



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 87 - 2023

To amend comprehensive 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 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Single Detached B (R1B)	Residential Apartment A(3) (R4A)(3) – Section 3698
	Residential Single Detached B (R1B)

(2) by adding thereto the following Section:

3698 The lands zoned Residential Apartment (3) -3698 on Schedule A to this By-law:

3698.1 Shall only be used for the following purposes:

- 1) Apartment Dwelling;
- 2) Stacked Townhouse Dwelling;
- 3) Back-to-Back Stacked Townhouse Dwelling; and
- 4) Purposes accessory to the other permitted purposes.

3698.2 Shall be subject to the following requirements and restrictions

- 1) For the purpose of this section, the lot line abutting Church Street East shall be deemed the front lot line.
- 2) All lands zoned R4A-3698 shall be treated as one lot for zoning purposes.
- 3) Minimum lot width: No requirement
- 4) Minimum lot depth: No requirement
- 5) Maximum Floor Space Index: 3.11
- 6) Notwithstanding Section 6.13, the following encroachments shall be permitted:
 - a. A Window bay, with or without foundations may encroach a maximum of 1.6 metres into any yard;
 - b. A Deck or Balcony may encroach a maximum of 1.8 metres into the minimum required front yard and minimum required exterior side yard;
- 7) Notwithstanding Section 6.13, air shafts shall not be subject to the setbacks and yard requirements of the zone in which they are located.

- 8) Section 10.3 shall not apply to play structures and gazebos owned by a Condominium Corporation.
- 9) Notwithstanding Section 6.10, minimum setback to utility infrastructure including hydro transformers: 0 metres.
- 10) Notwithstanding section 10.23 below grade exterior stairways may be located between the main wall of the dwelling and the flankage lot line.
- 11) Notwithstanding section 10.23 the required setback to a below grade exterior stairways in the flankage lot line is 0m.
- 12) Maximum Lot Coverage: 38%
- 13) Minimum number of parking spaces: 0.95 spaces per unit
- 14) Minimum number of visitor parking spaces: 0.20 spaces per unit
- 15) Minimum landscaped open space: 34% of the lot area
- 16) Definitions – For the purpose of this section:
 - “Air Shaft” refers to a ventilation shaft for below grade spaces.
 - “Dwelling, Back-to-Back Stacked Townhouse” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall

3698.3 the following requirements and restrictions shall apply for Stacked Townhouse Dwelling:

- 1) Maximum number of Dwelling Units: 30
- 2) Minimum dwelling unit width: 6.4 metres
- 3) Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 2.0 metres
- 4) Minimum building separation distance: 3.0 metres
- 5) Maximum Building Height: 4 storeys
- 6) Minimum Building Setbacks:
 - a. Front Yard Depth: 7.0 metres
 - b. Interior Side Yard Width: 7.0 metres
 - c. Exterior Side Yard Width: 2.0 metres
 - d. Rear Yard Depth: 10.0 metres

3698.4 the following requirements and restrictions shall apply for Stacked Back-to-Back Townhouse Dwellings:

- 1) Maximum number of Dwelling Units: 20
- 2) Minimum dwelling unit width: 6.4 metres
- 3) Minimum building separation distance: 11.0 metres
- 4) Maximum Building Height: 4 storeys
- 5) Minimum Building Setbacks:
 - a. Front Yard Depth: 32.0 metres
 - b. Interior Side Yard Width: 11.0 metres
 - c. Exterior Side Yard Width: 47.0 metres
 - d. Rear Yard Depth: 35.0 metres

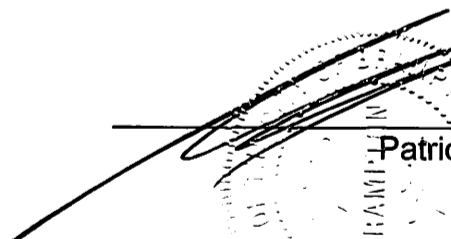
3698.5 the following requirements and restrictions shall apply for Apartment Dwellings:


- 1) Maximum number of Dwelling Units: 273
- 2) Minimum building setback to a daylight triangle: 2.2 metres
- 3) Maximum Building Height: 14 storeys
- 4) Minimum Building Setbacks:
 - a) Front Yard Depth:
 - i. For the first 4 storeys: 3.0 metres
 - ii. For any portion above the 4th storey up to and including the 11th storey: 5.0 metres
 - iii. For any portion above the 11th storey up to and including the 14th storey: 7.0 metres
 - b) Interior Side Yard Width: 0.6 metres
 - c) Exterior Side Yard Width:
 - i. For the first 4 storeys: 2.5 metres
 - ii. For any portion above the 4th storey up to and including the 11th storey: 4.5 metres
 - iii. For any portion above the 11th storey up to and including the 14th storey: 6.5 metres
 - d) Rear Yard Depth: 40.0 metres

ENACTED and PASSED this 17th day of May, 2023.

Approved as to
form.
2023/05/12
SDSR

Approved as to
content.
2023/05/12
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

(OZS-2021-0011)

MCCAUL ST

BEECH ST

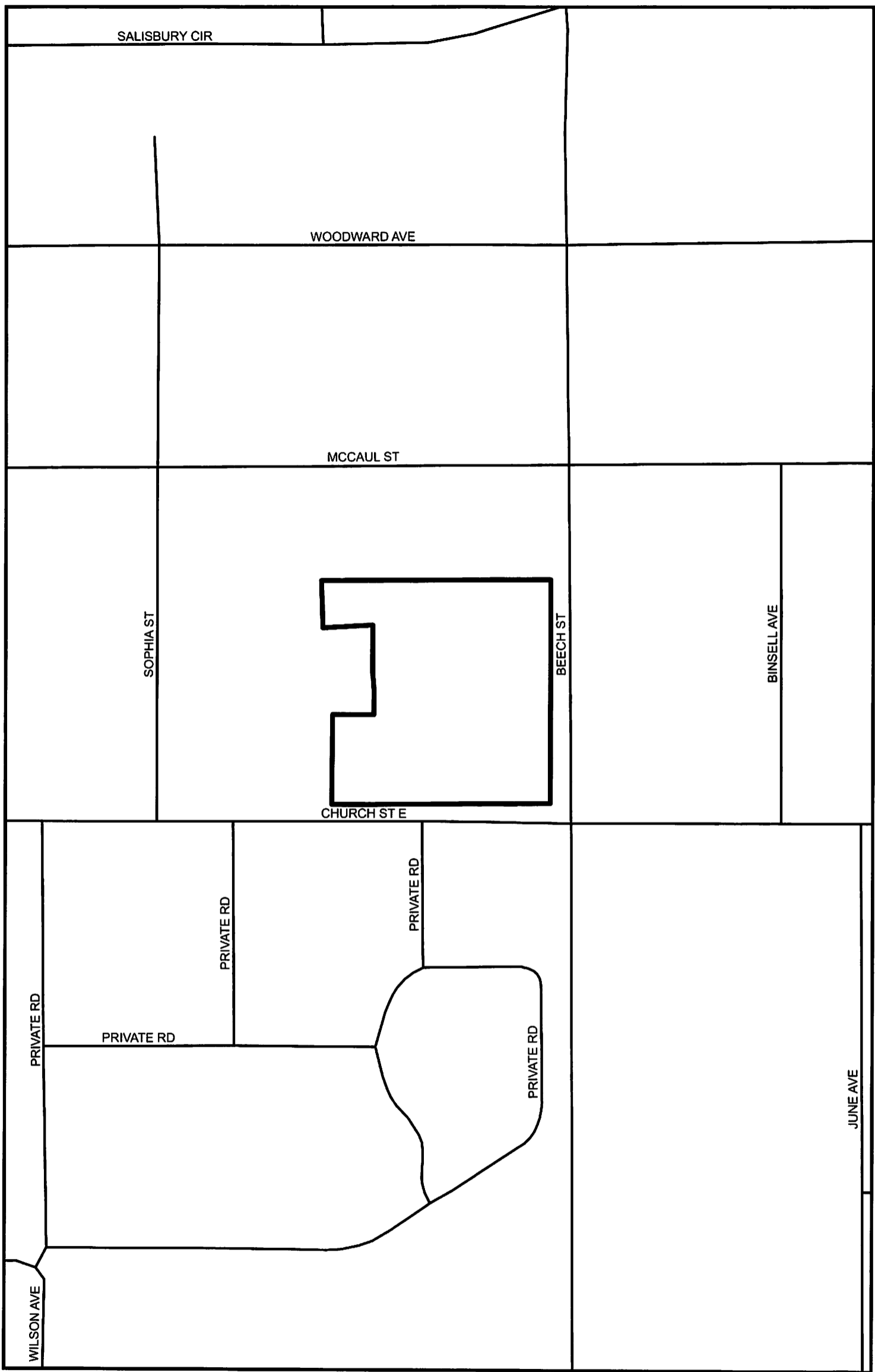
R4A(3)-3698

CHURCH STE

R1B

PRIVATE RD





 SUBJECT LANDS

