



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To Attachment 9 - Draft Zoning By-law Amendment .docx

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 Hamlet One - 1519 (RHM1-1519)"	RESIDENTIAL APARTMENT A(3)(H) – SECTION 3769 (R4A(3)(H) – 3769) OPEN SPACE ZONE (OS) FLOODPLAIN (F)

- (2) By adding the following Sections:

- "3769 The lands designated R4A(3) - 3769 on Schedule A to this by-law:
- 3769.1 Shall only be used for the purposes permitted in a R4A(3) zone and the following uses:
- a) Notwithstanding Section 18.2.1(a)(1), a street townhouse dwelling in accordance with the requirements and restrictions of R3E-5.5-3712.
 - b) An apartment dwelling in accordance with the following requirements and restrictions.
 - c) A retail establishment on the ground floor, that has a gross floor area of less than 1,500 square metres with or without outdoor display and sales pursuant to Section 29.1.3 (j), but which does not include a drive thru facility;
 - d) A personal service shop on the ground floor;
 - e) An office on the ground floor;
 - f) A restaurant on the ground floor;
- 3769.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Area	No requirement
(2) Minimum Front Yard Depth	1.5 metre
(3) Minimum Interior Side Yard Width	15 metres
(4) Minimum Exterior Side Yard Width	2 metres
(5) Minimum Rear Yard Depth	15 metres
(6) Maximum Building Height	23 Storeys
(7) Maximum Lot Coverage	38%
(8) Minimum Landscape Open Space	23% of the total site area
(9) Maximum Floor Space Index	3.5
(10) Minimum Parking Space Requirements	a) 1 space per 23 square metres of non residential gross floor area;
(11) Minimum Amenity Space	3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at roof top amenity area.

3769.3 Shall only be used for the following purposes while the Holding (H) symbol is in place:

1. Purposes permitted in the Residential Hamlet One - 1519 (RHM1-1519) zone subject to the requirements and restrictions of the Residential Hamlet One - 1519 (RHM1-1519) zone.

3769.4 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

1. A Wind Study has been approved to the satisfaction of the Commissioner of Planning, Building and Growth Management;
2. The Town Centre Addendum to the Area 47 Community Design Guidelines for Highway 427 Industrial 47-1 Block Plan has been approved to the satisfaction of the Commissioner of Planning, Building and Growth Management.
3. The Owner shall make arrangements to enter into a Spine Servicing Agreement to facilitate the orderly staging and phasing of development within the Secondary Plan Area, or make alternative arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management
4. The Owner shall make arrangements to enter into a Parkland Conveyance Agreement to facilitate the configuration of parklands within the Secondary Plan Area, or make alternative arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management
5. The Owner shall make arrangements, satisfactory to the City, to enter into a Community Benefit Charge Agreement, or make alternative arrangements to the satisfaction of the Commissioner of Planning, Building and Growth Management

ENACTED and PASSED this [enter date] day of [enter month], 2024.

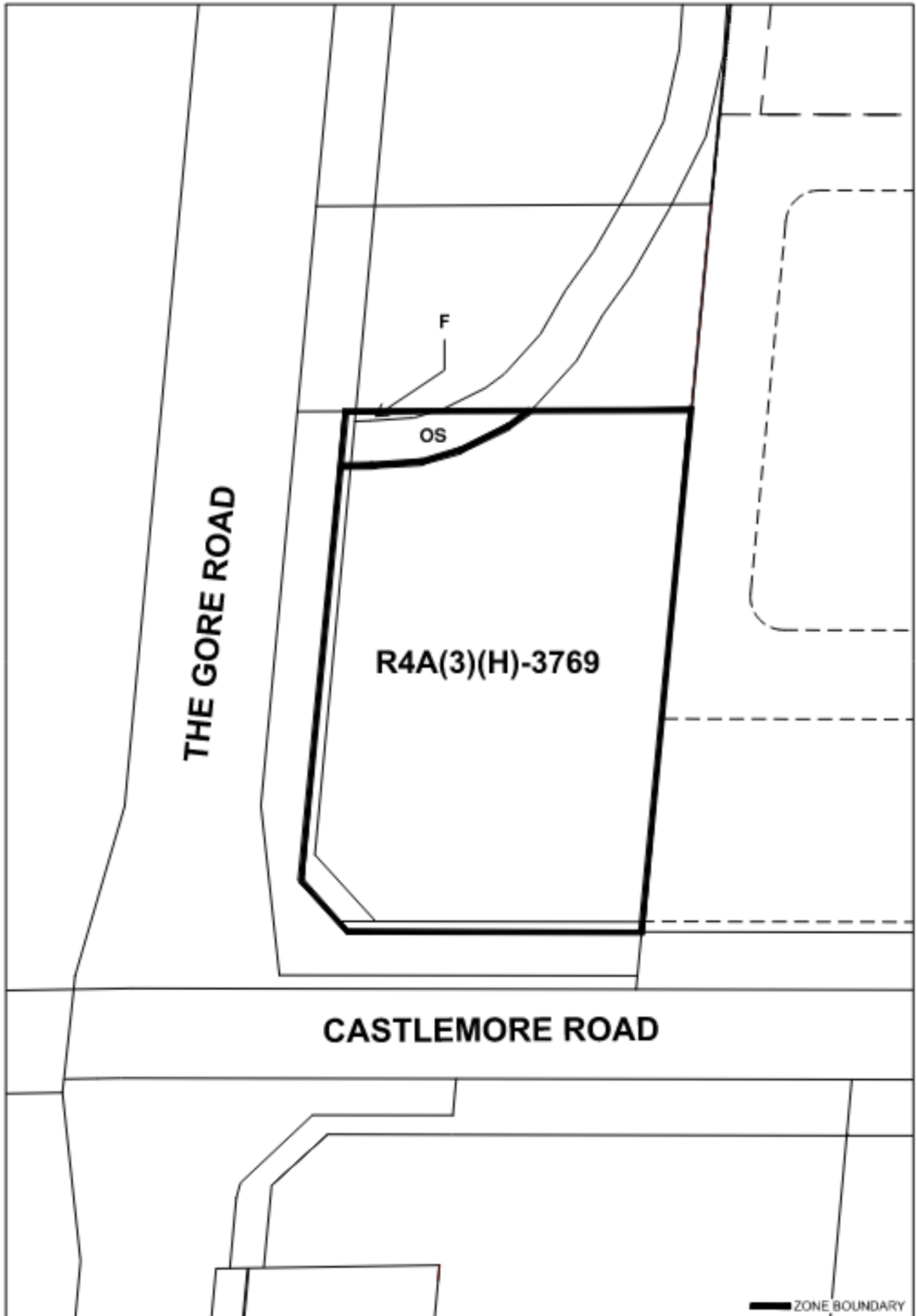
Approved as to
form.
20__ / month / day
[insert name]

Patrick Brown, Mayor

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

Peter Fay, City Clerk

(OZS-2022-0045)



PART OF LOT 11,
CONCESSION 10, N.D.
BLOCK PLAN 47-1



CITY OF BRAMPTON
Planning, Design, and Development

BY-LAW _____ SCHEDULE A

1:1000

Date: December 2022

Drawn By: