



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 96-2013

To amend 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 DELETING Section 3059 in its entirety and replacing it with the following:

"3059 The lands designated R4A – 3059 on Schedule A to this by-law:

3059.1 Shall only be used for the following purposes:

- a) An apartment dwelling
- b) Purposes accessory to an apartment dwelling use.

3059.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Setback (Eastern Avenue):
7.5 metres
- b) Minimum Exterior Side Yard Setback (Kennedy Road):
 - i. 7.5 metres for any portion of the building less than 5.5 metres above grade
 - ii. For any portion of the building greater than 5.5 metres above grade, the minimum setback shall be 2.3 metres greater than the actual setback of that portion of the building less than 5.5 metres above grade
- c) Minimum Interior Yard Setback: 20.0 metres
- d) Minimum Rear Yard Setback:
 - i. 10.0 metres for any portion of the building less than 5.5 metres above grade

- ii. 16.0 metres for any portion of the building greater than 5.5 metres above grade
- e) Minimum Setback for Underground Parking Garage: 0 metres
- f) Maximum Number of Dwelling Units: 391
- g) Maximum Floor Space Index: 3.65
- h) Maximum Building Height: 29 storeys
- i) Maximum Tower Footprint:
For any tower element of a building that is within 52 metres of the rear lot line, any storey 5.5 metres or more above grade shall have a maximum floor area of 775 square metres
- j) Minimum Tower Separation:
Tower elements of a building shall have a minimum separation distance of 20.0 metres
- k) Streetwall:
The portion of the building less than 5.5 metres above grade adjacent to the exterior side lot line shall have a minimum length of at least 75% of the length of the exterior side lot line
- l) Windows and Doors at Grade:
On the portion of the wall adjacent to the exterior side lot line that is within 52 metres of the rear lot line and is less than 3.0 metres above grade, a minimum of 60% of the gross area of the wall shall have windows and/or doors
- m) Landscaped Open Space:
 - i. A minimum 0.8 metre wide landscaped strip shall be provided along the interior side lot line
 - ii. A minimum 4 metre wide landscaped strip shall be provided along the rear lot line
 - iii. A minimum of 500 square metres shall be provided as a rooftop amenity space
- n) Garbage, Refuse and Waste:
All garbage, refuse and waste containers shall be located within a building
- o) Motor Vehicle Parking and Loading:
 - i. On-site parking shall be provided in accordance with the following:
 - 1. Resident Spaces: A minimum of 1.07 spaces per dwelling unit
 - 2. Visitor Spaces: A minimum of 0.10 spaces per dwelling unit
 - ii. All parking shall be located within an underground parking garage with the exception of 38 visitor parking spaces that are permitted to be located at

grade. No at-grade parking spaces are permitted in the front or exterior side yards.

iii. A minimum of 1 loading space shall be provided.


p) The entire lands zoned R4A-3059 shall be treated as one lot for zoning purposes.

(2) by DELETING Schedule C- 3059 in its entirety.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 10TH day of April, 2013.

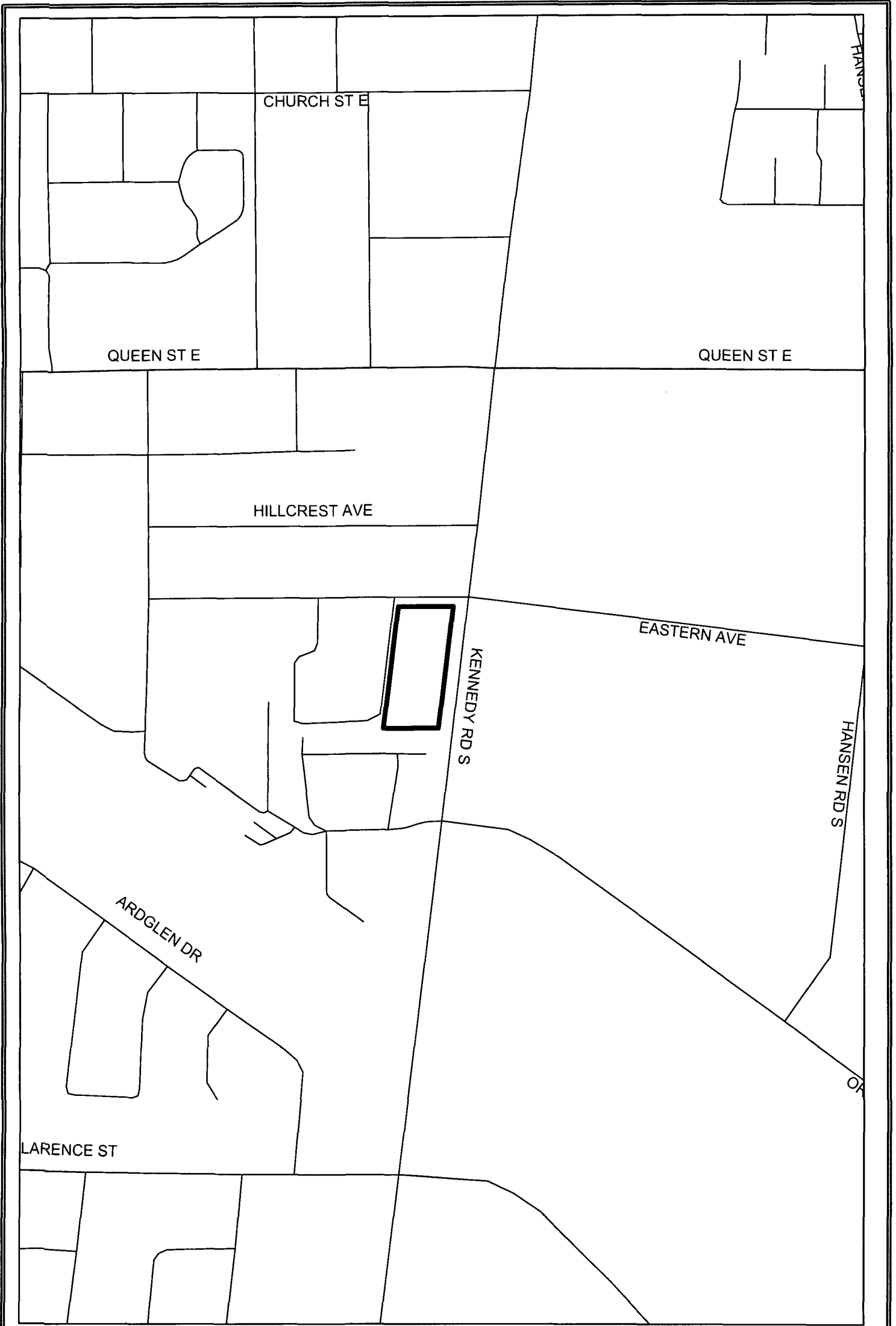

SUSAN FENNELL - MAYOR


PETER FAY - CITY CLERK

Approved as to Content:

~~for~~ 
Paul Snape
Acting Director, Development Services

APPROVED AS TO FORM
BY: <u>J.S.</u>
LEGAL SERVICES
DATE: <u>27,03,13</u>



SUBJECT LANDS



BUILT STREETS

FLOWER CITY

 PLANNING,
 DESIGN &
 DEVELOPMENT
 BRAMPTON, CA

Date: 2013 02 01 Drawn By: CJK
 File: C01E05.058zkm

Key Map By-Law 96-2013

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 95-2013 being a by-law to adopt Official Plan Amendment OP2006-084 and By-law 96-2013 to amend Zoning By-law 270-2004 as amended, Gagnon & Law Urban Planners Ltd. – Mayfair Realty Inc. (File C01E05.058)


DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

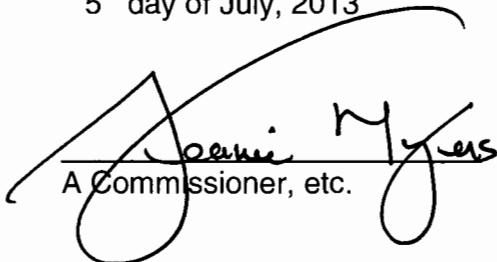
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 95-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 10th day of April, 2013, to adopt Amendment Number OP2006-084 to the 2006 Official Plan;
3. By-law 96-2013 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 10th day of April, 2013, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 95-2013 as required by section 17(23) of the *Planning Act* was given on the 19th day of April, 2013, 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 96-2013 as required by section 34(18) of the *Planning Act* was given on the 19th day of April, 2013, 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 respect 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. OP2006-084 is deemed to have come into effect on the 10th day of May, 2013, in accordance with Section 17(27) 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)
5th day of July, 2013)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.