



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2024

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:
Downtown Commercial One - Holding -Special Section 3521 (DC1(H)-3521)	Downtown Commercial One (Holding) - Special Section XXXX (DC1(H) – XXXX) Downtown Commercial One (Holding) - Special Section XXXX (DC1(H) – XXXX)

(2) By adding thereto, the following section:

“XXXX The lands designated Downtown Commercial One (Holding) – Section XXXX (DC1(H) – XXXX) on Schedule A to this By-law.

XXXX.1 Shall only be used for the following purposes:

1. The uses permitted by the Downtown Commercial One (DC1) Zone;
2. Apartment Dwelling;

XXXX.2 Shall be subject to the following requirements and restrictions:

1. Maximum Gross Floor Area: 47,350 square metres
2. Minimum Gross Floor Area for all non-residential uses: 948 square metres
3. Maximum Building Heights: 120 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 6.16)
4. Minimum Front Yard Depth along Queen Street East: 3.0 Meters
5. Minimum Interior Side Yard Width (West Side): 4 Metres
6. Minimum Interior Side Yard Width (East Side): 7.5 Metres
7. Minimum Rear Yard Depth: 11 Metres
8. Notwithstanding Section 20.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses.
9. Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared during off peak hours.
10. Minimum Setback Below Grade Parking Garage to a Lot Line:
 - a) 0.0 metres,
 - b) A minimum of one loading space shall be provided for each building;
11. The minimum width for a parking aisle within a parking garage shall be 6.6 metres.
12. Minimum total Interior and Exterior Amenity Space: 3207 Square Meters
13. Maximum Floor Space Index for all uses combined: 6.0
14. Maximum Number of Dwellings: 796
15. For the purposes of this by-law the lands zoned DC1 (H)- Section XXXX should be viewed as one lot.
16. Minimum tower separation distance: 30 meters

17. Minimum podium separation distance: 14 meters

XXXX.3 shall only be used for the following purposes while the Holding (H) symbol is in place:

- 1) purposes permitted in the Downtown Commercial One (DC1) zone subject to the requirements and restrictions of the Downtown Commercial One (DC1) zone.

XXXX.4 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

- 1) Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 2) Confirmation that the proposed development demonstrates a high level of urban design with respect to building height and transition to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 3) Confirmation that the Draft Plan of Subdivision (OZS-2023-0044/ 21T-23010B) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 4) Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 5) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
- 6) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received.

XXXX.5 For the purposes of DC1(H)-XXXX

Podium: Shall mean any of various building elements that form the bottom three (3) storeys, measuring 10 metres in height, of a building and does not include the tower.

“XXXX The lands designated Downtown Commercial One (Holding) – Section XXXX (DC1(H) – XXXX) on Schedule A to this By-law.

XXXX.1 Shall only be used for the following purposes:

1. The uses permitted by the Downtown Commercial Zone
2. Apartment Dwelling
3. Day nursery

XXXX.2 Shall be subject to the following requirements and restrictions:

1. Maximum Gross Floor Area: 54,242 square metres
2. Minimum Gross Floor Area for all non-residential uses: 7555 square metres
3. Maximum Building Heights: 110 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 6.16)
4. Minimum Building Heights: 17 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 6.16)
5. Minimum Front Yard Depth along a Public Road, other than Queen Street East: 3 metres
6. Minimum Interior Side Yard Width (West Side): 4.5 Metres
7. Minimum Interior Side Yard Width (East Side): 7.5 Metres
8. Minimum Rear Yard Depth: 9.5 Metres
9. Notwithstanding Section 20.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses.
10. Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared during off peak hours.
11. Minimum Setback Below Grade Parking Garage to a Lot Line:
 - a) 0.0 metres,
 - b) A minimum of one loading space shall be provided for each building;

12. The minimum width for a parking aisle within a parking garage shall be 6.6 metres.
13. Minimum total Interior and Exterior Amenity Space: 3032 Square Meters
14. Maximum Floor Space Index for all uses combined: 6
15. Maximum Number of Dwellings: 794
16. For the purposes of this by-law the lands zoned DC (H)- Section XXXX should be viewed as one lot.
17. Minimum tower separation distance: 30 meters
18. Minimum podium separation distance: 15 meters

XXXX.3 shall only be used for the following purposes while the Holding (H) symbol is in place:

- 1) purposes permitted in the Downtown Commercial One (DC1) zone subject to the requirements and restrictions of the Downtown Commercial One (DC1) zone.

XXXX.4 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

1. Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
2. Confirmation that the proposed development demonstrates a high level of urban design with respect to building height and transition to the satisfaction of the Commissioner of Planning, Building and Growth Management.
3. Confirmation that the Draft Plan of Subdivision (OZS-2023-0044/ 21T-23010B) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.
4. Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

5. Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
6. Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received.

XXXX.5 For the purposes of DC1(H)-XXXX:

Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.

By-law Number _____-2024

ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to
form.

20__/month/day

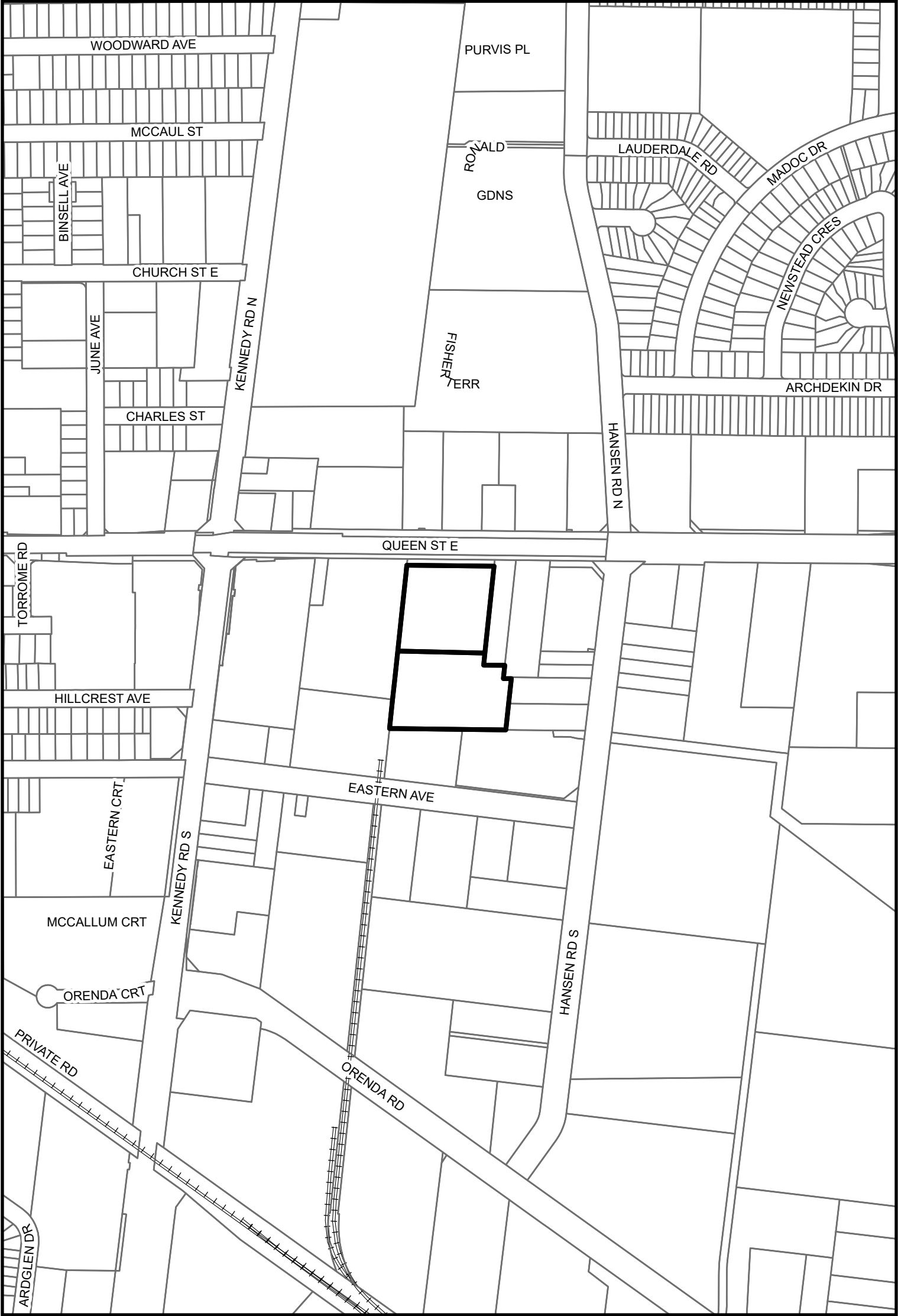
[insert name]


Patrick Brown, Mayor

Approved as to
content.

20__/month/day

[insert name]



 SUBJECT LAND



KEY MAP

Downtown Commercial One (Holding)
-Special Section XXXX (DC1(H) – XXXX

BY-LAW _____

