

DRAFT ZONING BY-LAW AMENDMENT



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

**Number** \_\_\_\_\_

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:

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:
AGRICULTURAL (A), FLOODPLAIN (F)	OFFICE COMMERCIAL – SECTION 3542 (OC-3542), FLOODPLAIN (F), AGRICULTURAL (A)

- 2) by adding thereto, as Schedule B to this by-law.

- 3) by adding thereto, the following sections:

“3542           The lands designated OC–3542 on Schedule A to this by-law:

3542.1        Shall only be used for the following purposes:

- a) An office, including the office of a health care practitioner;
- b) A hotel;
- c) A banquet hall;
- d) A conference centre;
- e) The following uses only in conjunction with uses in Section 3542.1 (a), (b), and (c), provided the total gross floor area of the accessory uses do not exceed 25% of the total gross floor areas of the uses listed in (a), (b), and (c) to a maximum total Gross Floor Area of 999 square metres.
  - i. A bank, trust company, or financial institution;
  - ii. A retail establishment;
  - iii. A convenience store;
  - iv. A dry cleaning and laundry distribution station;
  - v. A dining room restaurant, a take-out restaurant;
  - vi. A service shop;

- vii. A personal service shop, excluding a massage or body rub parlour;
- viii. A printing or copy establishment;
- ix. A commercial, technical or recreational school;
- x. A community club;
- xi. A fitness centre;
- xii. A day nurse.

3542.2 The following uses shall not be permitted;

- a) An adult entertainment parlour;
- b) An adult video store;

3542.3 Shall be subject to the following requirements and restrictions:

- a) Minimum Landscape Open Space Area, except at approved access locations:
  - i. A width of 3.0 metres along Mississauga Road and Steeles Avenue West;
  - ii. A width of 1.5 metres along a lot line.
- b) Maximum Building Height: 10 Storeys.
- c) Minimum Building Setback to a Floodplain zone shall be 10 metres;
- d) No outside storage or outdoor display or sales of goods and materials shall be permitted;
- e) No drive-through facilities are permitted;
- f) For the purposes of this Section, the lands zoned OC-3542 shall be treated as one lot for zoning purposes;
- g) For the purposes of this Section, the front lot line shall be deemed to be the Mississauga Road lot line;
- h) A total of two (2) loading spaces are to be provided.
- i) No setback from any lot line is required for any portion of the parking garage that is below grade;
- j) Minimum parking space requirements in accordance with the following:
  - i. Offices, except an office of a health care practitioner, or uses permitted in Section 3542.1 (e): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
  - ii. Banquet Hall/Conference Centre: 1 parking space for each 8 square metres of gross commercial floor area;
  - iii. Hotel: 1 parking space for every 2 bedrooms.

3542.4 Shall also be subject to the requirements and restrictions relating to the OC Zone and the general provisions of this by-law not in conflict with those set out in Sections 3542.1, 3542.2 and 3542.3

3542.5 For the purposes of Section 3542:

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious,

political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

3542.6 For the purpose of calculating minimum parking requirements on lands zoned OC-3542:

Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes.

3542.7 An office building with a minimum gross floor area of 8,500 square metres shall be located, provided and maintained in the location shown as “Office Building Area” on Schedule B to this by-law.”

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:

\_\_\_\_\_  
Allan Parsons, MCIP, RPP  
Director of Development Services  
Planning, Building and Economic Development

## **EXPLANATORY NOTE**

### **THE PURPOSE OF BY-LAW \_\_\_\_-2020**

The purpose of By-Law \_\_\_\_-2020 is to amend comprehensive Zoning By-Law 270-2004 as amended pursuant to an application by Henry Chiu Architect Ltd. – 1942411 Ontario Inc. (File T05W15.004).

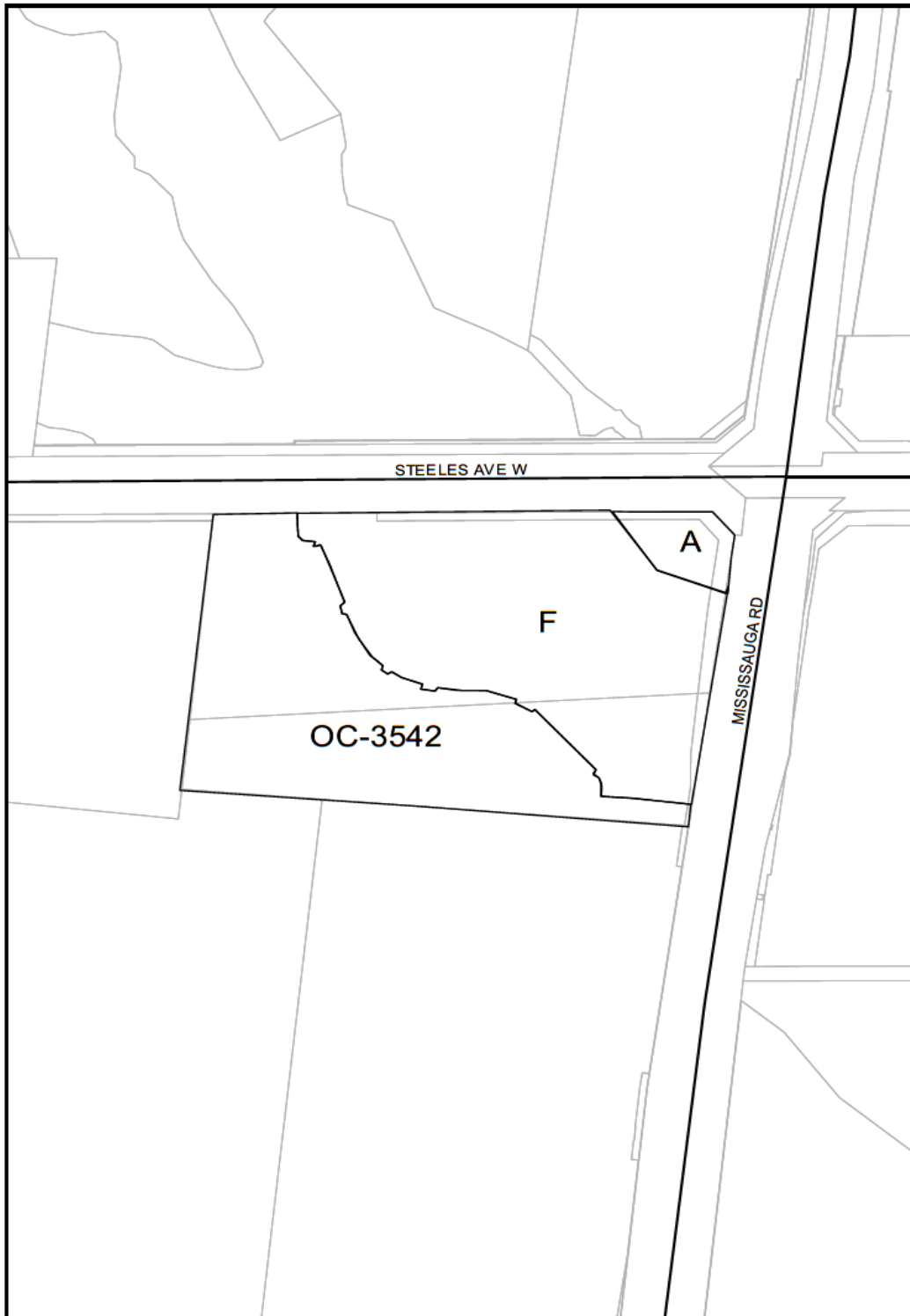
### **EFFECT OF THE BY-LAW**

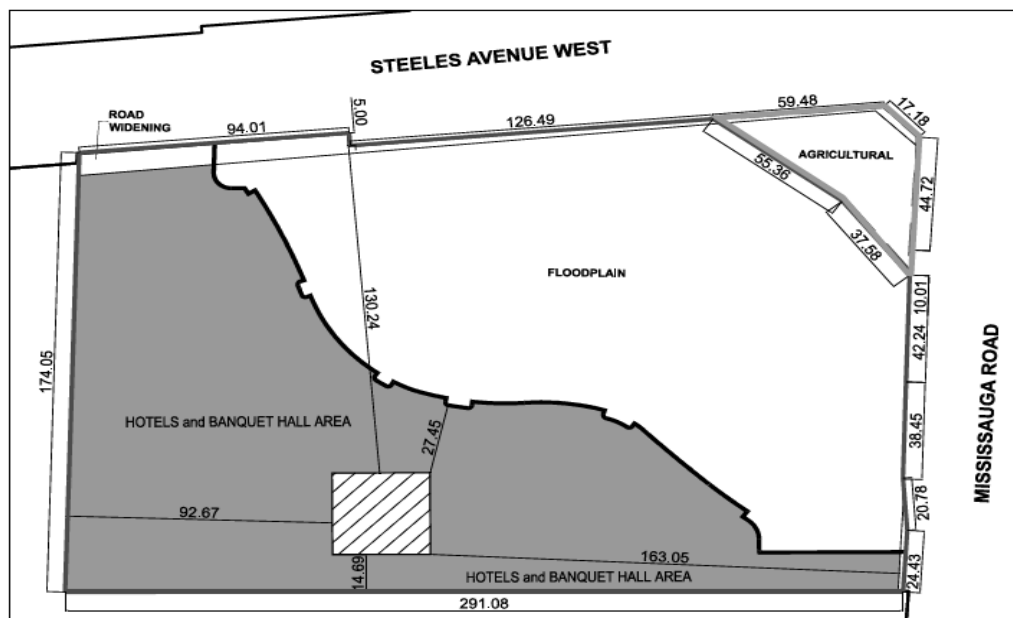
The effect of By-Law \_\_\_\_-2020 is to permit the development of the subject lands for Hotel, Office with Ground Floor Retail and Banquet Hall/Convention Centre purposes.




### **LOCATION OF LANDS AFFECTED**

The lands affected by By-Law \_\_\_\_-2020 are located on the west side of Mississauga Road, and on the south side of Steeles Avenue West, known legally as Part of Lot 15, Concession 5, W.H.S.

Any further inquiries or questions should be directed to **Nasir Mahmood**, City of Brampton Planning, Building and Economic Development Department, **905-874-2094**.





-  SUBJECT LANDS BOUNDARY
-  HOTELS and BANQUET HALL AREA
-  OFFICE BUILDING AREA

**SCHEDULE C - SECTION  
BY-LAW 270-2004**

**By-Law \_\_\_\_\_**

**Schedule B**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2020 11 06 Drawn by: CJK

File no. T05W15.004\_ZBLA\_C

