



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, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended:

- (1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1) – SECTION 3700 (R4A(1)-3700) OPEN SPACE (OS)

- (2) by adding thereto, the following sections:

“3700 The lands designated RA4(1) – 3700 on Schedule A to this by-law:

3700.1 Shall only be used for the following purposes:

a. Residential Uses:

- i. Nursing home
- ii. Retirement community
- iii. Stacked townhouse
- iv. Back-to-back townhouse
- v. Back-to-back stacked townhouse
- vi. Street townhouse

b. Only as accessory to the uses identified in 3700.1 (a) (i and ii) and contained within the same building:

- i. a personal service shop
- ii. a dry cleaning and laundry distribution station
- iii. a laundromat

- iv. a dining room restaurant, a convenience restaurant or take-out restaurant
- v. a health centre or fitness centre
- vi. a recreational facility
- vii. an office
- viii. a medical office

c. Accessory uses:

- i. Purposes accessory to the other permitted purposes

3700. 2 Shall be subject to the following requirements and restrictions:

- a) For uses permitted in Section 3700.1 (a) (i and ii):
 - i) Minimum Lot Area: No requirement;
 - ii) Minimum Lot Width: No requirement;
 - iii) Minimum Front Yard Depth: 7.5 metres;
 - iv) Minimum Interior Side Yard Depth: 2.0 metres;
 - v) Minimum Rear Yard Depth: 4.0 metres;
 - vi) Maximum Building Height: 8 storeys
 - vii) Maximum Lot Coverage: 30%
 - viii) Minimum Landscaped Open Space: No requirement
 - ix) Maximum Gross Floor Area: 16,742 square meters
 - x) The uses identified in 3700.1 (b) shall only be permitted on the first to third floors
 - xi) A rear deck may not project more than 4.0 metres beyond the rear wall of a building
 - xii) Maximum number of dwelling units: 200
 - xiii) Minimum number of parking spaces: 91
- b) For uses permitted in Section 3700.1 (a) (iii, iv and v)
 - i) Minimum Lot Area: No requirement
 - ii) Minimum Lot Width: No requirement
 - iii) Minimum Front Yard Depth: 3.5 metres
 - iv) Minimum Side Yard Depth: 3.5 metres
 - v) Minimum Rear Yard Depth: 4.0 metres
 - vi) Maximum Building Height: 12.0 metres (excluding parapets, railings, privacy screens/dividers, and a rooftop structure used to house stairways/mechanical and electrical equipment)
 - vii) Maximum Lot Coverage: 50%
 - viii) Minimum Landscaped Open Space: 40% of the site
 - ix) Minimum setback of a hydro transformer to a lot line: 1.2 metres
- c) For uses permitted in Section 3700.1 (a) (vi), the provisions of the R3E-X zone shall apply with a required minimum lot width of 6.0 metres and that a private street shall be considered as a street for zoning purposes.

3700.4 For the purposes of this by-law, the lands zoned RA4(1)-3700 shall be considered a single lot.

3700.5 For the purpose of Section 3700, the following definitions shall apply:

A Retirement Community: is a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.

A Back-to-Back Stacked Townhouse Dwelling: a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including

a rear common wall, where the units do not have a rear yard, and where each unit is directly accessible from the outside of the building.

ENACTED and PASSED this 31st day of May, 2023.

Approved as to
form.
2023/05/24
SR

Patrick Brown, Mayor

Approved as to
content.
2023/05/24
AAP

Peter Fay, City Clerk

(OZS-2020-0038)