

ATTACHMENT 2

THE CORPORATION OF THE CITY OF BRAMPTON

To amend By-law 270-2004, as amended

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

From:	To:
Recreational Commercial Section 561 (RC-561)	Residential Townhouse C - Section 2940 (R3C-2940)
	Residential Townhouse C – Section 2976 (R3C-2976)
	Open Space Zone (OS)

(2) by adding thereto the following sections:

“2940 The lands zoned R3C – 2940 on Schedule A to this by-law:

2940.1 Shall only be used for the following purposes:

- a. a street townhouse dwelling;
- b. purposes accessory to other permitted purposes.

2940.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 105 square metres per dwelling unit;
2. Minimum Lot Width:
 - a. Interior Lot: 5.5 metres
 - b. Corner Lot: 5.5 metres
3. Minimum Front Yard Depth:
 - a. 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
 - b. 6 metres to the front of any garage door opening;
4. Minimum Interior Side Yard Width: 1.2 metres, except that 0.0m is required when the side lot line coincides with a common wall between two dwelling units;
5. Maximum Building Height: 13 metres;
6. Minimum Landscaped Open Space: Each lot shall have a minimum of 22 square metres of landscaped open space in the rear yard;
7. Minimum Exterior Side Yard Width:

- a. 1.2 metres;
 - b. 0.6 metres abutting a parking area and a public walkway;
8. Minimum Rear Yard:
- a. 5 metres for units that do not have a rooftop amenity space having a minimum area of 20 square metres;
 - b. 4 metres for units containing a rooftop amenity space having a minimum area 20 square metres, provided that at least 50 percent of the rear main wall shall be setback a minimum of 5 metres from the rear lot line;
9. Minimum Distance Between Buildings: 2.4 metres;
10. Minimum Private Condominium Laneway Aisle Width: 6 metres, including an aisle providing access to parking spaces;
11. Minimum Visitor Parking Spaces: 0.23 spaces per unit;
12. Minimum Residential Parking Spaces: 2 spaces per unit;
13. Minimum Rooftop Amenity Area: 20 square metres for each unit, except where a rear yard depth of 5 metres is maintained across the width of the dwelling in which case a rooftop amenity area is not required.

"2976 The lands zoned R3C – 2976 on Schedule A to this by-law:

2976.1 Shall only be used for the following purposes:

- a. a street townhouse dwelling;
- b. purposes accessory to other permitted purposes.

2976.2 Shall be subject to the following requirements and restrictions:

1. Minimum Lot Area: 105 square metres per dwelling unit;
2. Minimum Lot Width:
 - a. Interior Lot: 5.5 metres
 - b. Corner Lot: 5.5 metres
3. Minimum Front Yard Depth:
 - a. 2.4 metres provided that the centre of the front wall of any dwelling units shall not be closer than 3 metres from the front lot line;
 - b. 6 metres to the front of any garage door opening;
4. Minimum Interior Side Yard: 1.2 metres, except that 0.0m is required when the side lot line coincides with a common wall between two dwelling units;
5. Maximum Building Height: 13 metres;
6. Minimum Landscaped Open Space: Each dwelling unit shall have a minimum of 19 square metres of landscaped open space in its rear yard;
7. Minimum Exterior Side Yard: 1.2 metres; 0.6 metres from a parking area and a public walkway;
8. Minimum Rear Yard: 3.5 metres;

9. Minimum Distance Between Buildings: 2.4 metres;
10. Minimum Private Condominium Laneway Aisle Width: 6.0 metres including an aisle providing access to parking spaces;
11. Minimum Visitor Parking Spaces: 0.23 spaces per unit, which may be provided on lands zoned R3C - 2940;
12. Minimum Residential Parking Spaces: 2 spaces per unit;
13. Minimum Rooftop Amenity Area: 20 square metres for each unit.

READ a FIRST, SECOND AND THIRD TIME, AND PASSED IN OPEN COUNCIL,

this day of 2020

Patrick Brown, Mayor

Peter Fay, City Clerk

Approved as to Content:

Richard Forward, MCIP, RPP
Commissioner

EXPLANATORY NOTE**THE PURPOSE OF BY-LAW - 20**

The purpose of By-law -20 is to amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Weston Consulting – Larencore Holdings Inc. (File No. 21T-16004B / C04W011.006).

EFFECT OF THE BY-LAW

The effect of By-law -20 is to permit 71 townhouse dwellings on a condominium road.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -20 are located at 1817 & 1831 Queen Street West, Part of Lot 5, Concession 4, West of Hurontario Street in the Geographic Township of Chinguacousy in the City of Brampton.

Any further inquiries or questions should be directed to Krista Walkey City of Brampton Planning and Infrastructure Services Department, 905-874-2089.

LPAT ZB 10-2020

ROYAL WEST DR

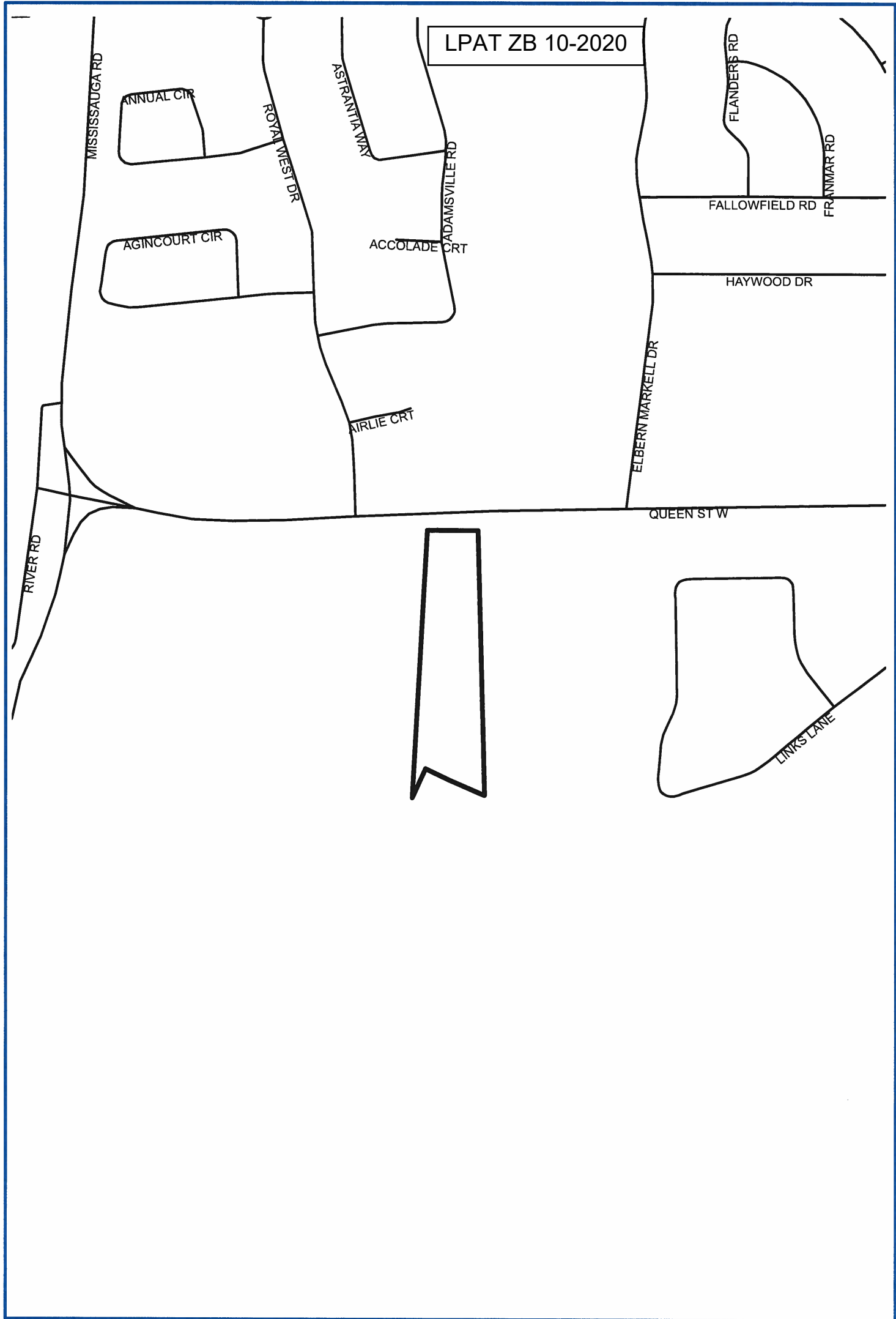
R3C-2976

QUEEN ST W

R3C-2940

OS





 SUBJECT LANDS

