

**THE CORPORATION OF THE CITY OF BRAMPTON**

**BY-LAW NUMBER 2025 - \_\_\_\_\_**

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

From:	To:
INDUSTRIAL ZONE ('M2-189')	RESIDENTIAL APARTMENT A – AAA ('R4A-AAA')

(2) By adding thereto, the following sections:

“AAA The lands designated R4A-AAA on Schedule A to this by-law:

AAA.1 Shall only be used for the following purposes:

- a) All purposes permitted within the R4A Zone.
- b) Only in conjunction with an apartment dwelling, the following uses are permitted:
  - i. An office;
  - ii. A bank, trust company or financial institution;
  - iii. A retail establishment;
  - iv. A convenience store;
  - v. A personal service shop;
  - vi. A dry cleaning and laundry distribution establishment;
  - vii. A dining room restaurant; or convenience restaurant not including a drive through facility;
  - viii. A printing or copying establishment;
  - ix. A custom workshop; and,
  - x. A recreation facility.

AAA.2 Shall be subject to the following requirements and restrictions:

(1) Front Lot Line	For the purpose of this by-law East Drive shall be deemed the front lot line.
(2) Lot Area	All lands zoned R4A-AAA shall be treated as one lot for zoning purposes.

(3) Minimum Gross Commercial Floor Area	500 square metres
(4) Maximum Building Height (inclusive of any rooftop mechanical penthouse or architectural features)	<p>a) 56.8 metres for any portion of a building within 45.0 metres of the lot line abutting East Drive; and</p> <p>b) 80.7 metres for any portion of a building beyond 45.0 metres of the lot line abutting of East Drive</p>
(5) Minimum Podium Setbacks:	<p>Front Yard: 2.5 metres</p> <p>Rear Yard: 5.0 metres</p> <p>Interior Side Yard: 9.0 metres</p> <p>Exterior Side Yard: 3.0 metres</p>
(6) Minimum Tower Setbacks:	<p>Front Yard: 6 metre</p> <p>Rear Yard: 12.5 metres</p> <p>Interior Side Yard: 10 metres</p> <p>Exterior Side Yard: 3.0 metres</p>
(7) Minimum Podium Height:	8 storeys
(8) Minimum Ground Storey Height:	4.5 metres
(9) Maximum Lot Coverage:	60%
(10) Minimum Landscaped Open Space:	25%
(11) Maximum Floor Space Index:	5.0
(12) Minimum Outdoor Amenity Area Requirements:	<p>1220 square metres.</p> <p>Outdoor amenity area requirements may be phased as follows:</p> <p>a) 620 square metres for any tower beyond 45.0 metres of the lot line abutting of East Drive; and</p>

	b) 600 square metres for any tower within 45.0 metres of the lot line abutting East Drive.
(13) Loading, Unloading and Waste Disposal and Storage:	One (1) on-site loading space shall be required.
(14) A Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies, window bays, with or without foundation may encroach into any permitted yard	To a maximum of 3.0 metres.
(15) Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line:	0.5 metres
(16) Minimum Tower Separation Distance:	25 metres
(17) Minimum Podium Separation Distance:	10.50 metres for that portion of the podium above 4-storeys

AAA.3 Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section AAA.2.”

READ a FIRST, SECOND AND THIRD TIME, AND PASSED IN OPEN COUNCIL,  
 this                    day of                    2024.

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 PATRICK BROWN – MAYOR

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 CITY CLERK

Approved as to Content:

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 Allan Parsons, MCIP, RPP

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