



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 140 - 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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Apartment A (R4A)	Residential Apartment A – Section 2998 (R4A-2998)

(2) By adding the following Sections:

"2998 The lands designated R4A – 2998 on Schedule A to this by-law:

2998.1 Shall only be used for the purposes permitted in the R4A zone.

2298.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 0.7 hectares
- 2) Maximum Number of Units: 385
- 3) Minimum Interior Side Yard Width:
  - a. For any portion of a building 3 storeys in height or less: 7.5 metres
  - b. For any portion of a building 4 to 7 storeys in height: 10.0 metres
  - c. For any portion of a building 8 to 11 storeys in height: 16.0 metres
  - d. For any portion of the building 12 to 15 storeys in height: 21.0 metres
  - e. For any portion of the building 16 to 17 storeys in height: 26.0 metres
- 4) Minimum Rear Yard Depth:
  - a. For any portion of a building 5 storeys in height or less: 7.5 metres
  - b. For any portion of a building 6 to 7 storeys in height: 10.0 metres
  - c. For any portion of a building 8 to 11 storeys in height: 16.0 metres

- d. For any portion of the building  
12 to 17 storeys in height: 33.0 metres
- 5) Any portion of a below grade parking garage that projects less than 3.0 metres above ground level, may encroach into the required rear yard provided that it is no closer than 3.0 metres to the lot line.
- 6) Maximum Building Height: 17 storeys
- 7) Maximum Floor Space Index (FSI): 4.0
- 8) Maximum Lot Coverage: 50%
- 9) Minimum Landscaped Open Space: 30% of the lot area
- 10) For the purpose of this section, a retaining wall shall be permitted within required landscaped open space.
- 11) Minimum Ground Floor Height: 4.5 metres
- 12) Minimum Setback to a Hydro Transformer in any yard: 1.5 metres
- 13) Windows and Doors at Grade:
  - a. On the wall facing the front lot line, a minimum of 60% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
  - b. On the side walls of the building within 6.0 metres of the wall facing the front lot line, a minimum of 60% of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
- 14) Motor Vehicle Parking shall be provided in accordance with the following:
  - a. one-bedroom dwelling unit: 0.9 spaces/unit;
  - b. two-bedroom dwelling unit: 1.0 spaces/unit;
  - c. three-bedroom dwelling unit: 1.20 spaces/unit;
  - d. visitor parking: 0.15 spaces/unit.
- 15) Minimum Number of Loading Spaces: 1 space
- 16) Notwithstanding Section 6.17.2 (d)(3) of the By-law, the minimum width of an aisle leading to an at grade visitor parking space with an angle of 70 degrees up to an including 90 degrees shall be 6.0 metres.
- 17) 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 0.50 spaces per dwelling unit shall be provided.
  - c. A maximum of 50% of the required bicycle parking may be vertical spaces, the remainder shall be horizontal 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:

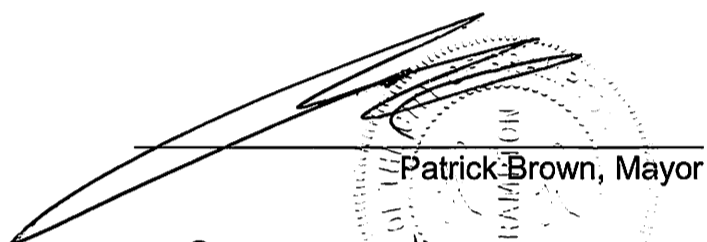
- i. If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.
- ii. If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5m.

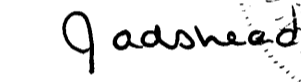
18) All garbage and refuse storage, including any containers for storage of recyclable materials, shall be located within a main building."

ENACTED and PASSED this <sup>8<sup>th</sup></sup>24<sup>th</sup> day of <sup>July,</sup>June, 2020.

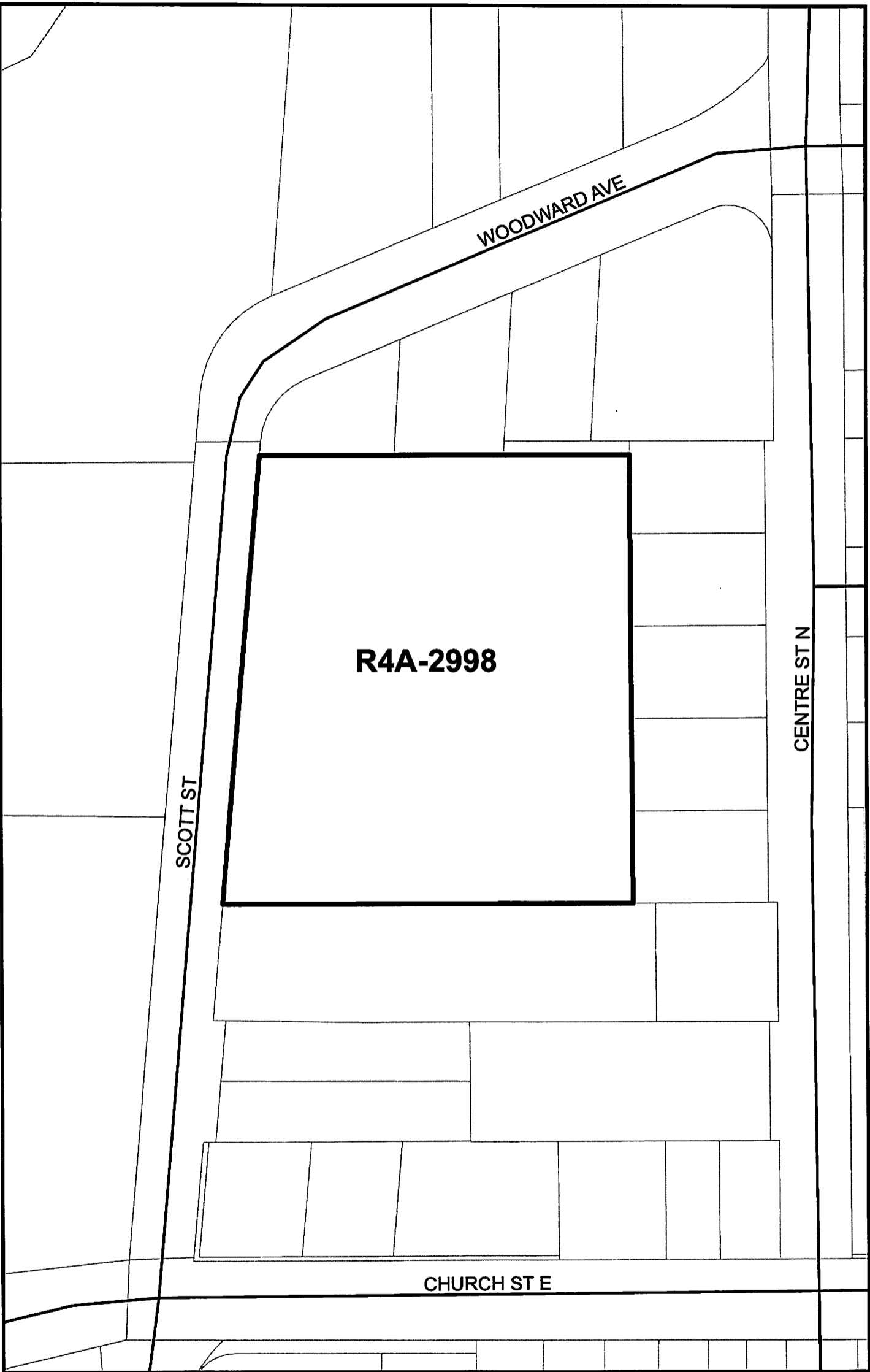
Approved as to form.  
2020/06/03  
AWP

Approved as to content.  
2020/06/01  
AAP

  
Patrick Brown, Mayor

  
Janice Adshead, Deputy Clerk  
for Peter Fay, City Clerk

(file: C01E06.054)

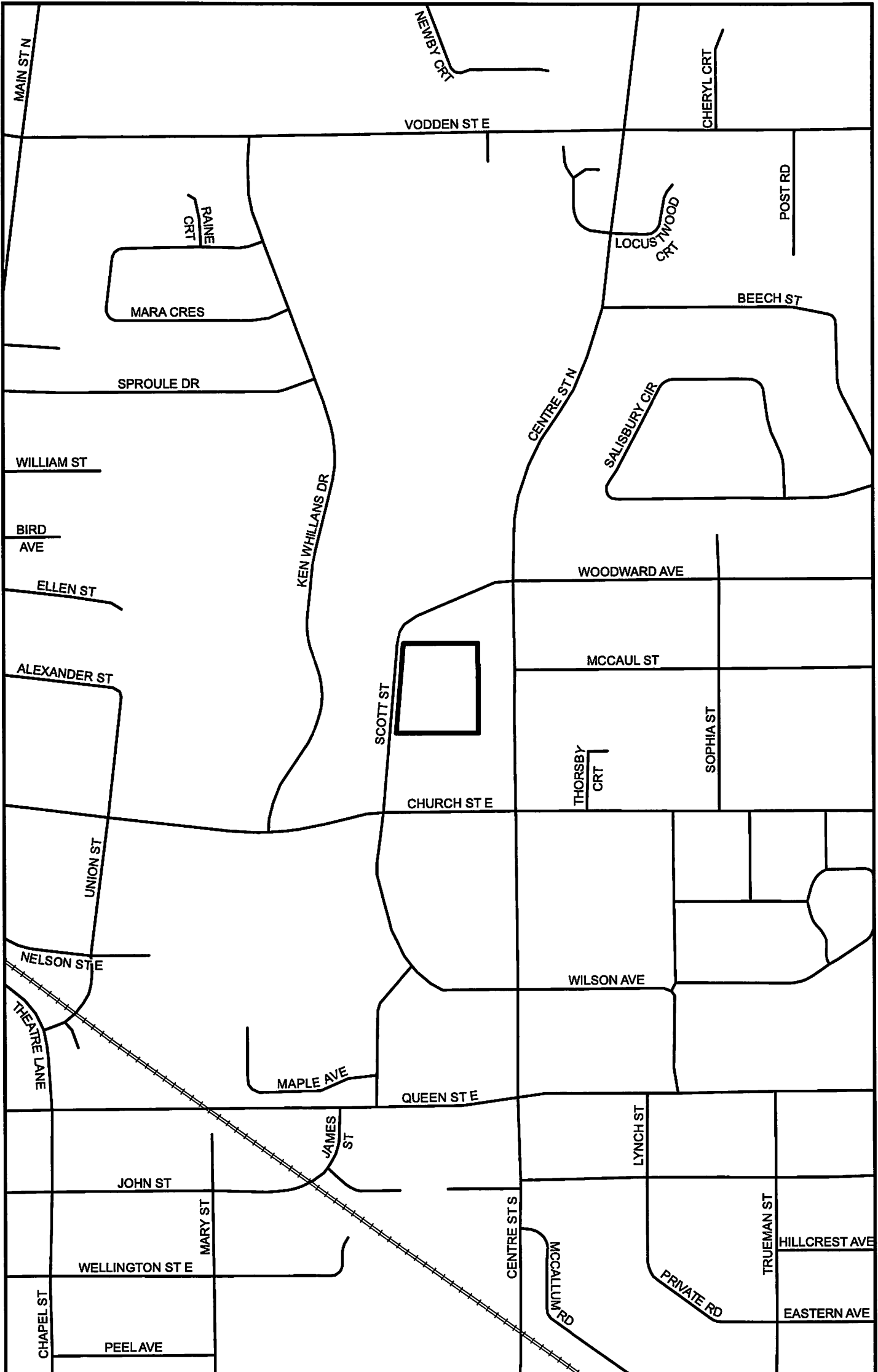


ZONE BOUNDARY



PARCEL FABRIC





 SUBJECT LANDS



IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 139-2020 being a by-law to adopt  
Official Plan Amendment OP2006-185, and By-law 140-2020 to amend Zoning By-law  
270-2004, as amended – Gagnon Walker Domes Ltd. – JTS Properties Inc.  
C01E06.054

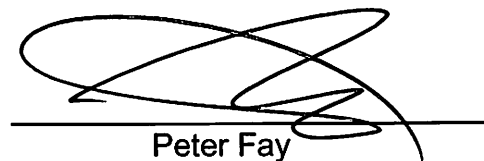
DECLARATION

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 139-2020 was passed by the Council of The Corporation of the City of Brampton at its meeting on the 8<sup>th</sup> day of July, 2020, to adopt Amendment Number OP2006-185 to the 2006 Official Plan.
3. By-law 140-2020 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 8<sup>th</sup> day of July, 2020, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 139-2020 as required by section 17(23) of the *Planning Act* was given on the 23<sup>rd</sup> day of July, 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.
5. Written notice of By-law 140-2020 as required by section 34(18) of the *Planning Act* was given on the 23<sup>rd</sup> day of July, 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.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-185, adopted by By-law 139-2020, is deemed to have come into effect on the 8<sup>th</sup> day of July, 2020, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 140-2020, is deemed to have come into effect on the 8<sup>th</sup> day of July, 2020, in accordance with Section 34(21) 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 )  
27<sup>th</sup> 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.

