



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend Comprehensive Zoning By-law 270-2004, as amended

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: |
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| "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 Section:

- "3769 The lands designated R4A(3) - 3769 on Schedule A to this by-law:
- 3769.1 Shall only be used for the purposes:
- a) A townhouse dwelling;
 - b) An apartment dwelling
 - c) Only on the ground floor of an apartment dwelling the following commercial uses shall be permitted to a maximum combined floor area of 1,500 square metres:
 - i. A retail establishment having not outdoor display or sales;
 - ii. An office, including the office of a physician, dentist or drugless practitioner;
 - iii. A personal service shop;
 - iv. A restaurant;
 - v. A bank, trust company or finance company;
 - vi. A dry cleaning and laundry distribution establishment;

- d) Purposes accessory to other permitted purposes;
- e) A drive-through facility associated with any permitted use shall be prohibited.

3769.2 Shall be subject to the following requirements and restrictions:

- 1. All lands zoned R4A(3) - 3769 shall be treated as one lot for Zoning purposes;
- 2. Minimum Lot Area: No requirement;
- 3. Minimum Lot Width: No requirement;
- 4. Maximum Lot Coverage: 40%;
- 5. Minimum Landscaped Open Space: 22%;
- 6. Maximum FSI: No requirement;
- 7. A hydro transformer or other utility structure greater than 1 square metre in area but not more than 2 square metres in area and having a maximum height of 1.2 metres may be located a minimum of 1.5 metres from any lot line.

3769.3 An apartment dwelling shall be subject to the following additional requirements and restrictions:

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| (1) Minimum Front Yard Depth (to Castlemore Drive) | 2 metres |
| (2) Minimum Interior Side Yard Width | 15 metres |
| (3) Minimum Exterior Side Yard Width (to The Gore Road) | 3 metres |
| (4) Minimum Rear Yard Depth | 15 metres to any portion of the building podium having a maximum building height of 14.6 metres; 75 metres to any portion of the building tower having a building height greater than of 14.6 metres; |
| (5) Setback to the daylight triangle | 1.2 metres for any portion of a building; |
| (6) Maximum Building Height | 27 Storeys (excluding mechanical penthouse and other features referenced in Section 6.16); |
| (7) Minimum Ground Storey Height | 4.5 Metres |
| (8) Minimum Commercial GFA | 1,200 square metres |
| (9) Tower Floorplate | 800 square metres |
| (10) Minimum Visitor and Commercial Parking | Visitor and commercial parking may be combined provide that the minimum number of spaces provided shall be <u>EITHER</u> : i. the total number parking spaces required for the residential dwelling units at a rate of 0.2 spaces per unit; <u>OR</u> ii. the minimum number of spaces required for the total gross |

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| | commercial floor area at a rate of 1 space for each 23 square metres; whichever is greater. |
| (11)Minimum Private Amenity Space | 3.5 square metres per residential unit shall be provided whether on a balcony/uncovered terrace or at roof top amenity area. |

3769.4 A townhouse dwelling shall be subject to the following additional requirements and restrictions:

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| (1)Minimum dwelling unit width | 5.5 metres |
| (2) Minimum building setback to lot line abutting a public street | 4.5 metres to a building wall and 6.0 metres to a garage. |
| (3) Minimum Front Yard Depth to Castlemore Road | 50 metres |
| (4) Minimum Rear Yard Depth | 5.5 metres to the rear lot line at the north of the site |
| (5) Minimum Private Amenity Area | 25 square metres at the rear of each townhouse dwelling; |
| (6) The following shall apply to a bay, bow or box window: | <div>a) notwithstanding Section 6.13 Table 6.13.A the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;</div> <div>b) notwithstanding Section 6.13 Table 6.13.A the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metre;</div> <div>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;</div> <div>d) a bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows;</div> |
| (7) Garage Control | <div>a) No garage may project more than 1.5 metres beyond the porch or front all of a dwelling;</div> <div>b) Minimum interior garage dimension shall measure 6.0 metre interior length by 3.1 metre interior width.</div> |

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| | c) No encroachment shall be permitted into a required parking space within a garage, except for one step (2 risers) into the minimum garage length; |
| (8) Encroachments | a) exterior stairs below established grade may encroach up to 2.5 metres beyond the rear wall of a townhouse dwelling; b) a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into any yard |
| (9) Minimum Parking Requirement | 2 spaces in a private driveway or garage plus 0.2 spaces per dwelling unit for visitors |
| (10) | Notwithstanding Section 10.13.2, front to rear yard pedestrian access through the dwelling unit does not need to be provided. |

3769.5 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.

3769.6 The Holding (H) symbol shall be lifted in whole as applicable when all of the following conditions and requirements have been satisfied:

- 1. 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.
- 2. The Owner shall make arrangements, satisfactory to the City, to enter into a Spine Servicing Agreement to facilitate the orderly staging and phasing of development within the Secondary Plan Area.
- 3. The Owner shall make arrangements, satisfactory to the City, to enter into a Parkland Conveyance Agreement to facilitate the configuration of parklands within the Secondary Plan Area.
- 4. The Owner shall make arrangements, satisfactory to the City, to enter into a Community Benefit Charge Agreement.

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)