



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend 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 (Holding)– Section 3720 (R4A (H)-3720) Open Space (OS)

- (2) By adding the following sections:

“3720 The lands designated R4A-3720 on Schedule A to this by-law:

3720.1 Within 100.0 metres of the Front Lot Line, shall only be used for the following purposes:

- (1) An Apartment Dwelling;
- (2) For the first storey:
 - (i) Uses permitted under Section 21.2.1 (Commercial Two – C2 Zone) except:
 - a. A Service Station or Gas Bar;
 - b. A Garden Centre Sales Establishment that includes the outdoor storage of goods;
 - c. An Amusement Arcade;
 - d. A Taxi or Bus Station;
 - (ii) An Art Gallery;
 - (iii) An Art Studio;

- (iv) A Day Nursery;
- (v) A Medical Office;
- (vi) A Radio, Television, Broadcasting and Transmission Facility;

(3) Purposes accessory to permitted uses;

3720.2 Beyond 100.0 metres of the Front Lot Line, shall only be used for the following purposes:

- (1) Street Townhouse Dwelling;
- (2) Townhouse Dwelling;
- (3) Stacked Townhouse Dwelling;
- (4) Back To Back Townhouse Dwelling;
- (5) Back to Back Stacked Townhouse Dwelling;
- (6) Purposes accessory to permitted uses;

3720.3 Shall be subject to the requirements and restrictions:

(a) Minimum Lot Area	No requirement.
(b) Minimum Front Yard Depth	1.5 metres
(c) Minimum Interior Side Yard Width	3.5 metres
(d) Minimum Exterior Side Yard Width	3.0 metres
(e) Minimum Rear Yard Width	10.0 metres
(f)	For the purposes of this zone, Queen Street West shall be defined as the Front Lot Line and Elbern Markell shall be defined as the Exterior Lot Line.
(g) Minimum Setback from a Daylighting Triangle	0.0 metres
(h) Minimum Setback to utility infrastructure including transformers, gas pads, or telecommunications infrastructure	No requirement.
(i) Minimum separation between buildings located beyond 100.0 metres of the Front Lot Line	4.5 metres
(j) Minimum tower separation	25.0 metres
(k) Minimum podium and tower setback on the	2.5 metres

	side facing a public street for a building within 100.0 metres of the Front Lot Line	
(l)	Maximum Building Height beyond 100.0 metres of the Front Lot Line	4 storeys to the maximum of 14.0 metres.
(m)	Maximum Building Height within 100.0 metres of the Front Lot Line (exclusive of any roof-top mechanical penthouse or architectural features)	(i) 16 storeys to a maximum of 56.0 metres within 30.0 metres from the Exterior Side Lot Line. (ii) 14 storeys to a maximum of 50.0 metres beyond 30.0 metres from the Exterior Side Lot Line.
(n)	Minimum Building Height within 100.0 metres of the Front Lot Line	5 storeys to a minimum of 16.5 metres
(o)	Maximum podium height for a building within 100.0 metres of the Front Lot Line (exclusive of architectural features)	8 storeys to a maximum of 29.0 metres
(p)	Minimum floor to ceiling height for ground related units that are directly accessible from Queen Street West	4.5 metres for units within a minimum distance of 65.0 metres of the Exterior Side Lot Line.
(q)	Maximum Number of Dwelling Units	650 dwelling units
(r)	Maximum Gross Floor Area for Apartment Dwelling	43,000 square metres
(s)	Maximum tower floorplate	800.0 square metres for each storey above the tenth storey.
(t)	Minimum Landscaped Open Space	No requirement.
(u)	Minimum Landscaped Buffer Area width along the Rear Lot Line	5.5 metres
(v)	Landscape Buffer Area encroachment	Utility infrastructure including transformers, gas pads, and telecommunications infrastructure, and hard landscaping including retaining walls are permitted if the total encroachment is less than 75% of the Landscape Buffer Area.

(w) Yard encroachment	<p>(i) A Balcony, Porch or bay window may project into the Front and Side Yards by a maximum of 1.8 metres.</p> <p>(ii) Eaves, cornices and gutters may project into the Front and Side Yards by a maximum of 0.6 metres.</p> <p>(iii) Porches or decks and associated steps and ramps may encroach into a required Yard to a maximum of 1.0 metre from a Lot Line.</p>
(x) Public street access for the first storey of a Building	Every ground related residential or commercial unit that fronts onto a public street shall provide a direct access to a public street.
(y) Apartment Building street access	An Apartment Building shall have a common entrance directly accessible from a public street.
(z) 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.
(aa) Rooftop mechanical equipment	Mechanical equipment on the roof of a building shall be screened.
(bb) Maximum Lot Coverage	No requirement.
(cc) Maximum Floor Space Index	No requirement.

3720.4 Shall be subject to the following requirements and restrictions for parking:

(a) Minimum vehicular parking spaces for residents:	0.9 parking space per dwelling unit
(b) Minimum vehicular parking spaces for apartment and townhouse visitors:	0.2 parking space per dwelling unit
(c) Minimum bicycle parking spaces for residents:	0.1 parking space per dwelling unit

(d) Minimum bicycle parking spaces for apartment and townhouse visitors:	30 parking spaces
(e) Location of vehicular parking spaces	Only residential vehicular visitor parking spaces are permitted at grade.
(f) Location of bicycle parking spaces for visitors	All visitor bicycle parking spaces are permitted to be located outdoor.

3720.5 Until such time as the Holding (H) is lifted, lands zoned R4A-3720 (H) shall only be used for purposes that are legally existing at the date of the passing of this by-law.

3720.6 The Holding (H) symbol for all or any part of the land zoned R4A-3720 (H) shall not be removed until such a time as the following condition has been met:

- (1) The Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreements of which the landowner is identified as being a party.

3720.7 For the purpose of this by-law, “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.

3720.8 Shall also be subject to all requirements and restrictions and the general provision of the By-law which are not in conflict with those set out in Section 3720.

3720.9 All lands zoned R4A-3720 shall be deemed as one lot for zoning purposes.”

ENACTED and PASSED this 18th day of October, 2023.

Approved as to form. 2023/10/17 SDSR
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Approved as to content. 2023/10/16 AAP
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Patrick Brown, Mayor

Peter Fay, City Clerk