

The Corporation of the City of Brampton

BY-LAW

Number _____

To amend By-law 270-2004, as amended

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:
Commercial Three (C3 – 2294)	Residential Apartment A (R4A-3689)

(2) by adding thereto the following Section:

3689 The lands zoned R4A-3689 on Schedule A to this By-law:

3689.1 Shall only be used for the following purposes:

(1) Residential Uses:

a. An apartment dwelling

(2) Only in conjunction with or accessory to an apartment dwelling, the following non-residential uses shall be permitted on the ground floor of an apartment dwelling:

- A. Retail establishment having no outside storage;
- B. A bank, trust company, or finance company;
- C. A parking lot;
- D. An animal hospital and or a veterinary clinic;
- E. A commercial school;
- F. A community club;
- G. A custom workshop;
- H. A dining room restaurant, convenience restaurant, a take-out restaurant;
- I. An outdoor patio associated with a restaurant use;
- J. A dry cleaning establishment and laundry distribution station;
- K. An office;
- L. A personal service shop;
- M. A printing or copying establishment;
- N. A medical professional office; and,
- O. A health centre.

(3) Purposes accessory to other permitted uses.

3689.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section, the lot line abutting Mississauga Road shall be deemed the front lot line.
- 2) For the purpose of this section, the lot line abutting Kent Road shall be deemed the rear lot line.
- 3) For the purpose of this section, the mezzanine level of any proposed building shall be included as part of the first floor level.
- 4) All lands shown on Schedule A to this By-law shall be treated as one lot for zoning purposes..
- 5) Minimum setback to a hydro transformer: 1.0 metres
- 6) Minimum setback to a daylight triangle at the intersection of Mississauga Road and Sandalwood Parkway West: 3 metres
- 7) Notwithstanding Section 6.13 of the By-law, the permitted maximum encroachments for the structures listed in Table 6.13A shall be to the lot line.
- 8) Notwithstanding Section 10.10 of the By-law, windscreens are permitted on the lands shown on Schedule A to this By-law to a maximum height of 2.0 metres.
- 9) All lands shown on Schedule A to this By-law shall be permitted to share parking below grade.
- 10) Minimum Underground Garage Entrance Setbacks:
 - a. Front Yard Depth: 107 metres
 - b. North Interior Side Yard Width: 22.0 metres
 - c. South Interior Side Yard Width: 5.0 metres
 - d. Rear Yard Depth: 20.0 metres
- 11) Minimum below grade setback to underground parking garage: 0 metres
- 12) Minimum Building Setbacks:
 - a. Front Yard Depth:
 - I. For the first 2 storeys: 3.0 metres
 - II. For Any portion above the 2nd storey up to and including 7th storey: 4.0 metres
 - III. For Any portion above the 7th storey and including the 30th storey: 6.0 metres
 - b. North Interior Side Yard Width:
 - I. For the first five storeys: 24.0 metres
 - II. For Any portion above the 5th storey up to and including the 9th storey: 25.0 metres
 - III. For Any portion above the 9th storey up to and including the 27th storey: 34.0 metres
 - c. East Interior Side Yard Width: 15.0 metres
 - d. South Exterior Side Yard Width:
 - I. For the first seven storeys: 3.5 metres
 - II. For Any portion above the 7th storey up to and including the 30th storey: 4.0 metres

13) Minimum Separation

- a. Minimum separation distance between buildings for first seven storeys: 15.0 metres
- b. Minimum separation distance between buildings or portions thereof above 7th storey: 25.0 metres

14) Maximum Building Height:

- a. For an Apartment Dwelling located within 68.0 metres of the exterior side lot line: 30 storeys (95.8 metres) based on an established grade of 250.80 metres (above sea level)
- b. For an Apartment Dwelling located within the remainder of the lot: 12 storeys (42.0 metres) based on an established grade of 251.95 metres (above sea level)

15) Notwithstanding Section 3689.2(14), maximum building height excludes the mechanical equipment and architectural features

16) Maximum Lot Coverage: 35%

17) Maximum Floor Space Index: 4.5

18) Minimum Landscape Open Space: 35% of the lot area

19) Parking for all uses shall be provided in accordance with the following:

a. Resident Spaces:

I. Minimum of 1.0 spaces per dwelling unit

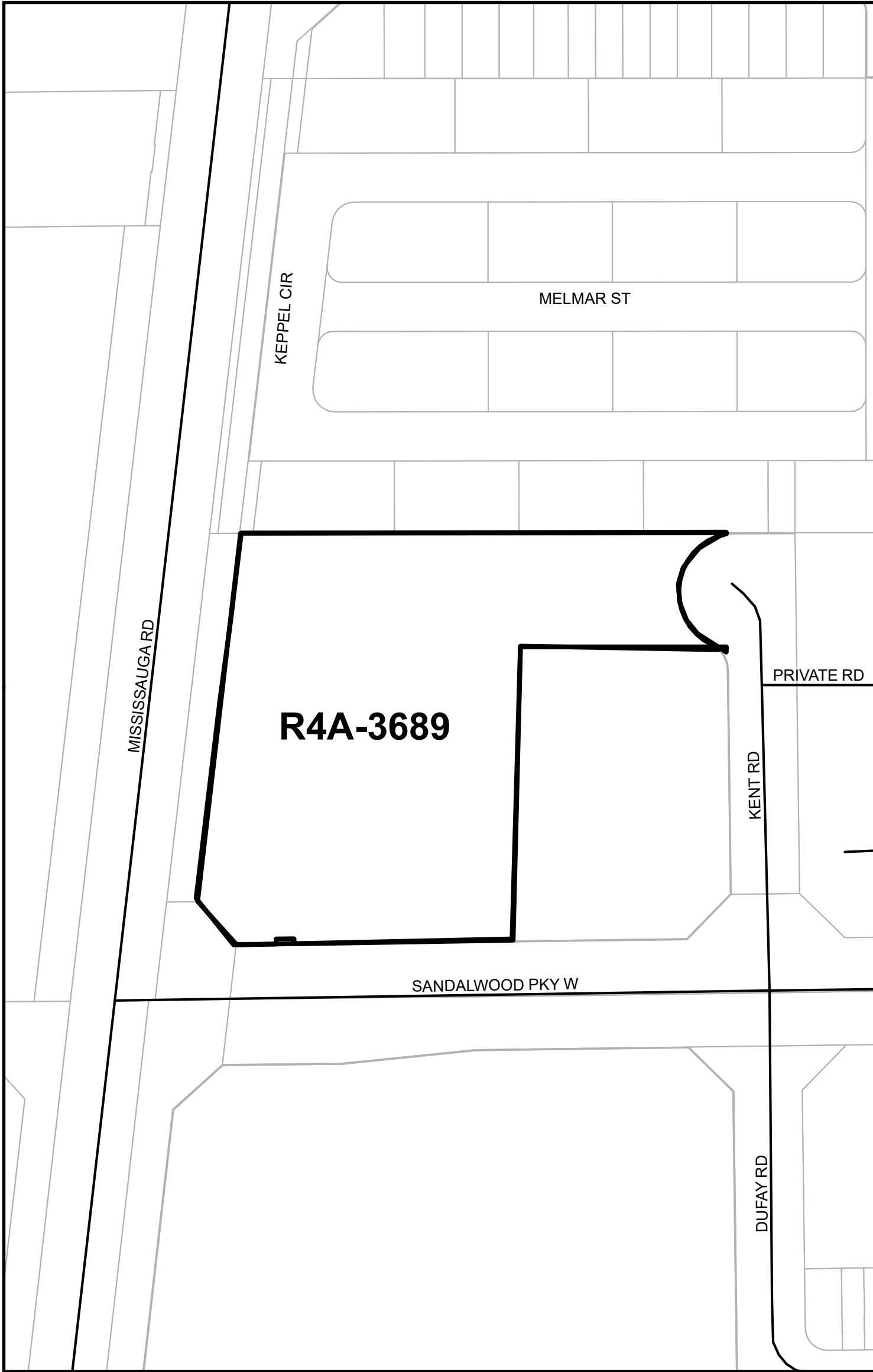
b. Visitor and Non-residential Spaces (Shared Rate):

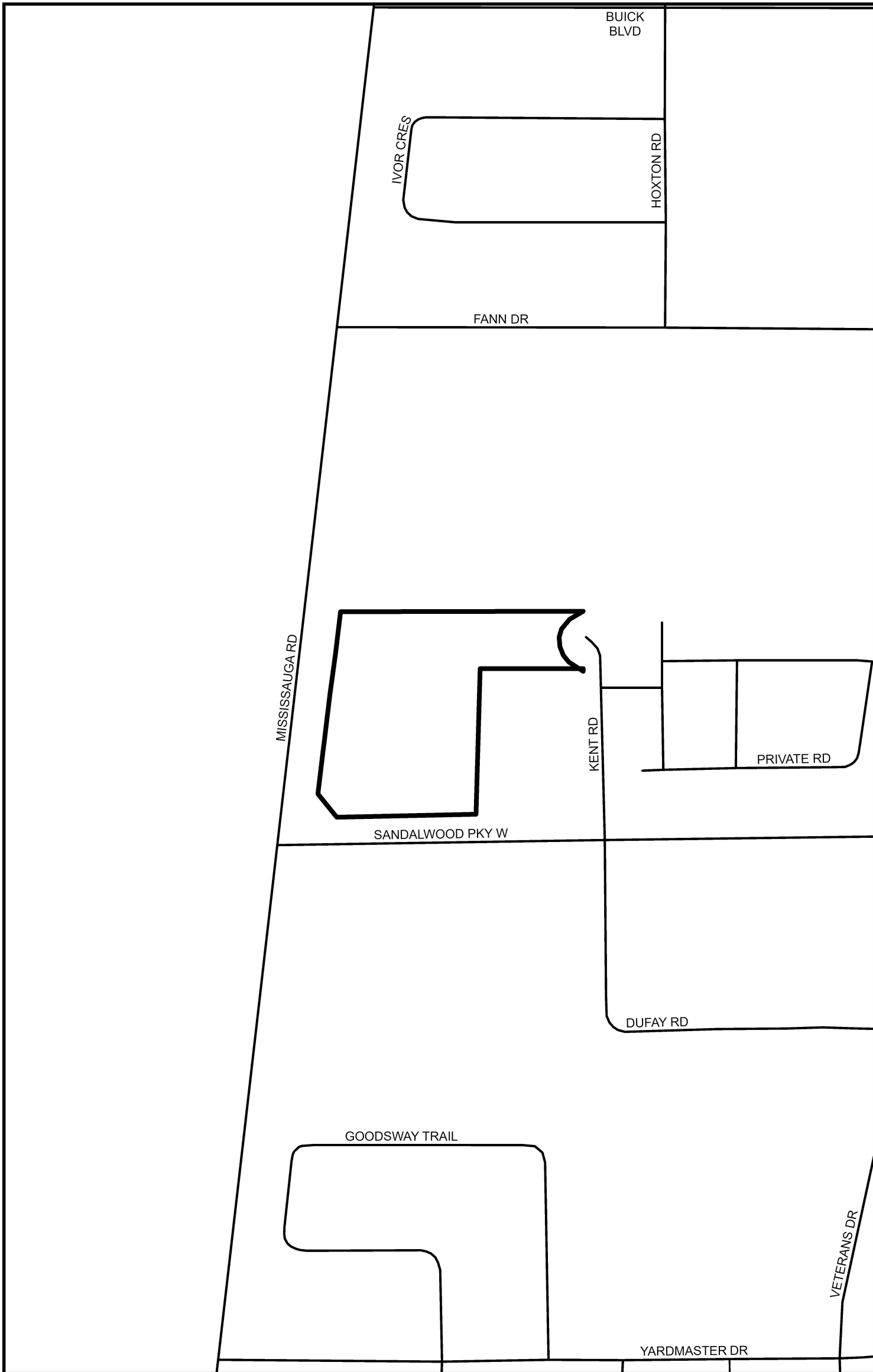
I. Visitor and Non-residential Parking: Minimum of 0.20 spaces per dwelling unit

II. Non-residential gross floor area is exempted from the calculation of any minimum parking space requirement.

20) Definitions – For the purpose of this section:

- “Windscreen” refers to a physical feature or barrier with a maximum of two vertical sides or segments, that is affixed to, and designed to mitigate impact of wind.





 SUBJECT LANDS

