



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To Attachment 10A - Draft Zoning By-law Amendment.docx

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

FROM:	TO:
Highway Commercial One – Special Section 3132 (HC1-3132)	Residential Apartment B – Section 3132 (R4B-3132) Open Space (OS)

- (2) By deleting the text and Schedule C of SECTION 3132 and replacing the text with the following:

“3132 The lands designated R4B – SECTION 3132 on Schedule A to this bylaw:

3132.1 Shall only be used for the following purposes:

- (1) Uses permitted in the Residential Apartment B (R4B) zone;
- (2) Only in conjunction with an apartment dwelling, the following uses shall be permitted on the ground floor:
 - a. Uses permitted in the Commercial Two (C2) zone, excluding the following which shall be prohibited:
 - (i) A Service Station or Gas Bar;
 - (ii) A Garden Centre Sales Establishment that includes the outdoor storage of goods;

- (iii) An Amusement Arcade;
- (iv) A Taxi or Bus Station;
- b. An Art Gallery;
- c. An Art Studio;
- d. A Day Nursery;
- e. A Medical, Dental or Drug Practitioner Office;

(3) Purposes accessory to permitted uses.

3132.2 Shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	No requirement.
(b) Minimum Lot Width along the Front Lot Line	33.0 metres
(c) Minimum Lot Depth	No requirement.
(d) Minimum Front Yard Depth	3.0 metres
(e) Minimum Interior Side Yard Width	2.0 metres
(f) Minimum Exterior Side Yard Width	0.0 metres
(g) Minimum Rear Yard Depth	No requirement.
(h) Minimum Building Height	13 storeys to a minimum of 43.2 metres.
(i) Minimum Height of the Ground Floor	6.0 metres
(j) Maximum Building Height (exclusive of any rooftop mechanical penthouse or architectural features)	29 storeys to a maximum of 97.0 metres.
(k) Minimum step-back from along the Exterior Side Lot Line for the portion of the building above the sixth Storey	2.5 metres
(l) Minimum <i>Setback</i> from a Daylighting Triangle	0.0 metres

(m) Minimum Setback for Utility Infrastructure including transformers, gas pads, or telecommunications infrastructure	0.0 metres
(n) Maximum Lot Coverage	59.0%
(o) Minimum Landscaped Open Space	No requirement.
(p) Maximum number of Dwelling Unit	330 dwelling units
(q) Maximum Gross Floor Area	24,700.0 square metres
(r) Maximum Gross Residential Floor Area	24,100.0 square metres
(s) Maximum Gross Commercial Floor Area	615.0 square metres
(t) Maximum Floor Space Index	9.53
(u) Maximum <i>Tower Floor Plate</i>	750.0 square metres
(v) Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be located within a building.
(w) Rooftop Mechanical Equipment	Mechanical equipment on the roof of a building shall be screened.
(x) Yard encroachment	<p>(i) Bollards, guardrails, railings, fences, privacy or wind protection screens, public art features and lighting fixtures may project into a required Yard to a Lot Line.</p> <p>(ii) Steps and ramps may encroach into a required Yard by a maximum of 1.0 metre.</p> <p>(iii) Yard encroachment permitted under Section 6.13 of this by-law.</p>
(y) Ground Floor Unit Access	All units on the ground floor shall have individual entrances directly accessible from the street.
(z) Apartment Building Access	An apartment building shall have a primary pedestrian entrance that is directly accessible from a

	public street.
(aa) Minimum Indoor Amenity Space	2.0 square metres per dwelling unit.
(bb) Minimum Outdoor Amenity Space	2.0 square metres per dwelling unit.
(cc) Loading Space requirement	Minimum one loading space.

3132.3 The **ESTABLISHED GRADE** shall mean the Canadian Geodetic Datum elevation of 208.8 metres.

3132.4 “*Indoor Amenity Space*” shall mean an indoor area on a lot that is designated for active or passive recreational or social activities for the exclusive communal use of occupants in a building.

For clarity purposes, indoor amenity space includes but is not limited to: indoor swimming pools, shared work spaces and libraries, entertainment rooms, indoor pet amenity facilities, gyms or fitness areas, and the like.

For clarity purposes, indoor amenity space excludes lobbies, reception areas, circulation spaces such as hallways and elevators, shared laundries, storage areas, end-of-trip bicycle facilities, management offices, and the like.

3132.5 “*Outdoor Amenity Space*” shall mean an outdoor area at grade, above or as part of a building or structure on a lot that is designated for active or passive recreational or social activities for the exclusive communal use of occupants in a building.

For clarity purposes, outdoor amenity space includes but is not limited to: building rooftop patios, decks and terraces (with the exception of green roof areas inaccessible to occupants), communal outdoor cooking, dining and sitting areas, communal children play areas, outdoor pet off-leash and relief areas, community gardens, outdoor swimming pools, tennis courts, and the like.

For clarity purposes, outdoor amenity space excludes landscaped open spaces, streetscapes, private amenity spaces such as balconies, patios, decks, terraces and porches as part of or for the sole enjoyment of occupants or patrons of an individual unit, and the like.

3132.6 “*Tower Floor Plate*” shall mean the gross floor area of an individual storey above the sixth storey of the building measured from exterior walls.

3132.7 Shall also be subject to the requirements and restrictions relating to the R4B zone and all the general provision of the By-law that are not in conflict with those set out in Section 3132.”

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-2020-0029)

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