



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:

By-law 270-2004, as amended, is hereby further amended:

- a. 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) |

- b. 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 no 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 |

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| | <p>units at a rate of 0.2 spaces per unit; <u>OR</u></p> <p>ii. the minimum number of spaces required for the total gross commercial floor area at a rate of 1 space for each 23 square metres; whichever is greater.</p> |
| (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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| c. Minimum dwelling unit width | 5.5 metres |
| d. Minimum building setback to lot line abutting a public street | 4.5 metres to a building wall and 6.0 metres to a garage. |
| e. Minimum Front Yard Depth to Castlemore Road | 50 metres |
| f. Minimum Rear Yard Depth | 5.5 metres to the rear lot line at the north of the site |
| g. Minimum Private Amenity Area | 25 square metres at the rear of each townhouse dwelling; |
| h. The following shall apply to a bay, bow or box window: | <p>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;</p> <p>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;</p> <p>c) a bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and;</p> <p>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;</p> |
| i. Garage Control | <p>a) No garage may project more than 1.5 metres beyond the porch or front all of a dwelling;</p> <p>b) Minimum interior garage dimension shall measure 6.0</p> |

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| | <p>metre interior length by 3.1 metre interior width.</p> <p>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;</p> |
| j. Encroachments | <p>a) exterior stairs below established grade may encroach up to 2.5 metres beyond the rear wall of a townhouse dwelling;</p> <p>b) a bay window, or box window with or without foundation or cold cellar may encroach 0.5 metres into any yard</p> |
| k. Minimum Parking Requirement | 2 spaces in a private driveway or garage plus 0.2 spaces per dwelling unit for visitors |
| l. 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 when all of the following conditions and requirements have been satisfied:

1. The Spine Servicing Agreement for Area 47-1 and 47-2 authorized by City Council Resolution C079-2024 (CW161-2024), to facilitate the orderly staging and phasing of development within the Secondary Plan area, shall have been fully executed;
2. The Owner shall have received written confirmation from the Commissioner of Planning, Building and Growth Management and the Region of Peel that the required servicing infrastructure is available and operational to service the development;
3. The Parkland Agreement to facilitate the delivery of parkland for Area 47-1 and 47-2, shall have been fully executed; and
4. The Community Benefit Charge Agreement for Area 47-1 shall have been fully executed.

ENACTED and PASSED this 25th day of September, 2024.

Approved as to
form.
2024/09/18
MR

Patrick Brown, Mayor

Approved as to
content.
2024/09/17
AAP

Genevieve Scharback, City Clerk

(OZS-2022-0045)