



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton 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:
Recreation Commercial – Special Exception (RC-399)	Central Area Mixed Use One – Special Exception (CMU1 - 3025);  Central Area Mixed Use One – Special Exception (CMU1 - 3026)

By adding the following Sections:

“3025 The lands designated CMU1-3025 on Schedule A to this By-law:

3025.1 Shall only be used for the following purposes:

- 1) Permitted Uses:

Residential:

- a. an apartment dwelling

Commercial uses, only on the first and/or second storey of an apartment dwelling:

- a. an office
- b. a private school
- c. a park, playground, recreational facility
- d. a bank, trust company or financial institution
- e. a retail establishment, having no outside storage
- f. a convenience store
- g. a personal service shop
- h. a printing or copying establishment
- i. a commercial, technical or recreation school
- j. a community club
- k. a health & fitness centre

- l. a day nursery
- m. an amusement arcade
- n. a place of commercial recreation
- o. a medical office

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a massage or body rub parlour
- e. a drive-through facility

3025.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this By-law, Kings Cross Road shall be the front lot line.
- 2) For the purpose of this by-law, Schedules B-1, B-2 and B-3 and associated requirements and restrictions set in Section 29.1 shall not apply.
- 3) Minimum Rear Yard setback: 19 metres, except 5 meters to an air intake shaft serving an underground parking garage
- 4) Maximum Lot Coverage: 45%
- 5) Maximum Building Height: 22 Storeys
- 6) Minimum Building Height: 6 storeys
- 7) Minimum Exterior side yard setback (to Kensington Road): 5.0 metres
- 8) Minimum Interior Side Yard setback: 8.1 metres
- 9) Minimum Front Yard setback: 3.0 metres
- 10) Maximum FSI: 3.9
- 11) Minimum Private Amenity Area: 2.0 m<sup>2</sup> per dwelling unit
- 12) Minimum Ground Floor Height: 4.5 metres
- 13) Access to an underground parking garage shall be provided from a private internal driveway.
- 14) Building Height shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms or enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.
- 15) Residential apartment dwelling units shall be permitted on all storeys.
- 16) Section 29.1.3(k) shall not apply.

3025.3 CMU1-3025 Shall be subject to the requirements and restrictions relating to the CMU1 zone and all general provisions of this by-law which are not in conflict with those set out in Section 3025 of this Amendment.”

“3026 The lands designated CMU1-3026 on Schedule A to this By-law:

3026.1 Shall only be used for the following purposes:

1) Permitted Uses:

Residential:

- a. an apartment dwelling
- b. a townhouse dwelling
- c. a stacked townhouse dwelling
- d. a stacked back-to-back townhouse dwelling
- e. a multiple residential dwelling

Commercial uses, only on the first and/or second storey of a building:

- a. an office
- b. a private school
- c. a park, playground, recreational facility
- d. a bank, trust company or financial institution
- e. a retail establishment, having no outside storage
- f. a convenience store
- g. a personal service shop
- h. a printing or copying establishment
- i. a commercial, technical or recreation school
- j. a community club
- k. a health & fitness centre
- l. a day nursery
- m. an amusement arcade
- n. a place of commercial recreation
- o. a medical office
- p. purposes accessory to the other permitted uses

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a massage or body rub parlour
- e. a drive-through facility

3026.2 For the purpose of this by-law:

- 1) For the purpose of this By-law, Kings Cross Road shall be the front lot line.
- 2) For the purpose of this by-law, Schedules B-1, B-2 and B-3 and associated requirements and restrictions set in Section 29.1 shall not apply.

3026.3 The following requirements and restrictions shall also apply to any building or use of lands existing on the date of the passing of this by-law.

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|--|-------------|
| 1) Minimum Rear Yard setback:                  | 6.0 metres  |
| 2) Minimum Interior (North) Side Yard setback: | 0.7 metres  |
| 3) Minimum Interior (South) Side Yard setback: | 3.3 metres  |
| 4) Minimum Front Yard setback:                 | 16.0 metres |

3026.4 The following requirements and restrictions shall apply to any building constructed after the date of enactment of the passing of this by-law:

- |  |             |
|--|-------------|
| 1) Minimum Rear Yard setback:                                    | 19.0 metres |
| 2) Maximum Lot Coverage:   | 45%         |
| 3) Maximum Building Height within 40 metres of Kings Cross Road: | 22 Storeys  |
| 4) Maximum Building Height beyond 40 metres of Kings Cross Road: | 6 Storeys   |

- 5) Minimum Building Height: 6 Storeys
- 6) Minimum separation distance between the wall of a building located within 40 metres of King Cross Road and a building located more than 40 metres from Kings Cross Road, shall be 17 metres, excluding stairs to an underground parking garage.
- 7) Minimum Interior (North) Side Yard setback: 11.0 metres, excluding structures to house stairwells
- 8) Minimum Interior (South) Side Yard setback: 5 metres
- 9) Minimum Front Yard setback: 3.0 metres
- 10) Maximum FSI: 2.7
- 11) Minimum Private Amenity Area: 2.0 m² per dwelling unit
- 12) Minimum Ground Floor Height: 4.5 metres
- 17) Access to any underground parking garage shall be provided from a private internal driveway.
- 13) Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms and enclosures, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling.
- 14) Residential apartment dwelling units shall be permitted on all storeys.
- 15) Section 29.1.3(k) shall not apply.
- 16) Minimum Bicycle parking for Commercial Uses: 1 parking space for each 500m2 of gross commercial floor area or portion thereof

3026.5 Shall be subject to the requirements and restrictions relating to the CMU1 zone and all general provisions of this by-law which are not in conflict with those set out in Section 3026 of this Amendment.”

ENACTED and PASSED this [enter date] day of [enter month], 2022.

Approved as to  
form.  
  
2022/04/26  
  
SDSR

Patrick Brown, Mayor

Approved as to  
content.  
  
2022/04/26  
  
AAP

Peter Fay, City Clerk