



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

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

From:	To:
“Residential Apartment A(3) – Section 2532 (R4A(3) – Section 2532); and  Residential Apartment A(3) – 3017 (R4A(3) – Section 3017)	“Residential Apartment A(3) - Section 2532 (R4A(3) – 2532)”

2. by adding thereto the following section:
- “2532 The lands designated Residential Apartment (R4A(3)) –on Schedule A to this by-law:
- 2532.1 Shall only be used for the following:

- (1) An Apartment dwelling,  
(2) 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 laundromat;
  - g) a dining room restaurant;
  - h) a take-out restaurant;
  - i) a service shop;
  - j) a personal service shop;
  - k) a printing or copying establishment;
  - l) an art gallery;
  - m) a community club;
  - n) a commercial school;

- o) a health or fitness centre;
- p) a place of worship;
- q) day nursery;
- r) library;
- s) a theatre;
- t) a grocery store;
- u) a place of commercial recreation;
- v) an administrative office of any public authority;
- w) a hotel;
- x) an animal hospital;
- y) a travel agency;
- z) a business incubator;
- aa) a micro manufacturing use; and
- bb) a custom workshop.

(3) Purposes accessory to the other permitted purposes

2532.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes of this section the lot line abutting Steeles Ave W shall be the front lot line.
- 2) All lands zoned R4A(3)-3017 and R4A(3)-2532 shall be treated as one lot for required parking.
- 3) Minimum gross floor commercial area: 150 square metres
- 4) Maximum number of residential units: 462
- 5) Building Height: The minimum height shall be 8 storeys and the maximum height shall be 40 storeys.
- 6) Minimum Ground Storey Height: 6 metres
- 7) Minimum Front Yard Setback for any portion of the podium that is below 9 metres above grade: 1.5 metres
- 8) Minimum Front Yard Setback for any portion of the podium that is 9 metres above grade or greater: 0 metres
- 9) Minimum setback to daylight triangle at the intersection of Steeles Ave W and Malta Ave: 0 metres
- 10) Minimum Rear Yard Depth to One-Storey Pedestrian Connection Building: 0 metres
- 11) Minimum Rear Yard Depth to Podium: 7.5 metres
- 12) Minimum Rear Yard Depth to Tower: 14 metres
- 13) Minimum Exterior Side Yard Width: 3 metres
- 14) Minimum Interior Side Yard Width: 6 metres
- 15) Tower Setback: Additional 1.5 metres from the edge of the podium
- 16) Minimum Lot Area: No Requirement
- 17) Minimum Setback from a Lot Line for a hydro transformer: 0 metres
- 18) Maximum Lot Coverage: 60%
- 19) Minimum Landscaped Open Space: 40% of the lot area
- 20) The minimum landscaped open space strip, except at approved driveway locations abutting Malta Avenue shall be 2.5 metres and may consist of both hard and soft elements, including retaining

walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.

21) Maximum Tower Floor Plate: 800 square metres.

22) Maximum Width of One-Storey Pedestrian Connection Building: 8.5 metres

23) 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.

24) Minimum Distance between buildings: No requirement

25) Bicycle Parking

- a. Notwithstanding Section 20.3.4. (a) Bicycle Parking for Residents shall be provided at a rate of 0.47 spaces per dwelling unit.
- b. Notwithstanding Section 20.3.4. (b) Bicycle Parking for Visitors shall be provided at a rate of 0.05 spaces per dwelling unit.

In addition to the requirements of Section 20.3.4, bicycle parking shall be required for commercial uses in accordance with the following:

- (1) Parking spaces shall be provided at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided.

26) Maximum Gross Floor Area: 32,600 square metres

27) Continuous Streetwall:

The Podium portion of the building shall have a minimum length of 90% of the length of the entire available frontage facing Steeles Ave West. For the purposes of this section, “available frontage” means the total frontage excluding any required side yard setbacks approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

28) Windows and Doors at Grade

For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.

29) Loading, Unloading and Waste Disposal and Storage

- (1) One on-site loading space shall be provided
- (2) Loading, Unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a street, and must be adequately screened.
- (3) All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

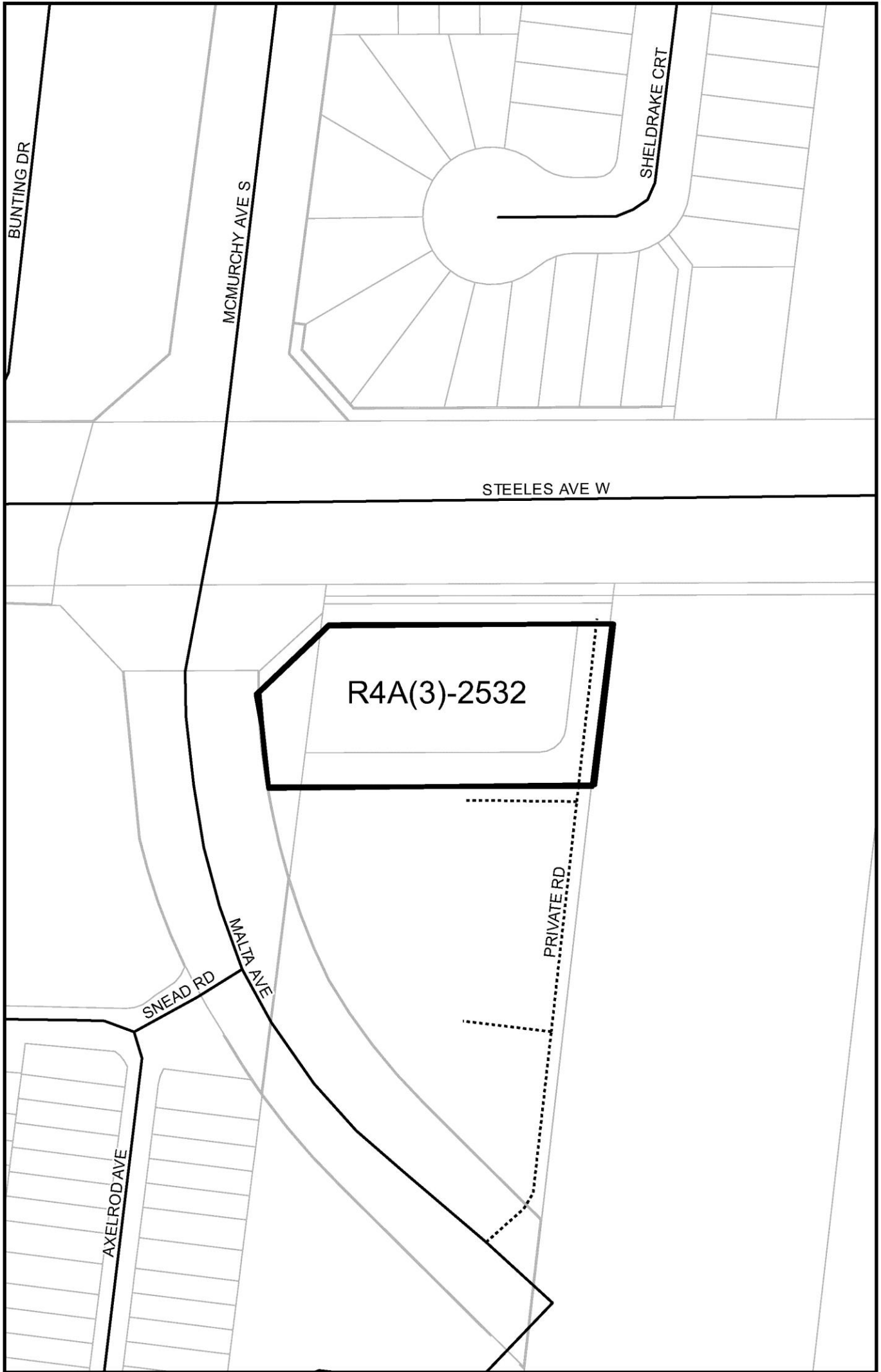
30) Definitions – For the purpose of this section:

- “Floor Plate” means the total floor area of an individual storey of the building measured from exterior walls.
- “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the tower rests.
- “Tower” means the portion of the building which extends upward to the top storeys and rests on the podium.

- “Business Incubator” shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- “Workshop” shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- “Micro-manufacturing” shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewer or micro-winery and can be combined with a restaurant use.”

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

Approved as to form.	
2021/ <u>month/day</u>	
<u>[insert name]</u>	<hr/> Patrick Brown, Mayor
Approved as to content.	
2021/ <u>month/day</u>	
<u>[insert name]</u>	<hr/> Peter Fay, City Clerk



**BRAMPTON**  
**Flower City**

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2021-0032\_ZBLA

Date: 2022/01/14

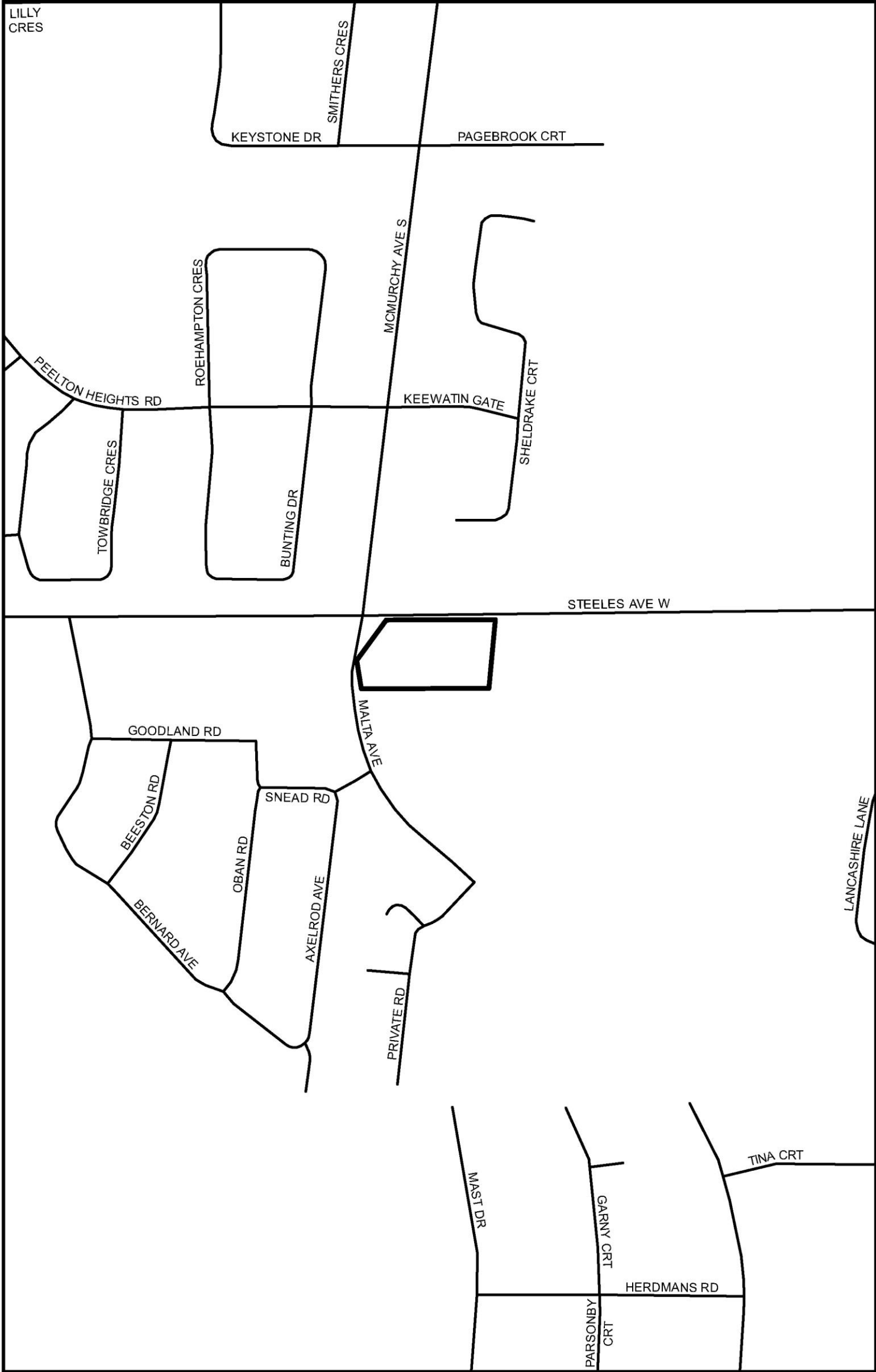
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**PART LOT 15, CONCESSION 1 W.H.S. (TOR.)**

BY-LAW \_\_\_\_\_

**SCHEDULE A**



**BRAMPTON**  
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PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



**KEY MAP**