

DRAFT ZONING BYLAW AMENDMENT



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number XXXX -2021

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

To Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 12*, 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:

LANDS	From:	To:
PHASE I	COMMERCIAL TWO Section 1851 (C2-1851)	COMMERCIAL TWO Section 1851 (C2-1851)
PHASE II	COMMERCIAL TWO Section 1851 (C2-1851)	RESIDENTIAL APARTMENT A (3) - 2569 (R4A(3)-2569)

2. By deleting Commercial Two Section 1851 (C2 -1851) in its entirety for Phase II of subject property and replacing it with the following:

2569 The Lands designated Residential Apartment A(3)-2569 Zone on Schedule A to this Bylaw

2569.1 Shall only be used for the following purposes:

- i) Residential Apartment Building
- ii) Stacked Townhouses exempt from the requirements and restrictions of R3A (3) and R3A (4)
- iii) Offices (Excluding Medical Offices)
- iv) Purposes accessory to permitted uses and other permitted uses.

2569.2 For the purpose of this section, Cottrelle Boulevard shall be considered to be the Front Yard and the side abutting Phase I will be considered as the exterior side yard.

2659.3 Shall be subject to the following requirements and restrictions

- i. Minimum Area of a dwelling unit 56 m²
- ii. Minimum Lot Width No Requirement

iii.	Minimum Lot Depth	No Requirement
iv.	Minimum Setbacks to a building	
	a. Minimum Front Yard setback	3.0m
	b. Minimum Interior Side Yard setback	7.0m
	c. Minimum Exterior Side Yard	4.0m
	d. Minimum Rear Yard Setback	6.5m
	e. Minimum Setback to a hydro transformer:	5.5m.
	f. Minimum Setback to a hydro transformer enclosure	2.0m
v.	Minimum Landscape Setbacks	
	a. Minimum Front Yard setback	3.0m
	b. Minimum Interior Side Yard setback	3.0m
	c. Minimum Exterior Side Yard	0.0m
	d. Minimum Rear Yard Setback	1.6m
vi.	Maximum FSI	1.5
vii.	Maximum Number of Apartment Units	72
viii.	Maximum Number of Stacked Towns	24
ix.	Permitted Yard Encroachments:	
	a. Window Bays, with or w/o foundation:	1.0m
	b. Decks/Balconies:	1.5m
	c. Porches and exterior stairs:	2.0m
	d. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies:	0.6m
	e. Entry feature columns	0.0m
x.	Minimum below grade Setback:	
	a. Front Yard Setback:	2.5m
	b. Interior Side Yard Setback:	3.0m
	c. Exterior Side Yard Setback:	4.2m
	d. Rear Yard Setback:	6.5m
xi.	Maximum Height	26m
xii.	Maximum Lot Coverage	45%
xiii.	Minimum Landscape & Open Space	40%

- xiv. Maximum Area under Office Use 200m²
 - xv. The provisions of Section 6.27 shall not apply.
 - xvi. The provisions of Section 10.2 shall not apply.
 - xvii. Minimum Distance between Buildings 3.0m
 - xviii. Minimum Parking requirements for Phase II 170 spaces
 - 1) For Residential Apartments & Stacked Town Homes (Phase II)
 - a. 1 Bedroom Units 1.25 space
 - b. 2 Bedroom Units 1.4 spaces
 - c. 3 Bedroom Units 1.75 spaces
 - d. Visitors per unit 0.25 spaces
- 2569.4 The following will apply to lands zoned COMMERCIAL TWO Section 1851 (C2-1851) Phase I
- i. Minimum Rear Landscape open space 0.0m
 - ii. Minimum loading space 1 loading space
 - iii. Minimum Parking Requirements 1/20m²

ENACTED and PASSED this [enter date] day of [enter month], 2021

Patrick Brown, Mayor

Peter Fay, City Clerk

SCHEDULE A



LEGEND:



LAND SUBJECT TO AMENDMENT

PART OF LOT 15 CONCESSION 1
PLAN 43R 15646



CITY OF BRAMPTON
Planning and Building Services

SCHEDULE A

Date:

BY-LAW _____

File: