



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend Comprehensive Zoning 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)
Highway Commercial One (HC1 - 2295)	Highway Commercial One (HC1 - 2295)

(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 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. An animal hospital;
- D. A commercial school;
- E. A community club;
- F. A custom workshop;
- G. A dining room restaurant, a take-out restaurant;
- H. A dry cleaning and laundry distribution station;
- I. An office;
- J. A personal service shop;
- K. A printing or copying establishment; and
- L. 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 zoned R4A-3689 shall be treated as one lot for zoning purposes.
- 5) Minimum setback to a hydro/ transformer: 1.0 metres
- 6) Maximum encroachment of canopies and balconies is 1.8 metres into any yard.
- 7) Maximum encroachment of windscreens is 1.2 metres into any yard.
- 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) Minimum Setbacks to a One Storey Underground Garage Entrance Structure:
  - a. Front Yard Depth: 105 metres
  - b. North Interior Side Yard Width: 20.0 metres
  - c. South Interior Side Yard Width: 5.0 metres
  - d. Rear Yard Depth: 20.0 metres
- 10) Minimum Building Setbacks:
  - a. Front Yard Depth:
    - I. For the first 2 storeys: 3.0 metres
    - II. For Any portion above the 2<sup>nd</sup> storey up to and including 7<sup>th</sup> storey: 4.0 metres
    - III. For Any portion above the 7<sup>th</sup> storey and including the 30<sup>th</sup> 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 5<sup>th</sup> storey up to and including the 9<sup>th</sup> storey: 25.0 metres
    - III. For Any portion above the 9<sup>th</sup> storey up to and including the 30<sup>th</sup> 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 7<sup>th</sup> storey up to and including the 30<sup>th</sup> storey: 4.0 metres
  - e. Rear Yard Depth: 60.0 metres
  - f. Minimum building setback to a daylight triangle: 3.0 metres
- 11) 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 7<sup>th</sup> storey: 25.0 metres
- 12) Maximum Building Height:
  - a. located within 68.0 metres of the exterior side lot line: 30 storeys
  - b. located within the remainder of the lot: 12 storeys
- 13) Maximum Lot Coverage: 35%
- 14) Maximum Floor Space Index: 4.5
- 15) Minimum Landscape Open Space: 35% of the lot area
- 16) Parking for all uses shall be provided in accordance with the following:
  - a. Visitor Spaces:
    - I. Visitor 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.

17) Definitions – For the purpose of this section:

- Windscreen shall mean a physical feature or barrier with a maximum of two vertical sides or segments and designed to mitigate impact of wind.
- Mezzanine– shall mean a floor than is not larger in area than 40% of the ground floor area.”

ENACTED and PASSED this 5<sup>th</sup> day of April, 2023.

Approved as to  
form.  
  
2023/03/13  
  
AWP

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Patrick Brown, Mayor

Approved as to  
content.  
  
2023/03/10  
  
AAP

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Peter Fay, City Clerk

(OZS-2021-0002)