



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To amend Comprehensive Zoning By-law 270-2004, as amended

WHEREAS 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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Hamlet One (RHM1)	Residential Apartment A – Section 3719 (R4A-3719) (H)  Residential Townhouse B – Section 3720 (R3B-3720) (H)  Open Space (OS)

(2) By adding the following sections:

“3719     The lands designated R4A-3719 on Schedule A to this by-law:

3719.1   Shall only be used for the following purposes:

- (1)     Apartment Dwelling;
- (2)     Commercial and institutional uses shall be permitted on the ground floor:
  - (i)     Retail establishment;
  - (ii)    Convenience store;
  - (iii)    Personal service shop;
  - (iv)    Day nursery;
  - (v)    Park, playground, recreational facility;
  - (vi)    Dining room restaurant, a convenience restaurant, a take-out restaurant;

- (vii) Supermarket;
  - (viii) Health centre;
  - (ix) Bank, trust company, or financial company;
  - (x) Place of commercial recreation;
  - (xi) Commercial school;
  - (xii) Office, including physician, dentist, or drugless practitioner's office;
  - (xiii) Dry cleaning and laundry distribution station;
  - (xiv) Printing or copying establishment;
  - (xv) Radio, television, broadcasting and transmission facility;
- (3) Purposes accessory to permitted uses;

3719.2 Shall be subject to the following requirements and restrictions:

(a) Front Lot Line	For the purposes of this zone, Queen Street West shall be deemed to be the Front Lot Line.
(b) Minimum Front Yard Setback	3.0 metres
(c) Minimum Interior Side Yard Setback	3.0 metres
(d) Minimum Exterior Side Yard Setback and to Daylight Triangle	3.0 metres
(e) Minimum Rear Yard Setback	No requirement.
(f) Minimum Setback from any lot line to any portion of a building below finished grade	0 metres
(g) Maximum Building Height (exclusive of any roof-top mechanical penthouse or architectural features)	16 storeys for the portion of the lands within 30.0 metres from the exterior side lot line.  14 storeys for the remaining portion of the lands.
(h) Minimum Ground Floor Height	4.5 metres
(i) Maximum Podium Height (exclusive of any parapets or other architectural features)	27.2 metres above the established grade.
(j) Minimum tower step-back	2.5 metres

(k) Maximum Tower Floorplate Size	800 square metres for each storey above the tenth storey.
(l) Minimum Tower Separation	25.0 metres
(m) Minimum Building Separation	12.5 metres building wall to building wall in between any buildings located in different zones on the lot.
(n) Maximum Gross Floor Area	40,000.00 square metres
(o) Maximum Lot Coverage	No requirement.
(p) Maximum Number of Dwelling Units	520 dwelling units
(q) Minimum Setback to utility infrastructure including transformers gas pads, or telecommunications infrastructure	No requirement.
(r) Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be located within a building.
(s) Rooftop Mechanical Equipment	Mechanical equipment on the roof of a building shall be screened.
(t) Ground Floor Dwelling Access	Every residential, commercial, or institutional units on the ground floor fronting onto a public street shall have entrances directly accessible from the public street.
(u) Apartment Building Street Access	The apartment building shall have an entrance with a public street frontage and directly accessible from a public street.
(v) Parking space location restrictions	Only residential vehicular visitor parking spaces and commercial visitor parking spaces may be permitted at grade.

3719.3 Until such time as the Holding (H) is lifted, lands zoned R4A-3719 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.

3719.4 The Holding (H) symbol for all or any part of the land zoned R4A-3719 (H) shall not be removed until such a time as the following condition has been met:

- (1) The landowner of the subject lands has entered into the Springbrook Community Credit Valley Secondary Plan Area 2

Cost Sharing Agreement dated May 25<sup>th</sup>, 2007, as amended (the “CSA”), and received a Clearance Letter from the Trustee appointed pursuant to the provisions of the CSA.

3719.5 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provision of the By-law which are not in conflict with those set out in Section 3719.

3720 The lands designated R3B-3720 on Schedule A to this by-law:

3720.1 Shall only be used for the following purposes:

- (1) Back to Back Stacked Townhouse Dwellings;
- (2) Back to Back Townhouse Dwellings;
- (3) Stacked Townhouse Dwellings;
- (4) Townhouse Dwellings;
- (5) Purposes accessory to permitted uses;

3720.2 Shall be subject to the following requirements and restrictions:

(a) Front Lot Line	For the purposes of this zone, Elbern Markell Drive shall be deemed to be the Front Lot Line.
(b) Minimum Front Yard Setback	3.0 metres
(c) Minimum Rear Yard Setback	3.0 metres
(d) Minimum Side Yard Setback	12.5 metres
(e) Minimum Setback from any lot line to any portion of a building below finished grade	0 metres
(f) Maximum Building Height (exclusive of any roof-top mechanical penthouse or architectural features)	4 storeys including any storeys below or partially below grade.
(g) Minimum Building Separation	12.5 metres building wall to building wall in between any buildings located in different zones on the lot.  4.5 metres between building wall to building wall in between townhouses of all types.
(h) Maximum Gross Floor Area	13,890 square metres
(i) Maximum Lot Coverage	No requirement.

(j) Maximum Number of Dwelling Units	130 dwelling units
(k) Minimum Setback to utility infrastructure including transformers gas pads, or telecommunications infrastructure	No requirement.
(l) Garbage, Refuse and Waste	All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view of a street or public thoroughfare.
(m) Parking space location restrictions	Only residential vehicular visitor parking spaces may be permitted at grade.
(n) Landscape Buffer Along Side Lot Line	Minimum width of 5.5 metres
(o) Landscape Buffer	Permits utility infrastructure including transformers, gas pads, and telecommunications infrastructure), soft landscaping and hard landscaping including retaining walls.
(p) Definition of “Back To Back Stacked Townhouse Dwelling”	“Back to Back Stacked Townhouse Dwelling” shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessibly from the outside of the building.

- 3720.3 Until such time as the Holding (H) is lifted, lands zoned R3B-3720 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.
- 3720.4 The Holding (H) symbol for all or any part of the land zoned R3B-3720 (H) shall not be removed until such a time as the following condition has been met:
- (1) The landowner of the subject lands has entered into the Springbrook Community Credit Valley Secondary Plan Area 2 Cost Sharing Agreement dated May 25th, 2007, as amended (the “CSA”), and received a Clearance Letter from the Trustee appointed pursuant to the provisions of the CSA.
- 3720.5 Shall also be subject to the requirements and restrictions relating to the R3B zone and all the general provision of the By-law which are not in conflict with those set out in Section 3720.

- (3) By deeming all lands zoned R4A-3719 and R3B-3720 as one lot for zoning purposes.
- (4) The following minimum parking space provision requirements within the lands zoned R4A-3719 and R3B-3720:

(a) Residents vehicular parking spaces:	0.9 parking space per dwelling unit
(b) Visitor vehicular parking spaces	0.2 parking space per dwelling unit
(c) Commercial parking	Per the requirements set out in Section 20
(d) Residents bicycle parking spaces:	0.1 parking space per dwelling unit
(e) Visitor bicycle parking spaces	30 parking spaces”

ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to  
content.

202\_\_ /month/day

[insert name]

Patrick Brown, Mayor

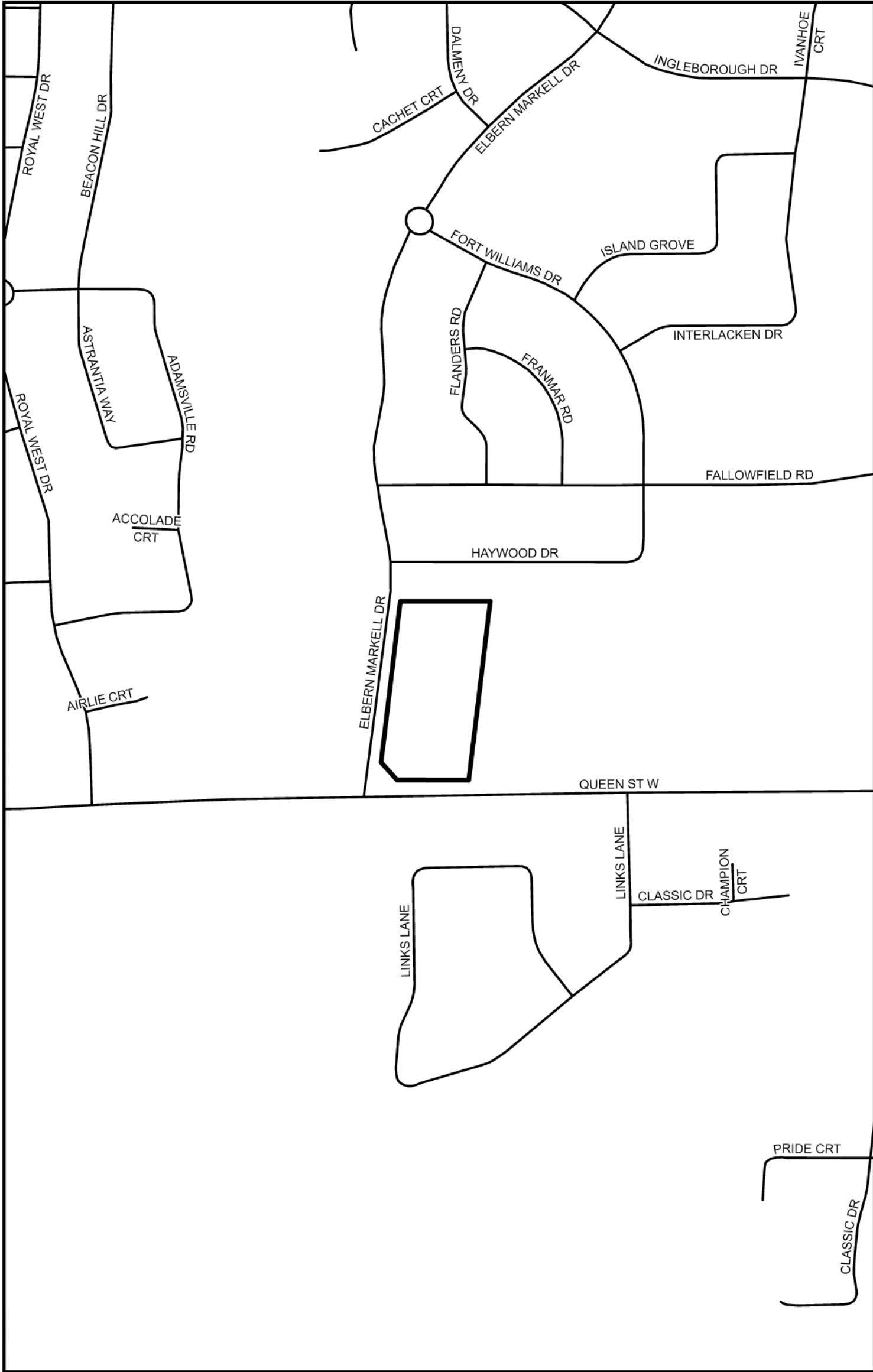
Approved as to  
form.

202\_\_ /month/day

[insert name]

Peter Fay, City Clerk

(OZS-2022-0038)



SUBJECT LANDS



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**BRAMPTON**  
Flower City



PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT

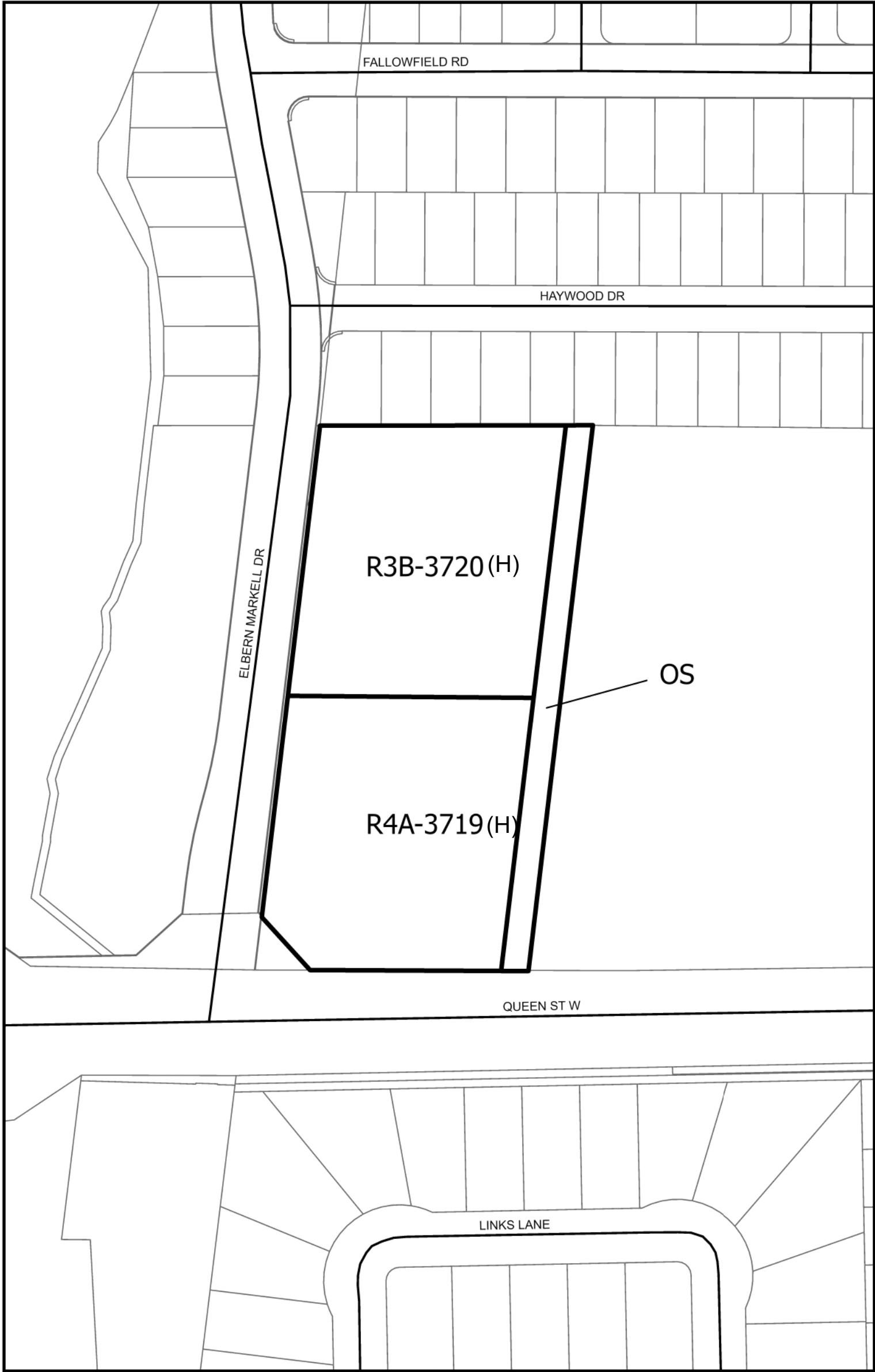
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Date: 2023/06/28

Drawn by: ckovac

**KEY MAP**

**BY-LAW** \_\_\_\_\_



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**BRAMPTON**  
**Flower City**

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2022-0039\_ZBLA

Date: 2023/07/31

Drawn by: ckovac



**PART LOT 4, CONCESSION 4 W.H.S.**

**BY-LAW** \_\_\_\_\_

**SCHEDULE A**