



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 48 - 2020

To Amend Comprehensive Zoning By-law 270-2004

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 deleting Schedule C – Section 253;
 - (2) By deleting Section 253 in its entirety and replacing it with the following:

“253 The lands designated R4A(3) – 253 on Schedule A to this by-law:

 - 253.1 Shall only be used for the following purposes:
 - a. An apartment dwelling;
 - b. Purposes accessory to other permitted purposes.

 - 253.2 Shall be subject to the following requirements and restrictions:
 - 1) For the purpose of this section, the lot line abutting Queen Street East shall be the front lot line;
 - 2) Maximum Number of Dwelling Units: 1000
 - 3) Minimum Lot Area: 3.8 hectares
 - 4) Maximum Floor Space Index: 2.4
 - 5) Maximum Front Yard Depth: 13 metres
 - 6) Minimum Front Yard Depth:
 - a. To a podium: 10 metres
 - b. To a tower: 2.0 metres greater than the podium setback
 - 7) Minimum Rear Yard Depth: 10 metres
 - 8) Minimum Interior Side Yard Width:
 - a. To the wall of the building: 6.0 metres
 - b. To a balcony: 3.0 metres
 - 9) Minimum Exterior Side Yard Width: 16 metres
 - 10) Maximum Building Height:
 - a. For a podium: 15 metres
 - b. Overall Building Height: 92 metres, including the podium, the tower, and the mechanical penthouse

- 11) Minimum Building Height:
- a. For the podium: 7.0 metres
 - b. Overall Building Height: 40 metres, including the podium, the tower, and the mechanical penthouse
- 12) Maximum Building Height for buildings within 80 metres of Hanover Road: 50 metres, including the podium, the tower, and the mechanical penthouse
- 13) Maximum Gross Floor Area for an Individual Storey: 800 square metres above 9th storey
- 14) Maximum Lot Coverage: No requirement
- 15) Minimum Landscape Open Space: 55% of the lot area
- 16) Minimum Landscape Open Space strip: 5.0 metres along the lot line abutting Queen Street East
- 17) Minimum Tower Separation Distance: 25.0 metres
- 18) Parking Space Requirements:
- a. Resident Parking: 1 space/unit
 - b. Visitor Parking: 0.14 spaces/unit
 - c. A maximum of 190 parking spaces shall be permitted on a surface parking lot.
 - d. A maximum of 10 percent of required Resident Parking spaces may be tandem spaces.
- 19) An above grade parking structure shall be prohibited.
- 20) Bicycle parking:
- a. Bicycle parking must be located on the same lot as the use or building for which it is required.
 - b. A minimum 0.40 spaces per dwelling unit shall be provided.
 - c. A maximum of 50% of the required bicycle parking may be vertical spaces.
 - d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required must be located within:
 - i. A building or structure;
 - ii. A secure area such as a supervised parking lot or enclosure; or
 - iii. Within bicycle lockers.
 - e. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground/wall and attached to a heavy base such as concrete.
 - f. Dimensions:
 - i. If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.

ii. If located in a vertical position (on the wall): a minimum length of 1.2 metres and a minimum width of 0.6m.

253.3 For the purpose of this section a Podium shall be defined as follows:


“Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to as the tower, rest.”

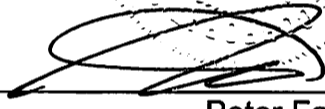
253.4 For the purpose of this Section, all lands zoned R4A(3) – 253 shall be deemed to be one lot for zoning purposes.”

ENACTED and PASSED this 11th day of March, 2020.

Approved as to
form.
2020/02/18
AWP

Approved as to
content.
2020/02/14
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk



 SUBJECT LANDS



KEY MAP

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 48-2020 being
a by-law to amend Zoning By-law 270-2004, as amended,
2 & 4 Hanover Road
File C04E06.027 – Ward 7

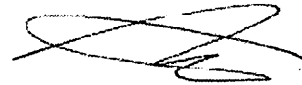
DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and say as follows:

1. I am the City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 48-2020 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 11th day of March, 2020.
3. Written notice of By-law 48-2020 as required by section 34 of the *Planning Act* was given on the 19th day of March, 2020, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. Pursuant to Ontario Regulation 149/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, the Notice previously issued on March 19, 2020 was deemed not to have been given.
5. In accordance with Ontario Regulation 278/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, the Notice was re-issued on July 7, 2020.
6. No notice of appeal was filed under section 34 of the *Planning Act* on or before the final date for filing objections.
7. By-law 48-2020 is deemed to have come into effect on the 11th day of March, 2020, in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
10th day of August, 2020)



Peter Fay



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

