



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To amend By-law 270-2004, as amended

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The Council of the Corporation of the City of Brampton 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:
Agricultural (A)	Residential Apartment A – Section 3625 (R4A-3625)

(2) by adding thereto the following Section:

“3625 The lands zoned R4A-3625 on Schedule A to this By-law:

3625.1, Shall only be used for the following purposes:

- (1) Uses permitted in a R4A zone; and
- (2) Purposes accessory to other permitted uses.

3625.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section, the lot line abutting Hurontario Street shall be deemed the front lot line;
- 2) Maximum Number of Dwelling Units: 205
- 3) Minimum Building Setbacks:
  - a. Front Yard Depth: 3.0 metres
  - b. North Interior Side Yard Width: 4.0 metres
  - c. South Interior Side Yard Width: 7.5 metres
  - d. Rear Yard Depth:
    - i. 8.5 metres to the first storey portion of the building;
    - ii. 8.8 metres to the second storey portion of the building;
    - iii. 11.9 metres to the third storey portion of the building;
    - iv. 14.8 metres to the fourth storey portion of the building;
    - v. 17.7 metres to the fifth storey portion of the building;
    - vi. 20.6 metres to the sixth storey portion of the building;
    - vii. 29.3 metres to the seventh, eighth and ninth storey portion of the building;
    - and
    - viii. 33.8 metres to the mechanical penthouse roof.
- 4) Maximum Building Height: 9 storeys (28.5 metres)

5) Notwithstanding Section 3625.2(4), maximum building height excludes the mechanical penthouse, elevator or stairwell shafts, architectural features, or element required for the functioning of the building, which may project beyond the rood surface by a maximum of 5.5 metres.

6) Maximum Lot Coverage: 65%

7) Maximum Floor Space Index: 3.8

8) Minimum Landscape Open Space: 15% of the lot area

9) Motor Vehicle Parking:

- a) For each dwelling unit in an apartment dwelling:
  - (1) Minimum 0.86 parking spaces for residents;
  - (2) Minimum 0.10 spaces for visitors;
  - (3) A maximum of four tandem parking spaces (4) are permitted within an underground parking garage.

ENACTED and PASSED this 20<sup>th</sup> day of April, 2022.

Approved as to  
form.  
2022/04/11  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2022/04/07  
AAP

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Peter Fay, City Clerk

(OZS-2021-0017)