



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 181 - 2020

To amend Zoning By-law 270-2004, 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 of the By-law, the zoning designation of the lands shown outlined on Schedule A attached to this by-law

From:	To:
INDUSTRIAL ONE (M1); and OPEN SPACE (OS)	RESIDENTIAL APARTMENT A Holding – SECTION 2997 (R4A (H)-2997); and OPEN SPACE (OS)

2. by adding thereto the following section:

"2997 The lands designated Residential Apartment A(H) – SECTION 2997 (R4A(H) – 2997) on Schedule A to this by-law:

2997.1 Shall only be used for:

- a) An apartment dwelling
- b) A multiple residential dwelling

2997.2 Shall be subject to the following requirements and restrictions:

- a) The Lot Line abutting Sheard Avenue shall be deemed to be the Front Lot Line;
- b) For the purposes of this By-law, the lands designated R4A(H) Section – 2997 shall be treated as one lot, notwithstanding any future severance, partition, dedication or division of the said lands that may occur following the date of adoption of this bylaw;
- c) Maximum Number of Dwelling Units - 402;
- d) Minimum Lot Area – No Requirement;
- e) Minimum Lot Width – No Requirement;
- f) Minimum Lot Depth – No Requirement;
- g) Minimum Front Yard Depth – 4.0 metres;
- h) Minimum Side Yard Width – 2.0 metres;

- i) Minimum Exterior Side Yard Width – 1.8 metres;
- j) Minimum Setback to a Daylight Triangle – 0.0 metres;
- k) Minimum Rear Yard Depth – No Requirement;
- l) Minimum Setback from Orangeville Railway Right-of-Way – 15.0 metres;
- m) Minimum Setback to lands zoned OS – 10.0 metres;
- n) Notwithstanding the requirements above, the minimum setbacks from lands zoned OS to a parking structure and associated structures below established grade shall be – 0.0 metres;
- o) Maximum Building Height
  - i. 13 storeys for an apartment dwelling;
  - ii. 4 storeys for a multiple residential dwelling, excluding rooftop access enclosures and amenities;
- p) Maximum Floor Space Index – 1.2;
- q) Minimum Parking Requirements:
  - i. 1.30 spaces (including visitors) for each unit in a multiple residential dwelling back-to-back stacked townhouse dwelling;
  - ii. 1.20 spaces (including visitors) for each unit in an apartment dwelling;

2997.3 Shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 2997.

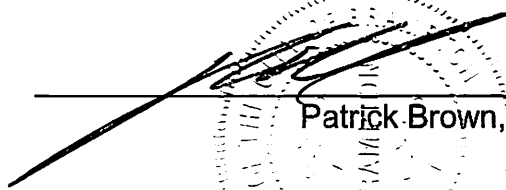
2997.4 The Holding (H)


1. Until such time as the Holding (H) symbol is lifted, the lands zoned R4A(H) Section - 2997 shall only be used for a Multiple Residential Dwelling in accordance with the requirement and restrictions of the R4A-2997 zone, and the maximum number of dwelling units shall be limited to 152.
2. The Holding (H) symbol shall not be removed until such time as a traffic impact assessment have been approved to the satisfaction of the Commissioner of Planning, Building and Economic Development”.

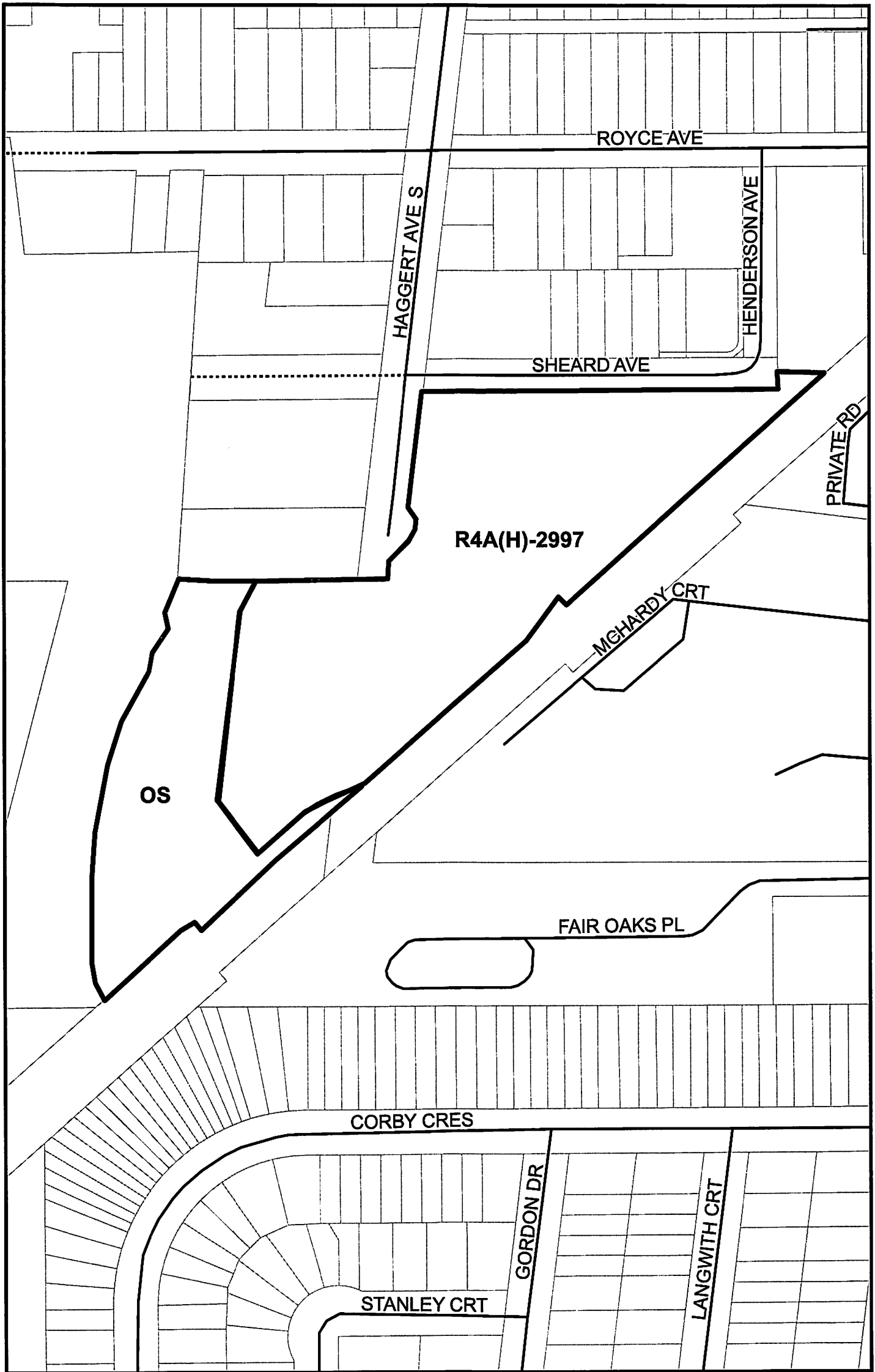
ENACTED and PASSED this <sup>16<sup>TH</sup></sup> ~~5<sup>TH</sup>~~ day of <sup>September</sup> ~~August~~, 2020.

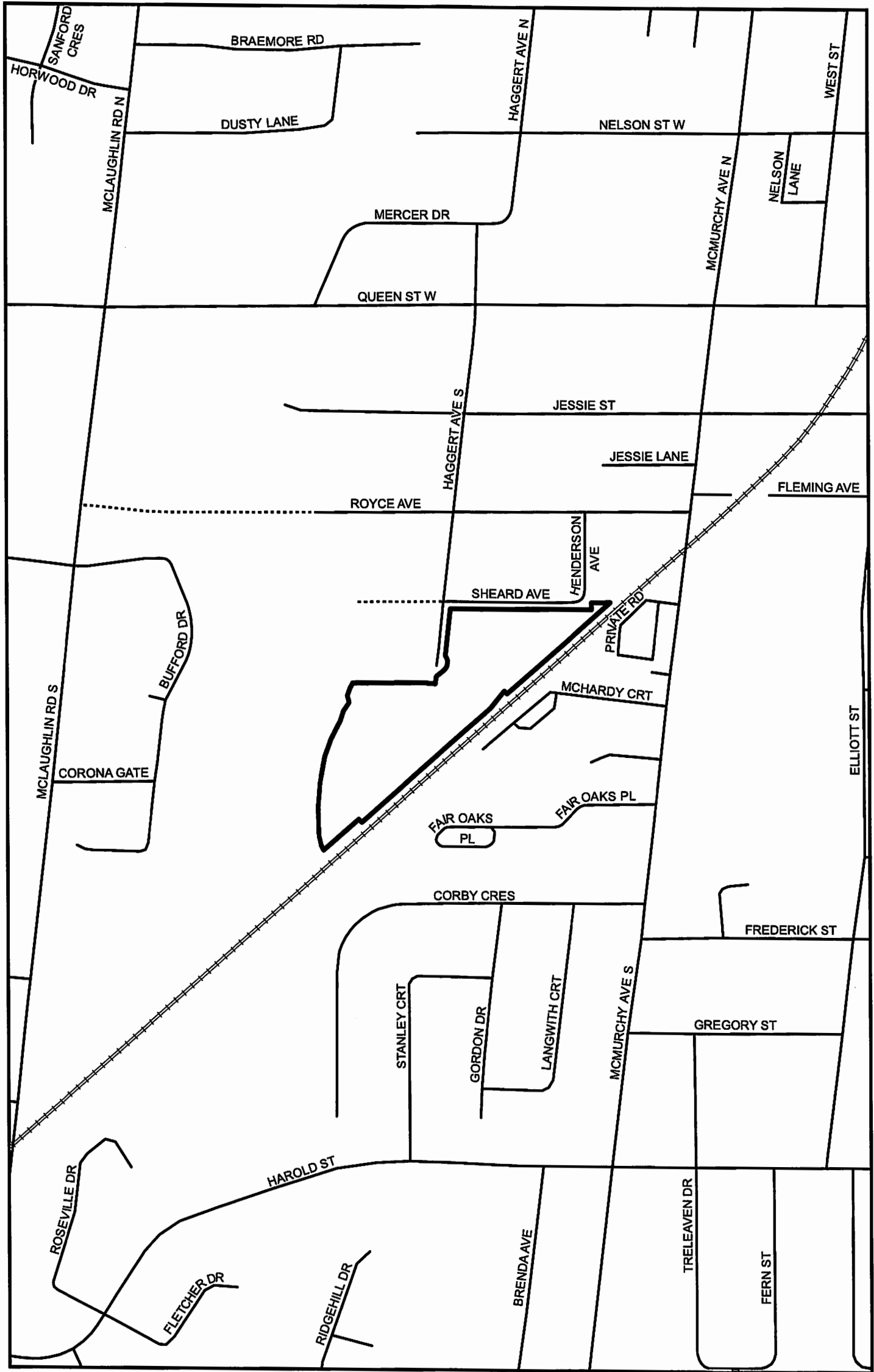
Approved as to form.  
2020/07/17  
AWP

Approved as to content.  
2020/07/17  
AAP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk





 SUBJECT LANDS

