



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:

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

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

From:	To:
"COMMERCIAL THREE – 3065 (C3 – 3065)"	"RESIDENTIAL APARTMENT B (H) – 3728 (R4B(H) – 3728)"

(2) By adding the following Sections:

"3728 The lands designated R4B(H) – 3728 on Schedule A to this by-law:

3728.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4B Zone
- 2) Only in conjunction with a building containing an apartment dwelling, the uses permitted in the C2 Zone, except that a service station or gas bar shall not be permitted

3728.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No Requirement
- 2) Minimum Lot Width: No Requirement
- 3) Minimum Lot Depth: No Requirement
- 4) Minimum Yard Depth to a Municipal Street or Private Laneway:

- a. Kennedy Road North: 0.0 metres
- b. Vodden Street East: 1.5 metres
- c. Hansen Road North: 3.0 metres
- d. Other Municipal Street: 3.0 metres
- e. Private Laneway: 3.0 metres

- 5) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- 6) Minimum Setback for Parking Structure Below Established Grade: 0.0 metres
- 7) Minimum Tower Setback to a Municipal Street or Private Laneway:
 - a. Kennedy Road North: 3.0 metres
 - b. Vodden Street East: 4.5 metres
 - c. Private Laneway: 6.0 metres
- 8) For the purposes of this by-law a building Tower shall mean: that portion of the building located above a height of 8 storeys
- 9) Tower Stepbacks: A minimum cumulative tower stepback of 3.0 metres shall be provided for that portion of a building tower along Kennedy Road North or Vodden Street East, except that no tower stepback shall be required for up to 15% of the horizontal distance of the main exterior building face of any such tower along Kennedy Road North
- 10) Minimum Separation Distances Between Buildings:
 - a. Building Towers: 25.0 metres
 - b. Building Portions Between 4 to 8 Storeys: 15.0 metres
 - c. Building Portions Between 1 to 3 Storeys: 11.5 metres
- 11) Notwithstanding 3728.2(4), (7), (9) and (10) the following may project into the minimum yards, setbacks, stepbacks and tower/building separation distances for the distances specified:
 - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures: 0.5 metres
 - b. Canopies, balconies, decks, open-roofed porches, uncovered terraces, hydro transformer: 1.8 metres
- 12) For the purposes of this by-law, Established Grade shall mean: a geodetic elevation of 229.0 metres
- 13) Maximum Building Height: 122.0 metres, except that:
 - a. For a building located within 30.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 58.5 metres is permitted
 - b. For a building located between a distance of 30.0 metres to 90.0 metres of Vodden Street East and within 110.0 metres of Kennedy Road North, a maximum building height of 83.0 metres is permitted
 - c. For a building located within 75.0 metres of Vodden Street East and 83.0 metres of Hansen Road North, a maximum building height of 22.0 metres is permitted

14) Notwithstanding 3728.3(13), the following shall be exempt from the calculation of building height:

- a. Lighting fixtures, trellises, stair enclosures, landscape features, elevator enclosures/overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation elements, noise mitigation elements, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 3.0 metres
- b. A roof structure which is used only as an ornament or to house the mechanical equipment of any building to a maximum of 6.0 metres above the maximum permitted building height

15) Minimum Ground Floor Height 4.5 metres

16) Maximum Tower Floorplate: 800 square metres

17) Maximum Floor Space Index (FSI): 4.75

18) Maximum Number of Dwelling Units: 1,185

19) Minimum Non-Residential Gross Floor Area: 1,500 square metres

20) Maximum Lot Coverage: No Requirement

21) Minimum Landscaped Open Space: 10% of the lot area

22) Location of Motor Vehicle Parking: A maximum of 10 off-street surface motor vehicle parking spaces shall be permitted, however no off-street surface motor vehicle parking spaces shall be permitted within 25.0 metres of Kennedy Road North or 50.0 metres of Vodden Street East.

23) Motor Vehicle Parking:

- a. Minimum parking requirement for an apartment dwelling use is 0.5 parking spaces per dwelling unit for residents and 0.20 parking spaces per dwelling unit for visitors.
- b. Up to 1,501 square metres of Gross Floor Area for any commercial uses permitted in Section 3728.1 of this by-law that are located in an apartment dwelling building or mixed-use building, shall be exempt from minimum parking requirements.

24) Bicycle parking:

- a. A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit
- b. A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
- c. A maximum of 50% of the required bicycle parking shall be vertical spaces
- d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) A building or structure
 - (2) A secure area such as a supervised parking lot or enclosure; or
 - (3) Within bicycle lockers
- e. The dimensions for required bicycle parking spaces shall be:
 - (1) A horizontal bicycle parking space shall have a minimum

- length of 1.8 metres and a minimum width of 0.6 metres
- (2) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres
- f. Bicycle parking must be located on the same lot as the use or building for which it is required

- 25) Minimum Number of Loading Spaces per Building: 1 space
- 26) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall be screened from a public street
- 27) 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 from a public street or thoroughfare
- 28) For the purposes of this by-law Gross Floor Area shall mean: the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washrooms, common children's play area, common recreation amenity area, all areas associated with the parking of motor vehicles, utility areas or storage areas
- 3728.4 All lands zoned R4B – 3728 shall be treated as a single lot for zoning purposes.
- 3728.5 Holding (H):
- a) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the COMMERCIAL THREE – 3065 (C3 – 3065) zone.
- b) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
- I. A satisfactory Master Servicing Plan that includes phasing and staging requirements for water, wastewater, stormwater, and roads is submitted to the satisfaction of the Region of Peel Commissioner of Public Works and City of Brampton Commissioner of Planning, Building, and Growth Management.”

ENACTED and PASSED this ___ day of _____, 2023.

Approved as to
form.
20 __/month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
20 __/month/day
[insert name]

Peter Fay, City Clerk

