



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 – 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:
- a) An apartment dwelling
 - b) Only in conjunction with an apartment dwelling, and located within an apartment dwelling, the following uses are permitted:
 - i) The uses permitted by the Commercial One (C1) Zone;
 - ii) A day nursery;

- iii) A commercial school;
- iv) Purposes accessory to other permitted purposes, except that a drive-through facility shall not be permitted.

3783.2 Shall be subject to the following requirements and restrictions:

- a) All lands zoned R4A-3783 shall be treated as one lot for Zoning purposes;
- b) For the purpose of this section, the lot line abutting Steeles Avenue West shall be deemed the front lot line;
- c) Maximum number of residential units: 2,400;
- d) Minimum front yard setback: 3 metres to Steeles Avenue West and 0 metres to a daylight rounding or triangle;
- e) Minimum rear yard setback: 3 metres;
- f) Minimum easterly interior side yard setback: 9 metres;
- g) Minimum westerly interior side yard setback:
 - i) 9 metres;
 - ii) 20 metres for any portion of a building greater than 25 metres in height but equal to or less than 30 metres in height;
 - iii) 35 metres for any portion of a building greater than 30 metres in height.
- h) Balconies, stairs, and patios may encroach 3.0 metres into any minimum required yard;
- i) Minimum setback to an underground parking garage: 0 metres;
- j) Maximum Lot Coverage: 50%;
- k) Maximum Building Height:
 - i) 22 metres for any portion of a building located within 12 metres of the easterly interior side lot line yard;
 - ii) 127 metres for any portion of a building located 12 metres or greater from the easterly interior side yard and 6 metres from the rear lot line;
 - iii) 25 metres for any portion of a building located within 25 metres of the westerly side lot line and within 25 metres of the front lot line;
 - iv) 50 metres for any portion of a building that is setback 35 metres or more from the westerly lot line, but less than 100 metres from the westerly side lot line;
 - v) Maximum building height: 45 storeys (138 metres).
- l) Mechanical equipment on the roof of a building shall be screened from view from the street;
- m) Minimum Tower Separation Distance:
 - a. Those portions of all buildings greater than 30 metres in height shall be separated from each other a minimum of 19.5 metres;

- b. Those portions of all buildings greater than 50 metres in height shall be separated from each other a minimum of 24 metres.
- n) Maximum Floor Space Index (FSI): 4.2;
- o) Maximum floor plate area for the portion of a building exceeding 50 metres in height: 800 square metres;
- p) Minimum amenity area per dwelling unit: 4.0 square metres;
- i) For the purpose of this section, amenity area shall be those areas used for amenity and open space purposes located at grade, on any rooftop/terrace, or within a building.
- q) Minimum number of bicycle parking spaces: 0.5 spaces/unit.”

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

Approved as to
form.

2024/06/20

[insert name]

Patrick Brown, Mayor

Approved as to
content.

2024/06/18

AAP

Genevieve Scharback, City Clerk