

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

**Number** \_\_\_\_\_

To amend By-law 270-2004 (known as “Zoning By-law 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 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:
RESIDENTIAL APARTMENT A – SECTION 3522 (R4A-3522)	RESIDENTIAL APARTMENT A – SECTION AAA (R4A-AAA)
RESIDENTIAL APARTMENT A – SECTION 3523 (R4A-3523)	RESIDENTIAL APARTMENT A – SECTION BBB (R4A-BBB)
RESIDENTIAL APARTMENT A (HOLDING) – SECTION 3524 (R4A(H)-3524)	RESIDENTIAL APARTMENT A (HOLDING) – SECTION CCC (R4A(H)-CCC)
	OPEN SPACE ZONE – SECTION DDD (OS-DDD)

(2) By adding thereto, the following sections:

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

AAA.1 Shall only be used for the following purposes:

1) Residential Uses:

- a) Rear Lane Townhouse Dwelling
- b) Back-to-Back Townhouse Dwelling
- c) Townhouse Dwelling
- d) Stacked Back-to-Back Townhouse Dwelling
- e) Live-Work Townhouse Dwelling
- f) Stacked Townhouse Dwelling *[Note to City staff: new addition]*
- g) Apartment Dwelling *[Note to City staff: new addition]*

2) Purposes accessory to the other permitted purposes.

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

- 1) Despite any division of the lands, including a Public Street network, all lands zoned R4A-AAA and R4A(H)-CCC shall be treated as one lot for zoning purposes.
- 2) Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane.
- 3) Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane.
- 4) There are no minimum lot depths, minimum front yard depths, minimum interior side yard depths, minimum exterior side yard depths, minimum rear yard depths, minimum lot widths, minimum lot areas, minimum or maximum lot coverages, or maximum floor space index requirements. *[Note to City staff: added max lot coverage and max floor space index]*

- 5) Where walls for rear lane townhouse dwellings, back-to-back townhouse dwellings, townhouse dwellings, stacked back-to-back townhouse dwelling, live-work dwellings and stacked townhouse dwellings are not facing a Private Lane or Private Street and are not considered a side wall (i.e. face to face separation), a central court yard shall have a minimum distance between front walls of 12 metres.
- 6) Lagerfeld Drive shall be deemed to be the front yard. **[Note to City staff: new clarification]**
- 7) Parking:
  - a) Resident parking spaces shall be provided at a rate of 1 space per unit. **[Note to City staff: new parking standard]**
  - b) Visitor parking spaces shall be provided at a rate of 0.15 spaces per unit.

AAA.3 For the purpose of this Section:

- 1) The following requirements and restrictions for a Rear Lane Townhouse Dwelling shall apply:
  - a) Minimum Dwelling Unit Width: 4.5 metres.
  - b) Minimum Setback from Front Wall of a Dwelling to the Curb of a Private Street/Lane: 4.5 metres.
  - c) Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres.
  - d) Minimum Building Separation Distance: 3.0 metres.
  - e) Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street/Lane: 1.5 metres
  - f) Minimum Setback from a garage door opening to a Private Street or Private Lane: 1.0 metres. **[Note to City staff: changed from 1.5 metres]**
  - g) Minimum Building Height:
    - i. 2 storeys abutting a Public Street, Private Street or a Private Lane.
    - ii. 3 storeys within 45 metres of a C3-SECTION 3525 zone and abutting Lagerfeld Drive.
  - h) Maximum Building Height: 3 storeys abutting a Public Street, Private Street or Private Lane.
  - i) Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
  - j) A garage shall only be accessed by a Private Lane or Private Street. **[Note to City staff: added Private Street]**
- 2) The following requirements and restrictions for a Back-to-Back Townhouse Dwelling shall apply:
  - a) Minimum Dwelling Unit Width: 5.5 metres.
  - b) Minimum Setback from Front Wall of a Dwelling to the Curb of a Private Street/Lane: 4.5.
  - c) Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres.
  - d) Minimum Building Separation Distance: 3.0 metres.
  - e) Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres.
  - f) Minimum Building Height:
    - i. 2 storeys abutting a Public Street, Private Street or a Private Lane.
    - ii. 3 storeys within 45 metres of a C3-SECTION 3525 zone and abutting Lagerfeld Drive.
  - g) Maximum Building Height: 3 storeys, excluding a stairwell enclosure.
  - h) Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
  - i) Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the required parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.

- 3) The following requirements and restrictions for a Townhouse Dwelling shall apply:

***[Note to City staff: the following provision has been removed: "Shall only be permitted within 35 metres of a Floodplain (F) zone"]***

- a) **Minimum Dwelling Unit Width: 4.9 metres. *[Note to City staff: Changed from 6.0 metres]***
- b) Minimum Setback from Front Wall of a Dwelling to the Curb of a Private Street/Lane: 4.5 metres provided that a minimum 6.0 metre setback is provided to a garage door opening.
- c) Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres.
- d) Minimum Building Separation Distance: 3.0 metres.
- e) Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres.
- f) **Minimum Depth From the rear wall of the building to the Agricultural zone: 6.0 metres. *[Note to City staff: reference to Floodplain zone has been changed to Agricultural zone as per City's zoning online mapping]***
- g) Minimum Building Height: 2 storeys *[Note to City staff: changed to a minimum of 2 storeys for all Townhouse Dwellings]***
- h) Maximum Building Height: 3 storeys.
- i) Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- j) Garage Control:
- i. Maximum garage door width shall be 2.5 metres.
  - ii. The maximum interior garage width shall be 0.6 metres wider than the permitted garage door width.
- k) The Maximum Driveway Width Shall not exceed the width of the garage.
- l) A garage shall only be accessed by a Private Lane or Private Street.
- 4) The following requirements and restrictions for a Stacked Back-to-Back Townhouse Dwelling shall apply:
- a) Minimum Dwelling Unit Width: 5.5 metres.
- b) Minimum Setback from Front Wall of a Dwelling to the Curb of a Private Street or Private Lane: 4.5.
- c) Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres.
- d) Minimum Building Separation Distance: 3.0 metres.
- e) Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres.
- f) Minimum Setback to a Private Lane: 1.5 metres.
- g) Minimum Building Height: 3 storeys.
- h) Maximum Building Height: 4.5 storeys, excluding a stairwell enclosure.
- i) Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- j) Parking shall be provided in a layby lane, a Private Lane, or Private Street. In addition, in a surface parking lot up to 25% of the required parking may be provided. Parking may also be provided in above or below grade parking structures. Parking shall not be permitted in an individual garage or driveway.
- 5) The following requirements and restrictions for a Live-Work Townhouse shall apply:
- a) The following additional uses are permitted within a Live-Work Townhouse Dwelling on the ground floor:
- i. A residential unit
  - ii. Bank, trust company and finance company
  - iii. Service shop
  - iv. Retail establishment with no outdoor storage or display
  - v. Home occupation
  - vi. Commercial, technical or recreational school
  - vii. Art gallery
  - viii. Artist and photography studio including framing
  - ix. Personal service shop

- x. Health or fitness centre
- xi. A dining room restaurant, take-out restaurant
- xii. A laundromat
- xiii. A dry cleaning and laundry distribution station
- xiv. A printing or copying establishment
- xv. A custom workshop
- xvi. An animal hospital
- xvii. A convenience store
- xviii. An office, including the office of a health care practitioner
- xix. A day nursery
- xx. A police station
- xxi. Purposes accessory to the other permitted purposes
- xxii. A billiard hall or pool hall

b) The following uses shall be prohibited:

- i. Amusement arcade
  - ii. Massage or body rub parlour
  - iii. The repair and servicing of motor vehicles or internal combustion engines
  - iv. Adult video store or adult book store
  - v. Outside storage of goods and materials
- c) Shall only be permitted fronting onto a Public Street. **[Note to City staff: changed from 35 metres of Lagerfeld Drive]**
  - d) Minimum Dwelling Unit Width: 5.5 metres. **[Note to City staff: changed from 6.0 metres]**
  - e) Minimum Setback from Front Wall of a Dwelling to the Curb of a Private Street/Lane: 4.5 metres
  - f) Minimum Setback from Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 1.0 metres. **[Note to City staff: changed from 3.0 metres]**
  - g) Minimum Separation between the Side Walls of a Dwelling: 3.0 metres
  - h) Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street or Private Lane: 1.5 metres.
  - i) Minimum Building Height: 3 storeys.
  - j) Maximum Building Height: 4.5 storeys.
  - k) Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.

6) The following requirements and restrictions for a Stacked Townhouse Dwelling shall apply **[Note to City staff: new use addition and zoning provision standards]:**

- a) Minimum Dwelling Unit Width: 4.5 metres.
- b) Minimum Setback from Front Wall of a Dwelling to the Curb of a Private Street/Lane: 4.0 metres.
- c) Minimum Setback from the Front or Side Wall of a Dwelling to a lot line abutting a Public Street: 3.0 metres.
- d) Minimum Building Separation Distance: 3.0 metres.
- e) Minimum Setback from the Side Wall of a Dwelling to the Curb of a Private Street/Lane: 1.5 metres
- f) Minimum Setback from a rear garage door opening to a Private Street or Private Lane: 1.0 metres.
- g) Minimum Building Height: 3 storeys.
- h) Maximum Building Height: 4 storeys.
- i) Minimum landscaped open space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments per 6.13 of this By-law and the permitted driveway and sidewalk shall consist of landscape open space.
- j) A garage shall only be accessed by a Private Lane or Private Street.

7) For the purpose of an Apartment Dwelling, the provisions for R4A-BBB shall apply, with the exception of the following requirements and restrictions **[Note to City staff: new use addition and zoning provisions]**

- a) Minimum Building Height: 4 storeys
- b) Maximum Building Height: 6 storeys
- c) Minimum building setback to a lot line abutting a public street, to the curb of a private lane or private street, to an R4A-BBB zone and to adjacent building: 4.5 metres.
- d) Minimum building setback to a daylight triangle: 1.0 metres.

(3) By adding thereto, the following sections:

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

BBB.1 Shall only be used for the following purposes:

- 1) Residential Uses:
  - a) An apartment dwelling
  - b) Purposes accessory to the other permitted purposes
  - c) Only in conjunction with an apartment dwelling and only on the ground floor of the same apartment building:
    - i. A retail establishment having no outside storage
    - ii. A supermarket
    - iii. A service shop
    - iv. A personal service shop
    - v. A bank, trust company, or finance company
    - vi. An office
    - vii. A dry cleaning and laundry distribution station
    - viii. A laundromat
    - ix. A dining room restaurant, a take-out restaurant
    - x. A printing or copying establishment
    - xi. A commercial, technical or recreational school
    - xii. A place of commercial recreation
    - xiii. A health or fitness centre
    - xiv. A tavern
    - xv. An animal hospital
    - xvi. A day nursery
    - xvii. An amusement arcade
    - xviii. A Ground Floor Townhouse Dwelling Unit
    - xix. Purposes accessory to the other permitted uses
- 2) Institutional Uses
  - a) Retirement Home
  - b) Nursing Home

BBB.2 Shall be subject to the following provisions:

- 1) Despite any division of the lands, including a Public Street network, all lands zoned R4A-BBB shall be treated as one lot for zoning purposes.
- 2) Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane.
- 3) Private Lane shall mean a private thoroughfare which affords only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane.
- 4) There are no minimum front yard depth, minimum interior side yard depth, minimum exterior side yard depth, minimum rear yard depth, maximum lot coverage, minimum landscaped open space, maximum lot coverage, minimum lot width, minimum lot area requirements or maximum floor space index. *[Note to City staff: added max lot coverage and max floor space index]*
- 5) “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- 6) Bovaird Drive West shall be deemed to be the front yard.

BBB.3 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Depth Between the lot line abutting Bovaird Drive West and the centre line of a Private Street or Private Lane: 40 metres. *[Note to City staff: changed from 50 metres]*
- 2) Minimum building setback to a lot line abutting Bovaird Drive West, to a public street, to the curb of a private lane or private street, to an R4A-AAA zone, an Agricultural zone, a C3 –

SECTION 3525 zone: 3.0 metres. *[Note to City staff: reference to Floodplain zone has been changed to Agricultural zone as per City's zoning online mapping and setback reduced from 4.5m to 3.0m]*

- 3) Minimum building setback to a daylight triangle: 1.0 metres. *[Note to City staff: new standard]*
- 4) Maximum building setback: 7.5 metres to a lot line abutting Bovaird Drive West. *[Note to City staff: changed from 4.5 metres]*
- 5) Minimum Residential Ground Floor Height: 3.0 metres. *[Note to City staff: clarification/changed from 4.5 metres]*
- 6) Minimum Retail Ground Floor Height: 4.5 metres. *[Note to City staff: clarification/new standard]*
- 7) Minimum Building Height:
  - a) A minimum of 60% of the building footprint must be at a minimum height of 6 storeys for a building within 12 metres of Bovaird Drive West.
  - b) In no case shall the Building Height be less than 3 storeys.
- 8) Maximum Building Height:
  - a) Maximum Building Height: 15 storeys. *[Note to City staff: changed from 9 storeys]*
  - b) Rooftop enclosures and mechanical equipment shall be excluded from the overall height calculation. *[Note to City staff: new standard]*
- 9) Minimum Landscape Buffer:

Except at approved access locations and daylight triangles, a 3-metre-wide strip shall be provided between any surface parking lot/driveway and a Private Street, Private Lane, or a lot line abutting a public street. *[Note to City staff: addition of daylight triangles]*
- 10) Continuous Street Wall:

Building walls located between the 3.0 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 50% of the available frontage along Bovaird Drive West for the development area. *[Note to City staff: changed from 60% of frontage on Bovaird Drive West]*
- 11) Angular Plane:

Notwithstanding the minimum and maximum Building Height requirements, no portion of a building that is 9 storeys or less may extend beyond a 45-degree angular plane measured from a height of 10.5 metres from the closest building face of a building in the R4A-AAA zone. *[Note to City staff: changed to apply only to a portion of a building that is 9 storeys or less and to clarify the R4A-AAA zoning boundary]*
- 12) Minimum Building Separation: 12 metres.
- 13) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
- 14) Bicycle parking:
  - a) Bicycle parking must be located on the same lot as the use or building for which it is required.
  - b) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

- c) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
  - i. A building or structure.
  - ii. A secure area such as a supervised parking lot or enclosure.
  - iii. Bicycle lockers.
- d) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- e) Dimensions:
  - i. If located in a horizontal position (on the ground): a minimum length of 1.8m and minimum width of 0.6m.
  - ii. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- f) Rates:
  - i. For Residential uses: 0.50 spaces per dwelling unit.
  - ii. For commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
  - iii. No requirement for a Retirement Home and Nursing Home.

15) No setback from Bovaird Drive West, an R4A-AAA zone, Agricultural (A) zone and a C3-SECTION 3525 zone is required for any portion of a parking garage that is below grade. ***[Note to City staff: reference to Floodplain zone has been changed to Agricultural zone as per City's zoning online mapping]***

- 16) Parking:
- a) Resident parking spaces shall be provided at a rate of 0.9 spaces per unit. ***[Note to City staff: new policy standard]***
  - b) Visitor parking spaces shall be provided at a rate of 0.15 spaces per unit.
  - c) For a Retirement Home, resident and visitor parking shall be provided at a total of 0.4 spaces per unit. ***[Note to City staff: changed from 0.65 spaces per unit]***
  - d) For a Nursing Home, resident and visitor parking shall be provided at a total of 0.35 spaces per unit. ***[Note to City staff: changed from 0.35-0.45 spaces per unit]***

(4) By adding thereto, the following sections:

“CCC The lands designated R4A(H)-CCC on Schedule A to this by-law:

CCC.1 Shall only be used for purposes permitted in the R4A-AAA zone;

CCC.2 Shall be subject to the requirements and restrictions of the R4A-AAA zone that are not in conflict with this section.

CCC.3 Until such time as the holding (H) symbol is removed, the lands zoned R4A-CCC shall only be used for the purposes permitted in an Agricultural (A) zone.

CCC.4 For the purposes of this section R4A(H)-CCC, the Holding (H) symbol shall not be removed until Phase 4 of the Lagerfeld Drive Municipal Class Environmental Assessment has been completed with a preferred alignment chosen for the extension of Lagerfeld Drive to Mississauga Road.

CCC.5 For the purposes of this section R4A(H)-CCC, the following additional requirements and restrictions shall apply:

- 1) Despite any division of the lands zoned R4A(H)-CCC and the lands zoned R4A-AAA, they shall be treated as one lot for zoning purposes.
- 2) Private Street shall mean a private thoroughfare providing primary access to abutting uses but shall not include a public street or private or public lane.

- 3) Private Lane shall mean a private thoroughfare which afford only a secondary means of access to abutting uses and which is not intended for general circulation of traffic and shall not include a private or public street or public lane.
- 4) Where walls for rear lane townhouse dwellings, back-to-back townhouse dwellings, townhouse dwellings, stacked townhouse dwellings, stacked back-to-back townhouse dwelling, live-work dwellings and stacked townhouse dwellings are not facing a Private Lane or Private Street and are not considered a side wall, the minimum distance between buildings shall be 12.0 metre.
- 5) For the purposes of this section, Lagerfeld Drive shall be deemed to be the front yard.

CCC.6 Shall be subject to the requirements and restrictions of the R4A-AAA zone and all general provisions of this by-law that are not in conflict with section R4A-CCC.4 and CCC.5.

(5) By adding thereto, the following sections:

“**DDD** The lands designated OS-DDD on Schedule A to this by-law: *[Note to City staff: new zone]*

**DDD.1** Shall be used for a Private Lane or Private Street. *[Note to City staff: addition to allow for encroachment of private street across an Open Space zone]*

**DDD.2** Shall only be used for the purposes permitted in an OS zone.

**DDD.3** Shall be subject to the requirements and restrictions of an OS zone and all general provisions of this by-law.

**(6)** Shall also be subject to the requirements and restrictions of all general provisions of this by-law, which are not in conflict with those set out in Sections AAA, BBB, CCC and DDD. *[Noted to City staff: new provision]*

READ a FIRST, SECOND and THIRD TIME and PASSED, in OPEN COUNCIL, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

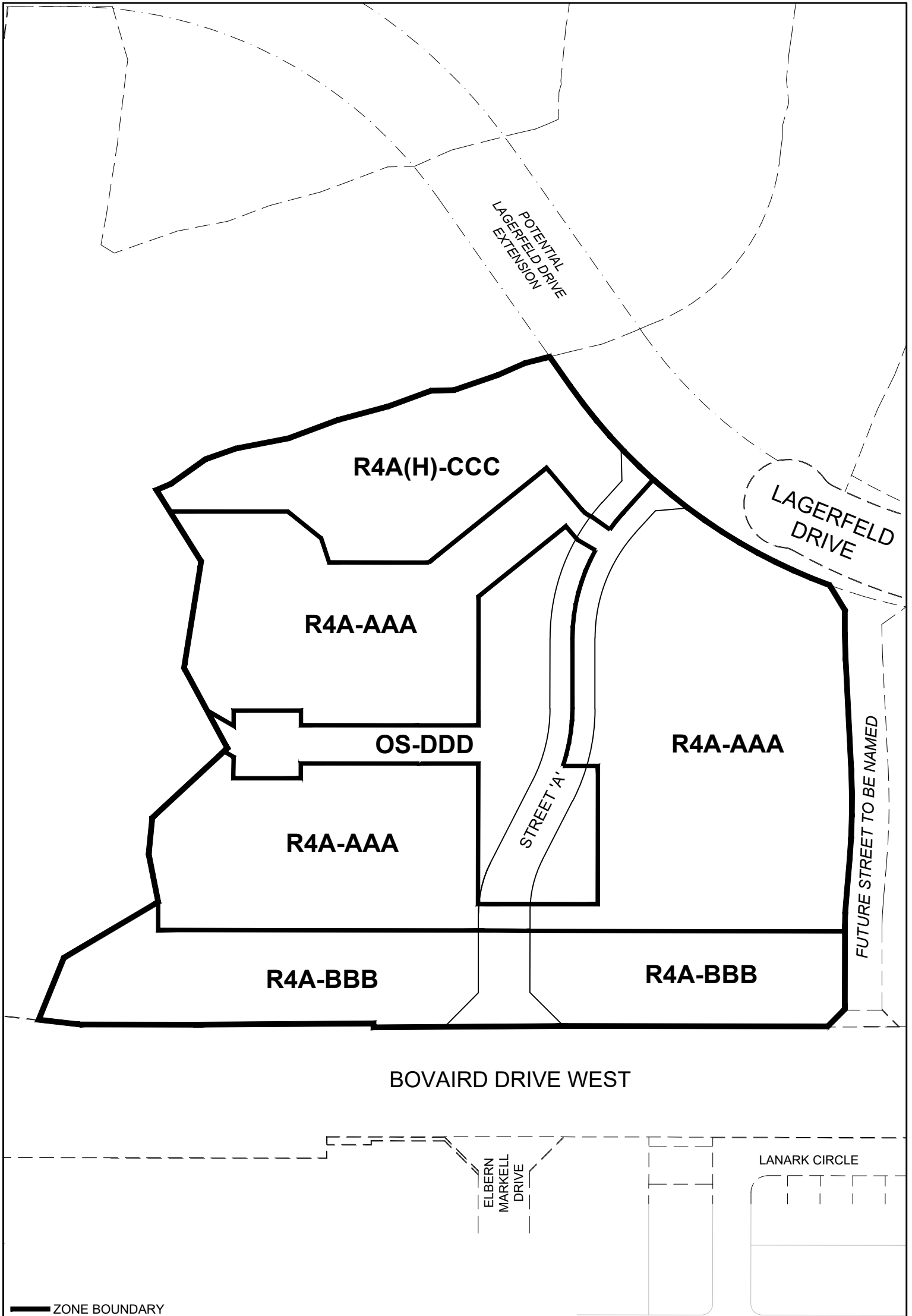
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PATRICK BROWN - MAYOR

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PETER FAY - CITY CLERK

Approved as to content:

\_\_\_\_\_  
Allan Parsons, MCIP, RPP  
Director of Planning and Land Development Services





MOUNT PLEASANT BLOCK 51-1  
BLOCK 1, 43M-1927

**CITY OF BRAMPTON**  
Planning, Design, and Development



BY-LAW \_\_\_\_\_ SCHEDULE A

1:2000

Date:  
September 2019

Drawn By: