



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_ - 2021

To amend Comprehensive Zoning 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 on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law

From:	To:
"Downtown Commercial – Section 2382 (DC-2382)"	"Downtown Commercial (Holding) – Section 2382 (DC (H)-2382)"

2. by adding thereto the following section:
- "2382 The lands designated Downtown Commercial (Holding) – Section 2382 (DC (H) -2382) on Schedule A to this by-law:
- 2382.1 Shall only be used for:

- (1) An apartment dwelling
- (2) An office
- (3) Only in conjunction with an apartment dwelling or an office within the same building:
  - a) a retail establishment
  - b) a grocery store or supermarket
  - c) a service shop
  - d) a personal service shop
  - e) a bank, trust company, or financial company
  - f) a dry cleaning and laundry distribution station
  - g) a laundromat
  - h) a parking lot
  - i) a dining room restaurant, a convenience restaurant, a take- out restaurant
  - j) a printing or copying establishment
  - k) a commercial school
  - l) a temporary open air market
  - m) a place of commercial recreation
  - n) a community club
  - o) a health or fitness centre
  - p) a theatre
  - q) an art gallery or studio
  - r) a hotel

- s) an animal hospital
  - t) an administrative office of any public authority
  - u) a place of worship
- (4) purposes accessory to the other permitted purposes

2382.2 That the following uses be prohibited:

- (1) an adult video store
- (2) an adult entertainment parlour
- (3) a massage or body rub parlour
- (4) a drive-through facility
- (5) outside storage of goods, materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.

2382.3 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 2.5 metres
- 2) Minimum Rear Yard Depth: 14 metres
- 3) Minimum Exterior Side Yard: 2.5 metres
- 4) Minimum Interior Side Yard Width: 8 metres
- 5) Tower Setback:
 

The tower portions of the building must be setback a minimum of 3.0 metres from the edge of the podium for the portion of the building facing the front lot line and a minimum of 1.5 metres from the edge of the podium for the portion of the building facing the exterior side lot line.
- 6) Minimum Setback for an Underground Parking Garage: 0 metres
- 7) Maximum Building Height:
 

102 metres (33 storeys) for the westernmost tower and 93 metres for the easternmost tower (30 Storeys)
- 8) Minimum Building Height: 11 metres
- 9) Maximum Tower Floorplate:
 

750 square metres if residential uses are located in the tower
- 10) Minimum Tower Separation: 25.0 metres
- 11) Maximum Gross Floor Area: 52,045 square metres
- 12) Maximum Number of Units: 704
- 13) Minimum Ground Floor Height: 6 metres
- 14) Windows and Doors at Grade:
 

For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors.
- 15) Continuous Streetwall:
 

The Podium portion of the building shall have a minimum length of 75% of the length of entire available frontage facing Queen Street East. For the purposes of this section, “available frontage” means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

16) Motor Vehicle Parking:

- (1) Motor vehicle surface parking shall only be located within a rear and/or interior side yard.
- (2) Motor vehicle surface parking is not permitted between a building and a street.
- (3) Except for areas used for vehicular and pedestrian access, no part of a parking garage above grade shall be located within 6.0 metres of the front lot line.

17) Bicycle Parking:

In addition to the requirements of Section 20.3.4, bicycle parking shall be required for commercial uses in accordance with the following:

- (1) Parking spaces shall be provided at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided

18) Loading, Unloading and Waste Disposal and Storage:

- (1) One on-site loading space shall be provided
- (2) Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road, nor shall be located in the yard adjacent to a Residential Zone or public road;
- (3) All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

19) Outdoor Display and Sales:

The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the main use.

20) Minimum Landscaped Open Space:

- a) A minimum of 500 square metres shall be provided in a roof-top amenity space;
- c) A minimum 400 square metres of publicly accessible open space shall be provided at the corner of Queen Street and Kings Cross Road, which may also be used for outdoor display and sales associated with a permitted use and a patio associated with a restaurant;

21) Definitions – For the purpose of this section:

- “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the towers rest.
- “Tower” means either of the two portions of the building which extend upward to the top storeys and rest on the podium.

22) For the purposes of this section, the lot line abutting Queen Street East shall be the front lot line.

2382.4 That lands zoned DC-2382 shall be considered one lot for zoning purposes.

2382.5 Until such time as the Holding (H) symbol is lifted, lands zoned DC(H)-2382 shall not be developed.

2382.6 The Holding (H) symbol for all or any part of the lands zoned DC(H)-2382 shall not be removed until such time as the Region of Peel has confirmed the availability of sanitary sewage capacity for the proposed development.

AND

Until such time as appropriate noise mitigation to meet MECP requirements be approved to the satisfaction of City of Brampton Public Works and Engineering.

AND

Until such time as a Functional Servicing Report is approved to the satisfaction of the City of Brampton Public Works and Engineering Department.

ENACTED and PASSED this [enter date] day of [enter month], 2021.

Approved as to form.	
2021/ <u>month/day</u>	
<u>[insert name]</u>	<hr/> Patrick Brown, Mayor
Approved as to content.	
2021/ <u>month/day</u>	
<u>[insert name]</u>	<hr/> Peter Fay, City Clerk

