



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2021

To amend 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, as amended, hereby ENACTS as follows:

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

- (1) By changing the zoning designation of the lands identified at Schedule “A” to this By-law:

From:	To:
Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – Section 2532)	Residential Apartment A(3) – Section 3017 (R4A(3) – Section 3017); and, Residential Apartment A(3) – Section 2532 (R4A(3) – Section 2532)

- (2) By deleting Section 2532.2.(3) in its entirety and renumbering Section 2532.2(4) to Section 2532.2(17);
- (3) By amending Section 2532 to remove the (H) symbol from the zone designation and by deleting Section 2532.2.(18) in its entirety;
- (4) By adding thereto the following section thereto:

“3017 The lands designated R4A(3) – Section 3017 on Schedule “A” to this by-law:

3017.1 Shall only be used for the following:

- 1) An apartment dwelling,
- 2) A stacked townhouse dwelling,
- 3) A back-to-back townhouse dwelling,
- 4) only in conjunction with an apartment dwelling, the following non-residential uses are permitted:

- a. an office,
- b. a bank, trust company or financial institution,
- c. a retail establishment,
- d. a convenience store,
- e. a dry cleaning and laundry distribution station,
- f. a dining room restaurant, a take-out restaurant,
- g. a service shop,
- h. a personal service shop,
- i. a printing or copying establishment,
- j. an art gallery,
- k. a community club,
- l. a commercial school,
- m. a health or fitness centre,
- n. a place of worship,
- o. a day nursery, and
- p. a library

3017.2 Shall be subject to the following requirements and restrictions:

- 1) Non-residential uses shall only be permitted on the ground floor or second floor of an apartment dwelling abutting a public or private road. For greater clarity, common areas including fitness centres, lobbies, service areas, library, games, room, kids play zone, co-working spaces, party room and other facilities for the private use of the residents of the building may be permitted anywhere in the building.
- 2) The maximum gross floor area for an individual non-residential use shall be 1500 square metres and shall not include residential common areas noted in 3017.2.1) above.
- 3) The maximum number of residential units shall not exceed 290.
- 4) The maximum floor space index shall be 5.0 FSI.
- 5) Minimum Lot Width is not applicable.
- 6) The maximum building height shall be 21-storeys having a maximum building height of 65 metres measured from established grade.
- 7) The minimum floor-to-floor height of the ground floor of an apartment building shall be 4.5 metres.
- 8) The minimum setback from Malta Avenue shall be an additional 3.0 metres for the portion of a building that is 15 metres above grade or greater.
- 9) The minimum setback from Malta Avenue shall be 2.5 metres excluding sunken patios, porches (covered and

uncovered), stairs, and both hard and soft landscaping which may encroach to within 0 metres of the Lot Line.

- 10) For the purpose of this section, Malta Avenue shall be deemed to be the Front Lot Line.
- 11) The minimum below grade setback to all yards shall be 0 metres.
- 12) Minimum Lot Area: 14 square metres per dwelling unit.
- 13) Minimum Interior Side Yard Width: 0.0 metres.
- 14) Minimum setback from a Lot Line for a hydro transformer: 1.5 metres.
- 15) Maximum Lot Coverage: 50%
- 16) Minimum Landscape Open Space: 35% of the lot area
- 17) The minimum landscape strip, along the lot line abutting Malta Avenue shall be 2.5 metres, except at approved access locations. Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, pedestrian ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.
- 18) Minimum parking requirements:
 - a. Notwithstanding Section 20.3.2(a) and (b), visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit.
- 19) Minimum Distance Between Buildings: No requirement.”

ENACTED and PASSED this 16th day of June, 2021.

Approved as to
form.
2021/05/26
C.deSereville

Patrick Brown, Mayor

Approved as to
content.
2021/05/25
AAP

Peter Fay, City Clerk

(file: OZS-2020-0028)