

**APPENDIX 7**

**OZS-2019-0007 – DRAFT ZONING BY-LAW AMENDMENT**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2021

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

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

From:	To:
Residential Apartment A – Section 3522 (R4A-3522)	Residential Apartment A – Section 3661 (R4A-3661)
Residential Apartment A – Section 3523 (R4A-3523)	Residential Apartment A – Section 3662 (R4A-3662)
Residential Apartment A (Holding) – Section 3524 (R4A-3524(H))	Open Space (OS)

(2) By adding the following Section:

“3661 The lands designated R4A-3661 on Schedule A to this by-law:

3661.1 Shall only be used for the following purposes:

- (1) Townhouse Dwellings;
- (2) Rear Lane Townhouse Dwellings;
- (3) Back to back Townhouse Dwellings;
- (4) Stacked Townhouse Dwellings;
- (5) Stacked Back-to-back Townhouse Dwellings;
- (6) Live-Work Townhouse Dwellings;
- (7) Apartment Dwelling;
- (8) Purposes accessory to other permitted purposes;

3661.2 Uses permitted under Section R4A-3661.1 shall be subject to the following requirements and restrictions:

- (1) Despite any division of the lands, including a public street network, all lands zoned R4A-3661 shall be deemed to be one lot for zoning purposes;
- (2) For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;
- (3) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane but does not include an Emergency Access Lane;
- (4) For the purposes of this section, Emergency Access Lane shall mean a private thoroughfare which affords only temporary means of access and is demarcated at either end by a mechanism for restricting access such as, but not limited to, a gate or bollards;
- (5) For the purposes of this section, Rear Lane Townhouse Dwelling shall mean a townhome dwelling composed of three (3) or more dwelling units, where each dwelling unit has a garage in the rear yard immediately abutting the rear wall of the unit and has access to the garage from a public street, private street, public lane or private lane, has at least one common interior side wall, and where each dwelling may have a balcony or uncovered terrace on the second or third storey;
- (6) There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;
- (7) Where walls for townhouse dwellings, back to back townhouse dwellings, stacked back to back townhouse dwellings, live-work townhouse dwellings and stacked townhouse dwellings are not facing a Private Lane or Private Street and are not considered a side wall (i.e. face to face separation), a central court yard shall have a minimum distance between front walls of 12 metres;
- (8) Lagerfeld Drive shall be deemed to be the front yard;
- (9) Minimum setback from the side wall of a dwelling to an emergency access lane: 1.2 metres;
- (10) No setbacks are required for any portion of a parking garage that is below grade;
- (11) Maximum dwelling length: 54.0 metres;
- (12) Minimum setback from a lot line to a hydro transformer: 2.0 metres;
- (13) For the purposes of this section, the following requirements and restrictions shall apply for Rear Lane Townhouse Dwellings:
  - a. Minimum dwelling unit width: 5.5 metres;

- b. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
  - c. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
  - d. Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
  - e. Minimum setback from a garage door opening to a private street or private lane: 1.0 metres;
  - f. Minimum building separation distance: 3.0 metres;
  - g. Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a C3 zone;
  - h. Maximum building height: 3 storeys;
  - i. Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
  - j. A garage shall only be accessed by a Private Lane or Private Street.
  - k. Minimum number of parking spaces: 2.0 spaces per dwelling unit;
- (14) For the purposes of this section, the following requirements and restrictions shall apply for Back to Back Townhouse Dwellings:
- a. Minimum dwelling unit width: 6.0 metres;
  - b. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
  - c. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
  - d. Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
  - e. Minimum building separation distance: 3.0 metres;
  - f. Minimum building height: 2 storeys, except 3 storeys abutting Lagerfeld Drive or within 45 metres of a C3 zone;
  - g. Maximum building height: 3 storeys, excluding a stairwell enclosure;
  - h. Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;

- i. Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, a maximum of 25% of the required parking may be in a surface parking lot. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway;
  - j. Minimum number of parking spaces: 1.0 spaces per dwelling unit;
  - k. Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;
- (15) For the purposes of this section, the following requirements and restrictions shall apply for Townhouse Dwellings:
- a. Minimum dwelling unit width: 6.0 metres, except that 30% of the Townhouse Dwelling shall be permitted to have a minimum dwelling unit width of 5.6 metres;
  - b. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres provided that 6.0 metres is provided to a garage door opening;
  - c. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
  - d. Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
  - e. Minimum setback from the rear wall of the building to an Agricultural (A) or Floodplain (F) zone: 6.0 metres;
  - f. Minimum building separation distance: 3.0 metres;
  - g. Minimum building height: 2 storeys;
  - h. Maximum building height: 3 storeys;
  - i. Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
  - j. Maximum garage door width: 2.75 metres;
  - k. Maximum interior garage width: 3.35 metres;
  - l. The Maximum Driveway Width Shall not exceed the width of the garage;
  - m. A garage shall only be accessed by a Private Lane or Private Street;
  - n. Minimum number of parking spaces: 2.0 spaces per dwelling unit;
- (16) For the purposes of this section, the following requirements and restrictions shall apply for Stacked Back to Back Townhouse Dwellings:
- a. Minimum dwelling unit width: 6.0 metres;

- b. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
  - c. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
  - d. Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
  - e. Minimum building separation distance: 3.0 metres;
  - f. Minimum building height: 3 storeys;
  - g. Maximum building height: 4.5 storeys, excluding a stairwell enclosure;
  - h. Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
  - i. Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the required parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway;
  - j. Minimum number of parking spaces: 1.0 spaces per dwelling unit;
  - k. Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;
- (17) For the purposes of this section, the following requirements and restrictions shall apply for Live-Work Townhouse Dwellings:
- a. The following additional uses are permitted within a Live-Work Townhouse Dwelling on the ground floor:
    - i. A residential unit;
    - ii. Bank, trust company and finance company;
    - iii. Service shop;
    - iv. Retail establishment with no outdoor storage or display;
    - v. Home occupation;
    - vi. Commercial, technical or recreational school;
    - vii. Art gallery;
    - viii. Artist and photography studio including framing;
    - ix. Personal service shop;
    - x. Health or fitness centre;
    - xi. A dining room restaurant, take-out restaurant;
    - xii. A laundromat;

- xiii. A dry cleaning and laundry distribution station;
  - xiv. A printing or copying establishment;
  - xv. A custom workshop;
  - xvi. An animal hospital;
  - xvii. A convenience store;
  - xviii. An office, including the office of a health care practitioner;
  - xix. A day nursery;
  - xx. A police station;
  - xxi. Purposes accessory to the other permitted purposes;
  - xxii. A billiard hall or pool hall;
- b. The following uses shall be prohibited:
- i. Amusement arcade;
  - ii. Massage or body rub parlour;
  - iii. The repair and servicing of motor vehicles or internal combustion engines;
  - iv. Adult video store or adult book store;
  - v. Outside storage of goods and materials;
- c. Shall only be permitted fronting onto a Public Street;
- d. Minimum dwelling unit width: 6.0 metres;
- e. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
- f. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 1.0 metres;
- g. Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
- h. Minimum separation distance between the side walls of a dwelling: 3.0 metres;
- i. Minimum building height: 3 storeys;
- j. Maximum building height: 4.5 storeys;
- k. Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
- l. Minimum number of parking spaces: 1.0 spaces per dwelling unit;

- m. Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;
- (18) For the purposes of this section, the following requirements and restrictions shall apply for Stacked Townhouse Dwellings:
- a. Minimum dwelling unit width: 5.5 metres;
  - b. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.0 metres;
  - c. Minimum setback from the front or side wall of a dwelling to a lot line abutting a public street: 3.0 metres;
  - d. Minimum setback from the side wall of a dwelling to the curb of a private street or lane: 1.5 metres;
  - e. Minimum building separation distance: 3.0 metres;
  - f. Minimum building height: 3 storeys;
  - g. Maximum building height: 4 storeys;
  - h. Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space;
  - i. A garage shall only be accessed by a private lane or private street;
  - j. Minimum setback from a garage door opening to a Private Street or Private Lane: 1.0 metres;
  - k. A ramp to an underground parking garage may be located between the rear walls of two or more Stacked Townhouse Dwellings. In this instance, the Minimum Building Separation Distance between the rear walls shall be a minimum of 6.0 metres;
  - l. Minimum number of parking spaces: 1.0 spaces per dwelling unit;
  - m. Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;
- (19) For the purposes of this section, the requirements and restrictions set out in the R4A-3662 zone shall apply for Apartment Dwellings, with the exception of the following:
- a. Minimum building height: 4 storeys;
  - b. Maximum building height: 6 storeys;
  - c. Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to the R4A-3661 zone and to an adjacent building: 4.5 metres;
  - d. Minimum building setback to a daylight triangle: 1.0 metres;



- e. Minimum number of parking spaces: 1.0 spaces per dwelling unit;
- f. Minimum number of visitor parking spaces: 0.15 spaces per dwelling unit;

3661.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this By-law which are not in conflict with those set out in Section 3661.2;

3662 The lands designated R4A-3662 on Schedule A to this by-law:

3662.1 Shall only be used for the following purposes:

- (1) Residential Uses:
  - a. An apartment dwelling;
  - b. A multiple residential dwelling;
  - c. Purposes accessory to the other permitted purposes;
- (2) Non-residential uses on the ground floor of an apartment dwelling:
  - a. A retail establishment having no outside storage;
  - b. A supermarket;
  - c. A service shop;
  - d. A personal service shop;
  - e. A bank, trust company, or finance company;
  - f. An office;
  - g. A dry cleaning and laundry distribution station;
  - h. A laundromat;
  - i. A dining room restaurant, a take-out restaurant;
  - j. A printing or copying establishment;
  - k. A commercial, technical or recreational school;
  - l. A place of commercial recreation;
  - m. A health or fitness centre;
  - n. A tavern;
  - o. An animal hospital;
  - p. A day nursery;
  - q. An amusement arcade;
  - r. A Ground Floor Townhouse Dwelling Unit;
  - s. Purposes accessory to the other permitted uses
- (3) Institutional Uses:
  - a. Retirement Home;

b. Nursing Home;

3662.2 Uses permitted under Section R4A-3662.1 shall be subject to the following requirements and restrictions:

- (1) Despite any division of the lands, including a public street network, all lands zoned R4A-3662 shall be deemed to be one lot for zoning purposes;
- (2) For the purposes of this section, Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane;
- (3) For the purposes of this section, Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane;
- (4) There are no minimum lot area, minimum lot width, minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, lot coverage, or maximum floor space index requirements;
- (5) Bovaird Drive West shall be deemed to be the front yard;
- (6) Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to a R4A-3661 zone, an Agricultural zone, a Floodplain zone, and a C3 zone: 3.0 metres;
- (7) Minimum building setback to a daylight triangle: 0.0 metres;
- (8) Minimum setback from a lot line to a hydro transformer: 2.0 metres;
- (9) Minimum building setback to a lot line abutting Bovaird Drive West: 4.5 metres, except a building or buildings may be setback a minimum of 3.0 metres for a maximum non-continuous length of 90.0 metres;
- (10) Maximum building setback: 14 metres to a lot line abutting Bovaird Drive West;
- (11) Minimum ground floor height: 3.0 metres, except 4.5 metres for non-residential uses;
- (12) Minimum building height: 3 storeys, except:
  - i. 6 storeys for a building within 12 metres of Bovaird Drive West;
  - ii. for a 1 storey lobby having a maximum length of 25.0 metres connecting two residential towers;
- (13) Maximum Building Height: 15 storeys;
- (14) Minimum landscape buffer: 2.6 metre wide strip shall be provided between any surface parking lot or driveway and a Private Street, Private Lane, or a lot line abutting a public street, except at an approved access location, at a daylight triangle, or at a ramp to an underground parking garage;

- (15) Continuous Street Wall: building walls located between the 3.0 metre minimum setback and the 14 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 50% of the available frontage along Bovaird Drive West for the development area;
- (16) Angular plane: notwithstanding the minimum and maximum building height requirements, no portion of a building that is 9 storeys or less may extend beyond a 45-degree angular plane measured from a height of 10.5 metres from the closest building face of a building in the R4A-3661 zone;
- (17) Minimum building separation: 15.0 metres;
- (18) Garbage, refuse and waste: all garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance;
- (19) Notwithstanding Section 6.20.2, any loading spaces provided above the minimum specified in this section may be a rectangular area measuring not less than 3.5 metres and 5.75 metres in length;
- (20) Bicycle parking:
  - a. Bicycle parking must be located on the same lot as the use or building for which it is required;
  - b. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces;
  - c. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
    - i. A building or structure;
    - ii. A secure area such as a supervised parking lot or enclosure;
    - iii. Bicycle lockers;
  - d. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
  - e. Dimensions:
    - i. If located in a horizontal position (on the ground): a minimum length of 1.8m and minimum width of 0.6m;
    - ii. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m;
  - f. Rates:
    - i. For Residential uses: 0.50 spaces per dwelling unit;

- ii. For commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof;
  - iii. No requirement for a Retirement Home and Nursing Home;
- (21) No setback is required for any portion of a parking garage that is below grade;
- (22) Parking:
- a. Resident parking spaces: 0.9 spaces per dwelling unit, except this total may be reduced at a rate of 8 parking spaces per 1 car share parking space provided up to a maximum reduction of 48 residential parking space;
  - b. Visitor parking spaces: 0.15 spaces per dwelling unit;
  - c. For a Retirement Home, resident and visitor parking space: 0.4 spaces per unit;
  - d. For a Nursing Home, resident and visitor parking space: 0.35 spaces per unit;
  - e. A maximum of 2% of the total required resident parking spaces may have the minimum dimensions of 5.0 metres long and 2.6 metres wide;
- (23) For the purposes of this section, Car Share Space shall mean a parking space exclusively reserved and assigned for a car used only for members of a Car Share Program;
- (24) For the purposes of this section, a Car Share Program shall mean the practice where a number of users share the use of one or more cars that are owned by a profit or non-profit car sharing organization. To use a car, a user must meet the membership requirements of the car-sharing organization, including the payment of a membership fee. Cars are reserved in advance and fees for use are normally based on time and/or kilometres driven and do include use of cars on an hourly basis.”

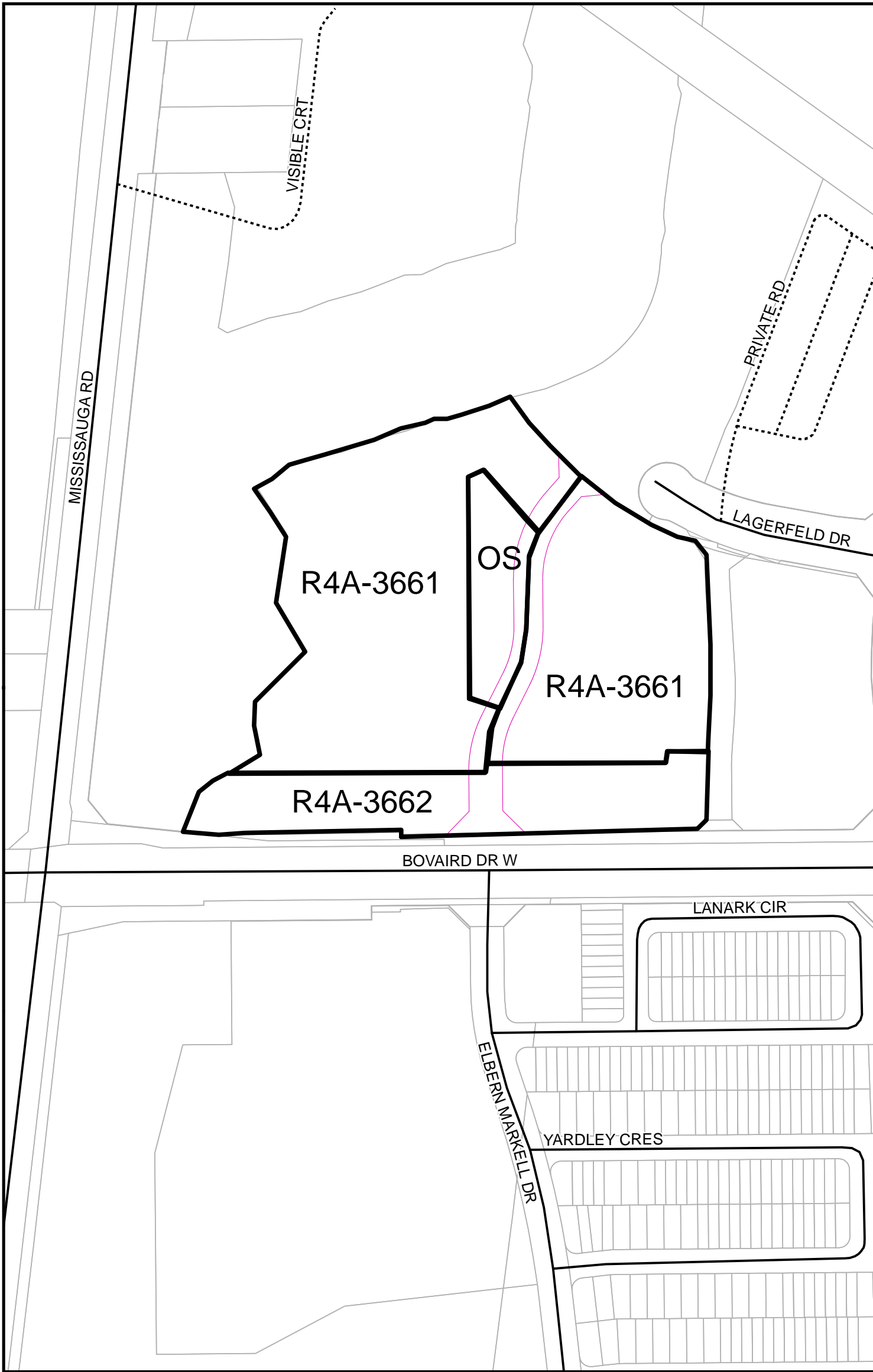
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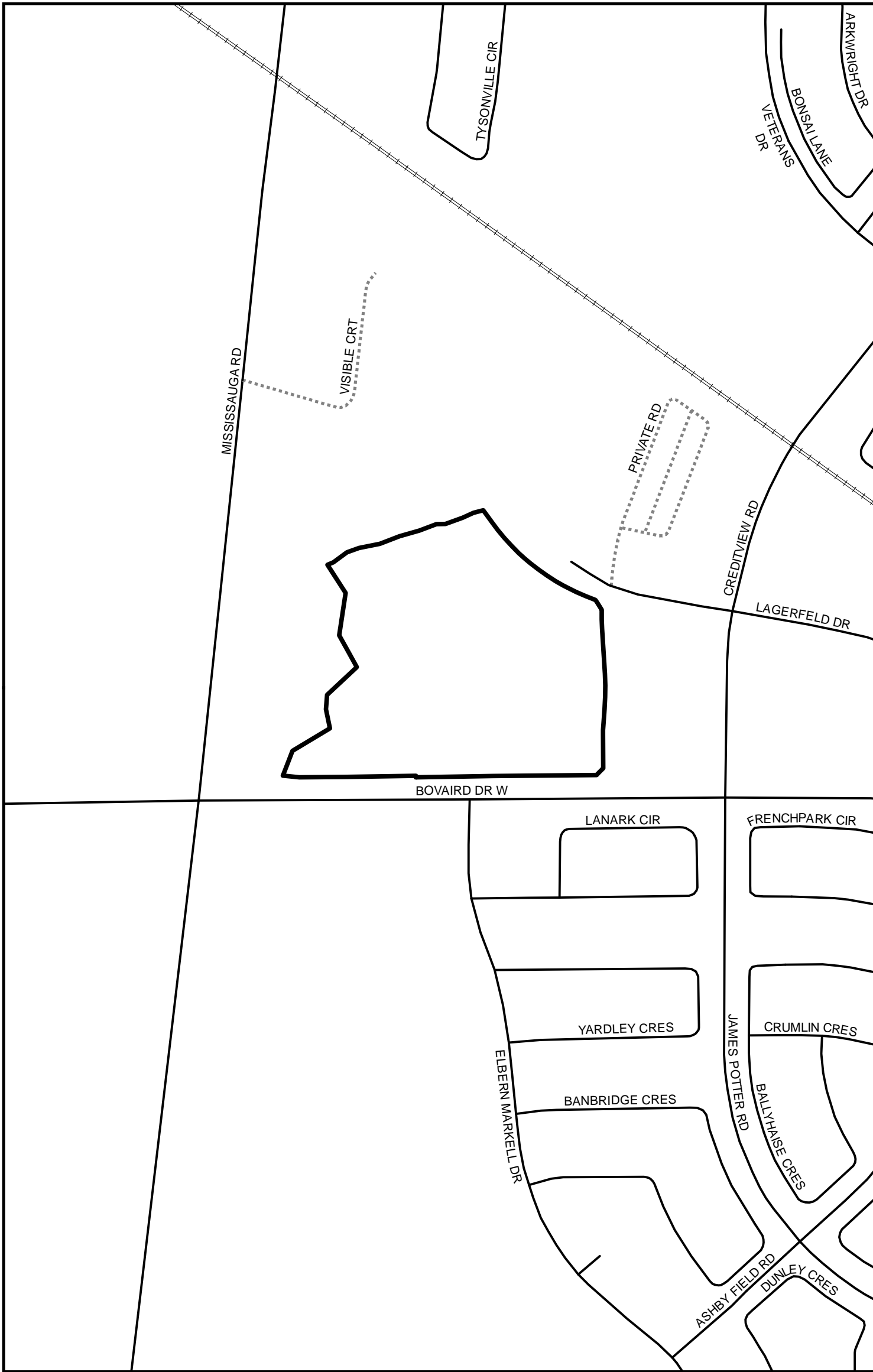
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Patrick Brown, Mayor

Approved as to content.  
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Peter Fay, City Clerk





 SUBJECT LANDS  RAILWAYS



**KEY MAP**