



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

To amend By-law 270-2004 (known as “Zoning By-law 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 deleting Schedule C – Section 3101
 - (2) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL APARTMENT A – SECTION 3101 (R4A-3101)	RESIDENTIAL APARTMENT A – SPECIAL SECTION 3783 (R4A-3783)

- (3) By adding thereto, the following section:

- 3783 The lands designated R4A-3783 on Schedule A to this by-law:
- 3783.1 Shall only be used for the following purposes:
- 1) Residential:
 - a) An apartment dwelling
 - 2) Only in conjunction with an apartment dwelling, the following uses to a maximum combined gross floor area of 500 square metres:
 - a) A day nursery;
 - b) A retail establishment;

- c) A personal service shop;
- d) A commercial school;
- e) A take-out restaurant; and,
- f) An office
- g) Purposes accessory to other permitted purposes, including outdoor display and sale of goods is permitted in conjunction with a permitted commercial use

3) The following uses shall be prohibited:

- a) A drive-through facility

3783.2 Shall be subject to the following requirements and restrictions:

- b) All lands zoned R4A-3783 shall be treated as one lot for Zoning purposes;
- c) For the purpose of this section, the lot line abutting Steeles Avenue West shall be deemed the front lot line;
- d) Maximum Gross Floor Area for all buildings: 124,900; square metres;
- e) Maximum Number of Residential Units: 2,386;
- f) Minimum Front Yard Setback: 3 metres to Steeles Avenue West and 0 metres to a daylight rounding or triangle;
- g) Minimum Rear Yard Setback: 3 metres and 0 metres to a daylight rounding or triangle;
- h) Minimum Interior Side Yard Setback: 6 metres, except that stairs may encroach a maximum 1.2m into the required yard; Minimum Setback to an Underground Parking Garage: 0 metres;
- i) Maximum Lot Coverage: 50%;
- j) Minimum Landscape Coverage: 60%
- k) Minimum Building Height: 6 storeys;
- l) Maximum Building Height: 45 storeys (138 Metres);
- m) Notwithstanding 3783.2 (k):
 - i) Except for a building existing as of January 1, 2024, the maximum building height for any building within 36.4 m of the west interior side lot line, shall not exceed a height measured by extending a line upwards at a 45 degree angle, or less, from the west side lot line to a maximum height of 50 metres;
 - ii) The following building height requirements shall apply to the building addressed 210 Steeles Avenue West:
 - a. Maximum podium height: 20 metres;
 - b. Maximum tower height: 127 metres;
 - iii) The following building height requirements shall apply to the building addressed 220 Steeles Avenue West:

- a. Maximum podium height: 20 metres;
- b. Maximum tower height: 142 metres;

- n) Mechanical equipment on the roof of a building shall be screened from view;

- o) Minimum Tower Separation Distance:
 - i) For any portion of two buildings greater than 30 metres in height but less than or equal to 45 metres in height: 19.5 metres
 - ii) For any portion of two buildings exceeding 45 metres in height: 24 metres

- p) For any building within 15 metres of Steeles Avenue West the tower portion of the building must be set back a minimum of 3.0 metres from the edge of the podium;

- q) Maximum FSI: 4.2;

- r) Maximum Tower Floorplate: 800 m2

- s) Minimum amenity area per dwelling unit: 4.0 square metres
 - i) The calculation of amenity area includes amenity area located at-grade, on any rooftop/terrace, or within a building.

- t) Minimum resident parking spaces required: 0.3 spaces/unit

- u) Minimum visitor parking spaces required: 0.2 spaces/unit

- v) Minimum number of bicycle parking spaces: 0.5 spaces/unit

ENACTED and PASSED this ____day of _____2023.

Approved as to
form.
20__ /month/day

Approved as to
form.
20__ /month/day

Patrick Brown, Mayor

Peter Fay, City Clerk