

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:
Residential Single Detached B (R1B)	Residential Apartment A(3) (R4A)(3) – Section 3698
	Residential Single Detached B (R1B)

(2) by adding thereto the following Section:

3698 The lands zoned Residential Apartment (3) -3698 on Schedule A to this By-law:

3698.1 Shall only be used for the following purposes:

- a. Apartment Dwelling exempt from the requirements and restrictions of R3(A) and R4A(3)
- b. Stacked Townhouse Dwelling exempt from the requirements and restrictions of R4A(3) and R4A(3)
- c. Back-to-Back Townhouse Dwelling;
- d. Back-to-Back Stacked Townhouse Dwelling; and
- e. Purposes accessory to the other permitted purposes.

3698.2 For the purpose of this section, the lot line abutting Church Street East shall be deemed the front lot line.

Shall be subject to the following requirements and restrictions:

- 1) All lands zoned R4A-3698 shall be treated as one lot for zoning purposes.
- 2) Minimum lot width and depth: No requirement

- 3) Minimum Building Setbacks:
 - a. Front Yard Depth:
 - i. For the first 4 storeys: 3.0 metres
 - ii. For any portion above the 4th storey up to and including the 11th storey: 5.0 metres
 - iii. For any portion above the 11th storey up to and including the 14th storey: 7.0 metres
 - b. Interior Side Yard Width: 0.6 metres
 - c. Exterior Side Yard Width:
 - i. For the first 4 storeys: 2.5 metres
 - ii. For any portion above the 4th storey up to and including the 11th storey: 4.5 metres
 - iii. For any portion above the 11th storey up to and including the 14th storey: 6.5 metres
 - d. Rear Yard Depth: 11.0 metres
 - e. Maximum Floor Space Index: 3.15
 - f. Permitted Yard Encroachments:
 - a. Air Shaft: Any yard
 - b. Gazebo: 2.5 metres in exterior side yard
 - c. Window Bays, with or without foundations: 1.6 metres in any yard
 - d. Deck/Balconies: 1.8 metres in front yard and exterior side yard
 - e. Porches and exterior stairs: 2.20 metres in any yard
- 4) No setbacks are required for any portion of a parking garage that is below grade;
- 5) Maximum Lot Coverage: 38%
- 6) Minimum number of parking spaces: 0.95 spaces per unit
- 7) Minimum number of visitor parking spaces: 0.20 spaces per unit
- 8) A garage shall only be accessed by a Private Lane or Private Street.
- 9) Minimum landscaped open space: 35%
- 10) Definitions – For the purpose of this section:

- “Air Shaft” refers to a ventilation shaft for below grade spaces.

3698.3 For the purposes of this section, the following requirements and restrictions shall apply for Stacked and Stacked Back-to-Back Townhouse Units:

- a. Maximum combined number of Dwelling Units for all Stacked Townhouse Dwellings: 30
- b. Minimum dwelling unit width: 6.5 metres
- c. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 2.0 metres

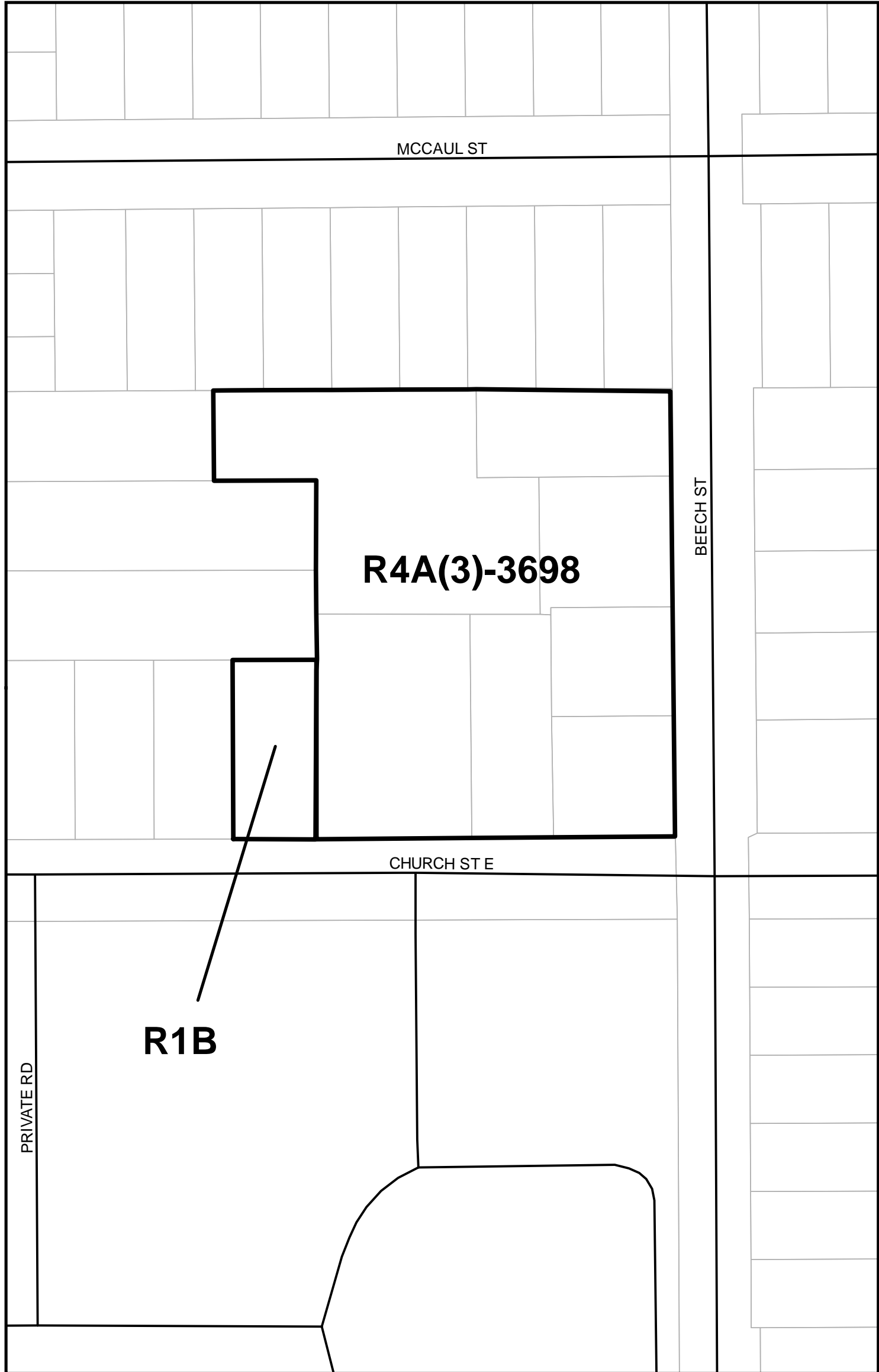
- d. Minimum setback from the side wall of a dwelling to the curb of a public street: 2.5 metres;
- e. Minimum building separation distance: 3.0 metres
- f. Maximum Building Height: 12.1 meters

3698.3 For the purposes of this section, the following requirements and restrictions shall apply for Stacked Back-to-Back Townhouse Dwellings:

- a. Maximum number of Dwelling Units: 20
- b. Minimum dwelling unit width: 6.4 metres
- c. Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 4.2 metres
- d. Minimum setback from the front wall of a dwelling to the curb of a parking lot/woonerf/: 1.1 metres
- e. Minimum building separation distance: 11.0 metres
- f. Maximum Building Height: 12.1 metres

3698.4 For the purposes of this section, the following requirements and restrictions shall apply for Apartment Dwellings:

- a. Maximum number of Dwelling Units: 273
- b. Minimum building setback to a daylight triangle: 2.2 metres
- c. Minimum building setback to a lot line abutting an adjacent building: 9.0 metres
- d. Maximum Building Height: 47.5 metres



CENTRE ST
N

MCCULLA AVE

SALISBURY CIR

EDGEMONT DR

WOODWARD AVE

BEECH ST

MCCAUL ST

SOPHIA ST

BINSELL AVE

THORSBY CRT

CHURCH ST E

PRIVATE RD

WILSON AVE

CHARLES ST

JUNE AVE

QUEEN ST E

LYNCH ST

TRUEMAN ST

TORROME RD

 SUBJECT LANDS



KEY MAP

brampton.ca
PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT
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Drawn by: ckovac

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