

Draft Zoning By-law



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

NUMBER _____, 2022

To amend By-law 270-2004 (known as “Zoning By-law 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 Schedule ‘A’ thereto, the zoning designation of the lands as shown outlined on Schedule ‘A’ to this by-law:

FROM	TO
SERVICE COMMERCIAL – SPECIAL SECTION 212 (SC-212)	RESIDENTIAL APARTMENT B (Holding) – SECTION 3647 (R4B(H)-3647)

(2) By adding thereto, the following sections:

“3647 The lands designated R4B(H)-3647 on Schedule A to this by-law:

3647.1 Shall only be used for the following purposes:

- a) an apartment dwelling; and,
- b) purposes accessory to the other permitted purposes.

3647.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 3.0 metres
- b) Minimum Interior Side Yard Width: 1.80 metres
- c) Minimum Exterior Side Yard Width: 3.0 metres
- d) Minimum Rear Yard Depth: 1.90 metres

- e) Minimum Building Setback to a Daylight Triangle:
1.1 metres
- f) Maximum Building Height: 14 storeys
- g) Maximum number of Dwelling Units: 208
- h) Maximum Lot Coverage: 48% of the lot area
- i) Minimum Landscaped Open Space: 25% of the lot area
- j) Maximum Floor Space Index: 5.70
- k) Maximum permitted encroachment of a balcony or patio into any required yard shall be 1.5 metres.
- l) A canopy may encroach to within 0 metres of a daylight triangle.
- m) Minimum Setback of a hydro transformer to a lot line shall be 2.4 metres.
- n) Minimum Parking Requirements:
 - i. Residents: 0.85 parking space per unit
 - ii. Visitors: 0.15 parking space per unit
- o) For zoning purposes, the lands zoned R4B-3647 shall be considered a single lot and the front lot line shall be deemed to be Chinguacousy Road.

3647.3 Holding Symbol:

- a) The lifting of the Holding (H) symbol shall only occur after:
 - i. An agreement executed by the owner and City pursuant to Section 37 of the *Planning Act* is registered on title;
 - ii. The agreement obligations have been fulfilled, including substantial completion of the City facility.
 - iii. The owner submits the following materials to the satisfaction of the Commissioner of Public Works and Engineering Department, and Commissioner of Planning, Building and Economic Development Department:
 - a. Functional Servicing Report
 - b. Traffic Impact Study
 - c. Urban Design Brief
 - d. Property Value Uplift Appraisal Report
 - e. Heritage Impact Assessment
 - f. Structural Assessment Report
 - g. Heritage Building Protection Plan
 - h. Heritage Conservation Plan
 - i. City Facility Cost Estimates

- j. Designated Substance Survey & Abatement Plans
- k. Building Condition Assessment
- l. Heritage Interpretation Plan

b) While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:

- i. Uses permitted by the SC-212 zone subject to the requirements and restrictions of the SC zone; or
- ii. Site services to support future development of the lands for purposes set out in Section 3647.1, at the discretion of the Chief Building Official.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this _____ day of _____, 2022.

Approved as to form.
 ____/____/____

 [Approver's Name]

 PATRICK BROWN - MAYOR

Approved as to content.
 ____/____/____

 [Approver's Name]

 PETER FAY - CITY CLERK

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

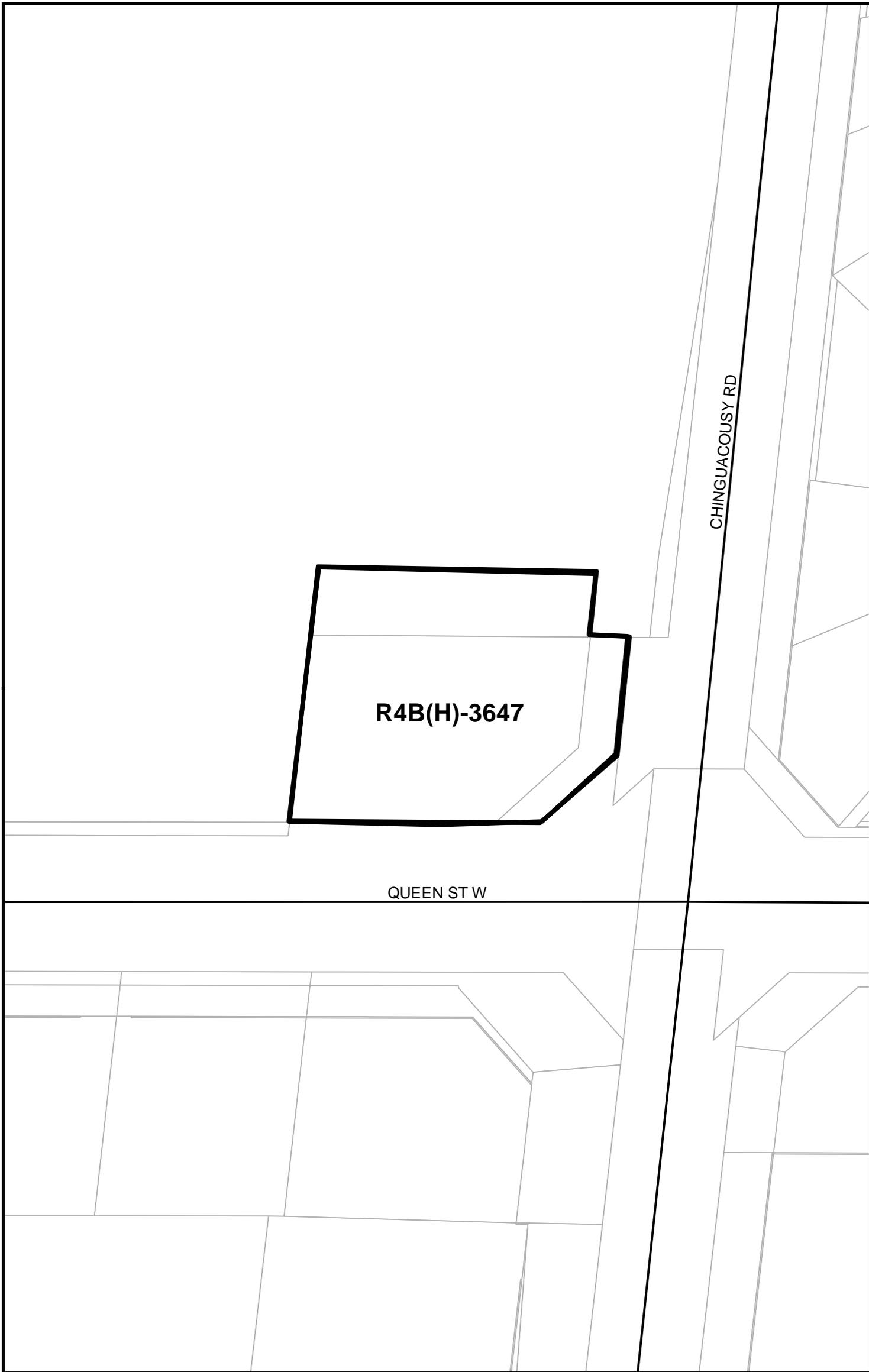
The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by Umbria Development Inc. (File: OZS-2020-0034).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the use of the subject lands for a 14 storey apartment dwelling. The development will yield 208 residential units.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Chinguacousy Road, north side of Queen Street West within the Credit Valley Secondary Plan Area 45.



R4B(H)-3647

CHINGUACOUSY RD

QUEEN ST W



BRAMPTON
Flower City

PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0034_ZBLA

Date: 2022/05/17

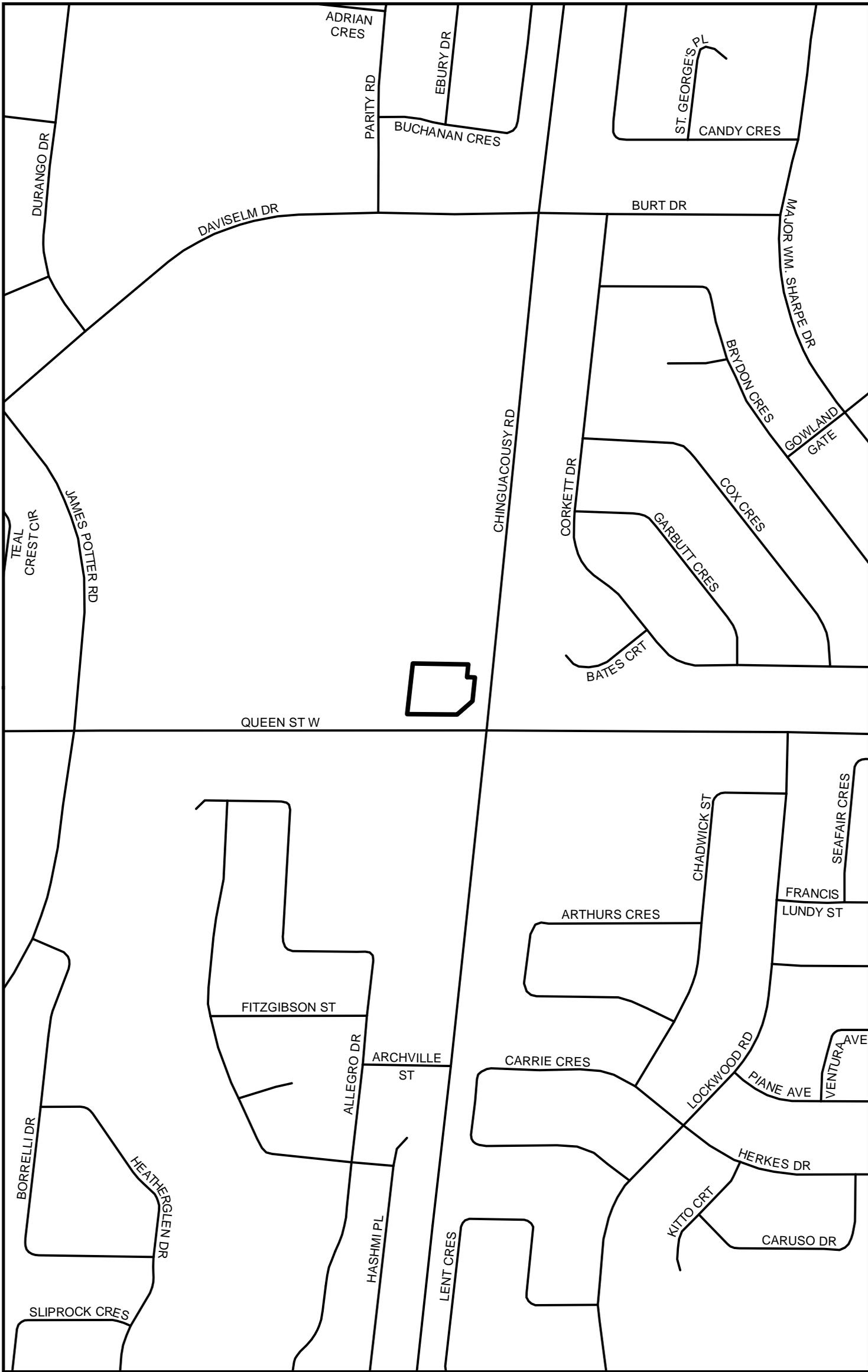
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PART LOT 6, CONCESSION 3 W.H.S.

BY-LAW _____

SCHEDULE A



 SUBJECT LANDS  RAILWAYS



KEY MAP