres
- f) Minimum Exterior Side Yard Width to Sky Harbour Boulevard extension: 2.5 metres
- g) Minimum Rear Yard Depth to the curb of a private lane: 6.5 metres
- h) Minimum Lot Width – no requirement
- i) Minimum Building Height – 6 storeys to a minimum height of 21 metres
- j) Maximum Building Height – 12 storeys to a maximum height of 42 metres
- k) Notwithstanding Section 3776.2 (j), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 6.16.
- l) Maximum tower floor plate area for buildings with a height of 12 storeys or less – 1,100 square metres
- m) Minimum tower step back from the lower podium – 1.5 metres
- n) For the purposes of this Section, the tower portion of a building is any portion above 6 storeys in height.
- o) Minimum Building Separation
 - i. Minimum separation distance between buildings for first six storeys – 20.0 metres
 - ii. Minimum separation distance between buildings or portions thereof above the first six storeys – 25.0 metres
- p) Maximum lot coverage – 65%

- q) Minimum Density – 3.0 FSI
- r) Minimum Landscape Open Space – 35% of the lot area
- s) All lands zoned R4A-3776.2 and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.

3776.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R4A-3776 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

“3777 The lands zoned R3A(4) – 3777 on Schedule ‘A’ to this By-law:

3777.1 Shall only be used for the following purposes:

- a) Residential Uses:
 - 1) A townhouse dwelling;
 - 2) A back-to-back stacked townhouse dwelling;
- b) Non-residential Uses:
 - 1) Purposes accessory to the other permitted purposes.
 - 2) Uses permitted in the Open Space (OS) Zone.

3777.2 Shall be subject to the following requirements and restrictions:

- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776 and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes the lands zoned R3A(3) – 3777 shall be treated as one lot.
- b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.
- c) For the purposes of this section, the lot line abutting Olivia Marie Road shall be deemed to be the front lot line, the lot line abutting Financial Drive and the extensions of Sky Harbour Boulevard shall be deemed to be the flankage lot lines and the curb of a private lane opposite Olivia Marie Road or Financial Drive shall be deemed to be the rear lot line.
- d) Minimum Lot Area – 70 square metres per dwelling unit
- e) Minimum Exterior Side Yard Width to Financial Drive 5.0 metres
- f) Minimum Rear Yard Depth to the curb of a private lane: 6.0 metres
- g) Minimum Exterior Side Yard Width to the extension of Sky Harbour Boulevard: 5.0 metres

- h) Minimum Building Setback to a Daylight Triangle or rounding: 0 metres
- i) Minimum Building Height – 3 storeys, to a minimum height of 9 metres
- j) Maximum Building Height – 4 storeys, to a maximum height of 12 metres
- k) Notwithstanding Section 3772.2 (k), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 6.16 of the by-law.
- l) Minimum FSI – 1.5
- m) Maximum lot coverage – 65%
- n) Minimum Landscaped Open Space – 30% of the lot area
- o) For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
 - a. Minimum dwelling unit width: 6.1 metres
 - b. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
 - c. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - d. Minimum building separation distance: 9 metres
 - e. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and shall consist of landscaped open space.
 - f. The maximum cumulative garage door width shall be:
 - (i) 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
 - (ii) 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
 - (iii) 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
 - g. The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
 - h. The maximum driveway width shall not exceed the width of the garage.
- p) For the purposes of this section, the following requirements and restrictions shall apply for Back-to-Back Stacked Townhouse Dwelling
 - i. Minimum dwelling unit width: 4.5 metres
 - ii. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
 - iii. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - iv. Minimum building separation distance: 9 metres
 - v. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted

encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space.

vi. Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

q) All lands zoned R3A(4)-3777 and OS on Schedule A to this By-law shall be permitted to share parking below grade.

3777.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3A(4)-3777 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

3778 The lands zoned R3A(4) –3778 on Schedule ‘A’ to this By-law:

3778.1 Shall only be used for the following purposes:

a) Residential Uses:

- 1) A townhouse dwelling;
- 2) A back-to back-stacked townhouse dwelling;

b) Non-residential Uses:

- 1) Purposes accessory to the other permitted purposes.
- 2) Uses permitted in the Open Space (OS) Zone.

3778.2 Shall be subject to the following requirements and restrictions:

a) Despite any division of the lands, including a public street network, all lands zoned R3A(4)-3778 and R4A – 3774, shall be treated as one lot for the purpose of providing required parking. For all other zoning purposes, the lands zoned R3A(4) – 3778 shall be treated as one lot.

b) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic.

c) For the purposes of this section, the lot line abutting Financial Drive shall be deemed to be the front lot line, the curb of a private lane shall be deemed to be the flankage lot line, the lot line abutting lands zoned R3D-6.0-1476 shall be deemed to be the interior side lot line, and the lot line opposite Financial Drive shall be deemed to be the rear lot line.

d) Minimum Lot Area – 70 square metres per dwelling unit

e) Minimum Lot Depth – No requirement

f) Minimum Rear Yard Depth: 6.0 metres

g) Minimum Lot Width – 4.5 metres

h) Maximum Building Height – 4 storeys, to a maximum height of 12 metres

- i) Minimum Building Height – 3 storeys, to a minimum height of 9 metres
- j) Notwithstanding Section 3778.2 (h), maximum building height excludes any mechanical equipment and architectural features, including those listed in Section 6.16 of the by-law.
- k) Minimum FSI – 1.1
- l) Minimum Landscape Open Space – 30%
- m) Maximum lot coverage – 65%
- n) For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
 - i. Minimum dwelling unit width: 6.1 metres
 - ii. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres
 - iii. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - iv. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space. The maximum cumulative garage door width shall be:
 - a. 2.5 metres if the lot width for the dwelling unit is less than 8.2 metres;
 - b. 3.1 metres if the lot width for the dwelling unit is less than 9.2 metres but greater than or equal to 8.2 metres;
 - c. 3.7 metres if the lot width for the dwelling unit is greater than or equal to 9.2 metres;
 - v. The maximum interior garage width shall be 0.6 metres wider than the permitted maximum cumulative garage door width.
 - vi. The maximum driveway width shall not exceed the width of this garage;
 - vii. A garage shall only be accessed by a Private Lane or Private Street.
- o) For the purposes of this section, the following requirements and restrictions shall apply for Back-to- Back Stacked Townhouse Dwelling:
 - i. Minimum dwelling unit width: 4.5 metres
 - ii. Minimum setback from the front wall of a dwelling to the curb of private street or lane: 4.0 metres
 - iii. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 4.0 metres
 - iv. Minimum landscaped open space: those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway shall consist of landscape open space.
 - v. Parking shall be provided in a layby lane, a private lane or private street. Parking may also be provided in below grade parking structure. Parking shall not be permitted in an individual garage or driveway.

- p) All lands described zoned R3A(4) -3778 and the lands zoned OS on Schedule A to this By-law, shall be permitted to share parking below grade.

3778.3 Notwithstanding any section of the By-law, the erection or use of buildings or structures on lands zoned R3A(4)-3778 shall not be permitted unless written confirmation is received by the Region of Peel (or successor), confirming sufficient wastewater infrastructure and capacity is available to service the lands.”

“3784 The lands designated OC – 3784 on Schedule A to this By-law:

3784.1 Shall be used for purposes permitted in the OC-2027 zone.

3784.2 Shall be subject to the requirements and restrictions of the OC-2027 zone except that the following shall also apply, notwithstanding and in addition to any provision to the contrary set out in Section 2027:

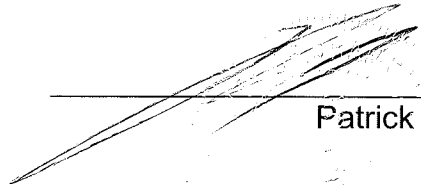
- a) Despite any division of the lands, including a public street network, all lands zoned OC-3784, R4A – 3773, R4A – 3775, R4A – 3776 and R4A – 3777 shall be treated as one lot for zoning purpose of providing required parking. For all other zoning purposes, the lands zoned OC – 3784 shall be treated as one lot.
- b) For the purposes of this section, the lot line abutting Mississauga Road shall be deemed to be the front yard, the lot line abutting Olivia Marie Road shall be deemed to be the flankage lot line, the lot line opposite Mississauga Road shall be deemed to be the rear lot line, and the lot line opposite Olivia Marie Road shall be deemed to be the interior side lot line.
- c) Minimum Exterior Side Yard Width: 7.0 metres
- d) Minimum Rear Yard Depth: 40 metres
- e) Minimum Interior Side Yard Width: 23.0 metres
- f) Minimum Building Setback to a Daylight Triangle: 0 metres
- g) Minimum Building Height – 5 storeys to a minimum height of 17.5 metres
- h) Maximum Building Height – 12 storeys to a maximum height of 42 metres

3784.3 All lands zoned OC-3784 and the lands zoned OS on Schedule A to this By-law shall be permitted to share parking below grade.”

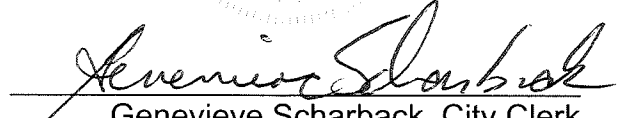
ENACTED and PASSED this 26th day of June 2024.

Approved as to
form.
2024/06/26
MR

Approved as to
content.
2024/June/21
AAP

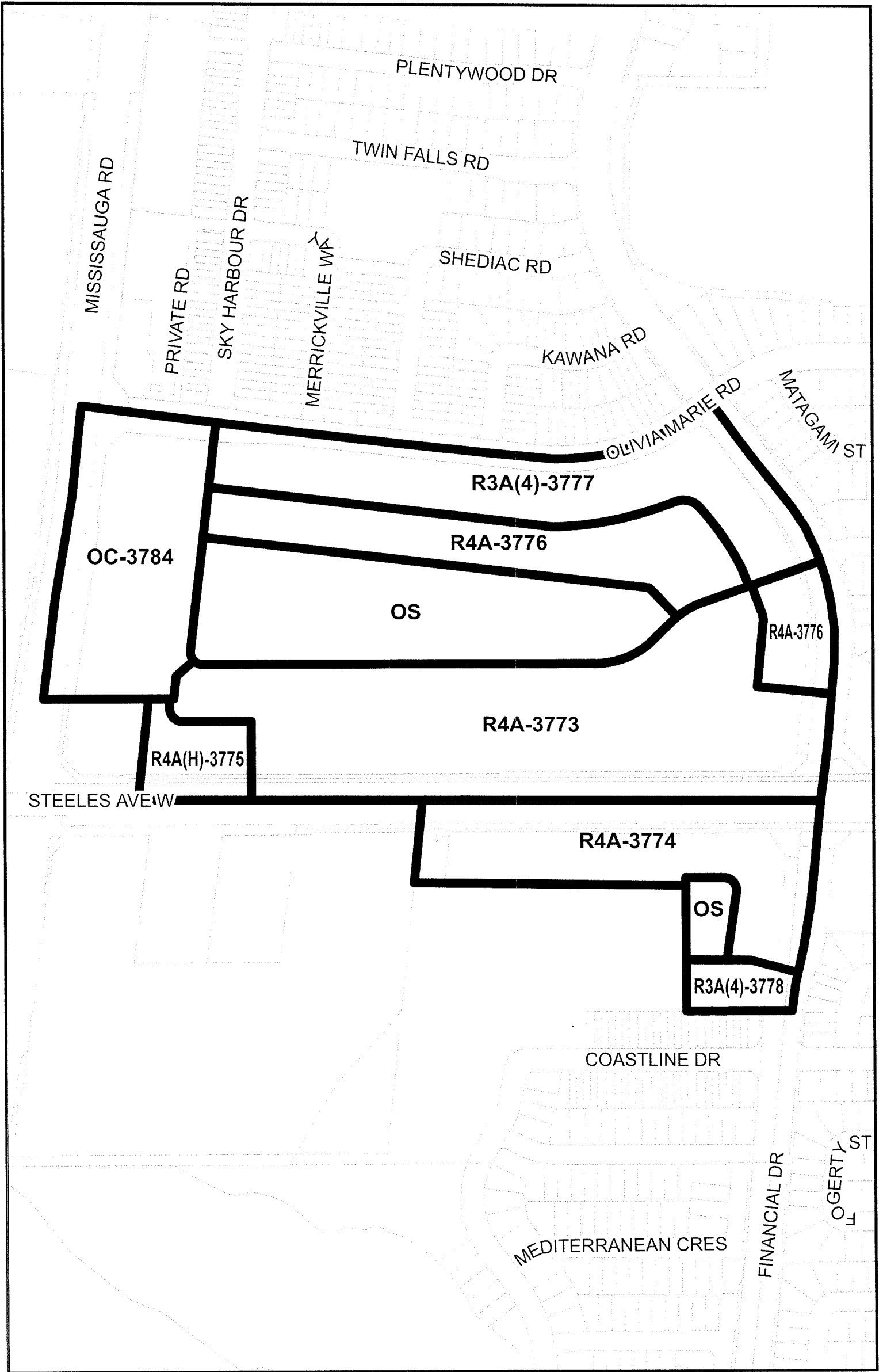


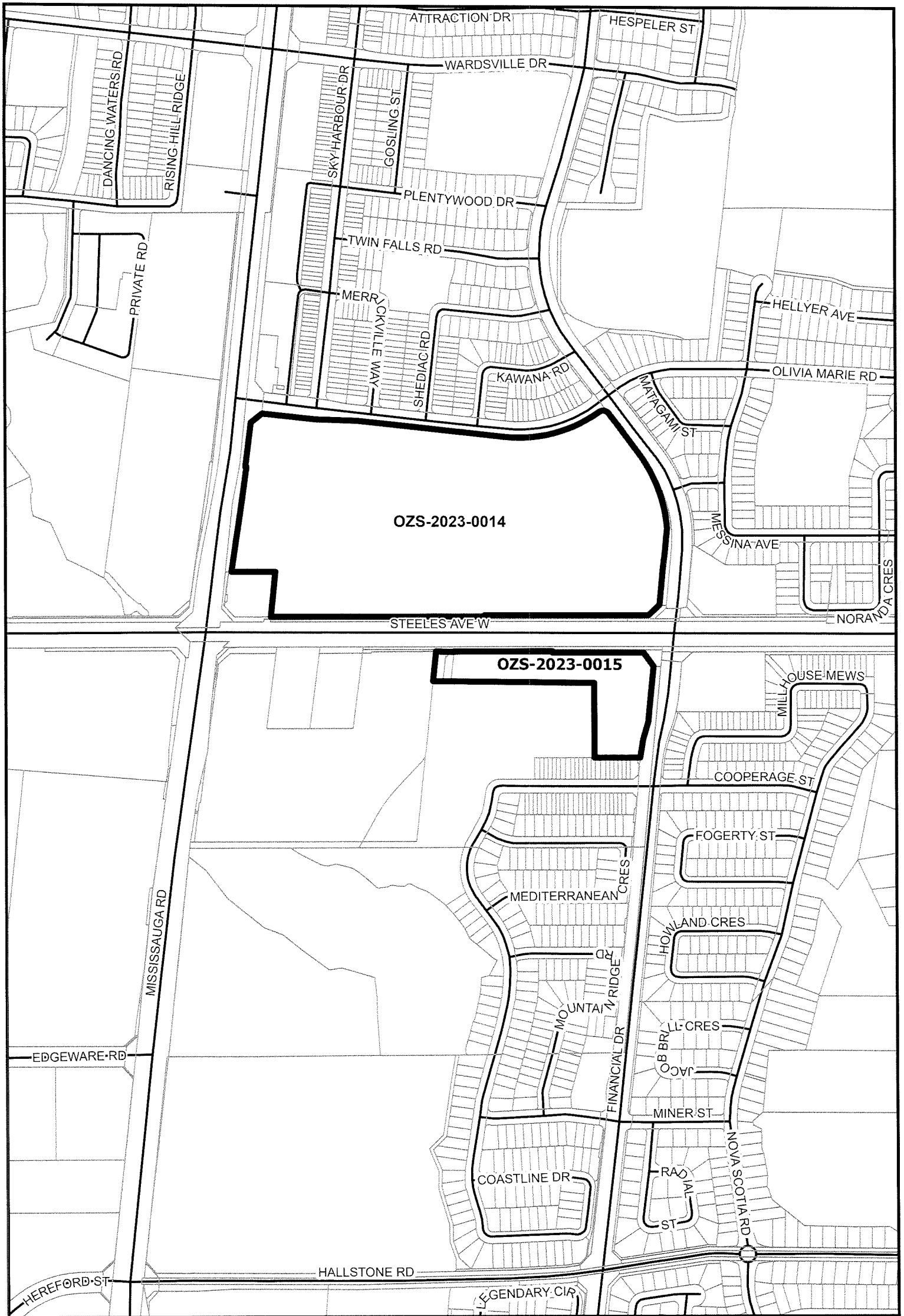
Patrick Brown, Mayor



Genevieve Scharback, City Clerk

(OZS-2023-0014 and OZS-2023-0015)





 Subject Lands



brampton.ca PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2023-0014 & OZS-2023-0015

Date: 2024/06/24

Drawn by: CAntoine



KEY MAP

BY-LAW 105-2024