



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2022

To amend By-law 270-2004 (known as “Zoning By-law 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, the zoning designation of the lands as shown outlined on Schedule ‘A’ to this by-law:

FROM	TO
HIGHWAY COMMERCIAL TWO (HC2), RESIDENTIAL APARTMENT A (R4A)	DOWNTOWN COMMECIAL - SECTION 3655 (DC -3655)

- (2) By adding thereto, the following sections:
- “3655 The lands designated DC-3655 on Schedule A to this by-law:
- 3655.1 Shall only be used for the following purposes:
- a) An apartment dwelling
 - b) Non-residential uses:
 - i. A retail establishment with or without outdoor display and sales;
 - ii. An office;
 - iii. A grocery store;
 - iv. A supermarket;
 - v. A service shop;
 - vi. A personal service shop, excluding a massage or body rub parlour;
 - vii. A bank, trust company or financial company;
 - viii. A dry cleaning and laundry distribution station;
 - ix. A laundromat;
 - x. A dining room restaurant or take-out restaurant;
 - xi. A printing or copying establishment;
 - xii. A health or fitness centre.
 - c) Purposes accessory to other permitted uses.

- 3655.2 Shall be subject to the following requirements and restrictions:
- a) Minimum Lot Width – 30 metres
 - b) Minimum Front Yard Depth: 3.0 metres
 - c) Minimum Interior Side Yard Width: 4.5 metres
 - d) Minimum Exterior Side Yard Width:
 - i. 3.0 metres
 - ii. Notwithstanding 3655.2 (d)(i), a minimum exterior side yard width of 0.0 metres shall be permitted at the third to twelfth stories
 - e) Minimum Rear Yard Depth: 4.0 metres
 - f) Maximum Building Height: 30 storeys
 - g) Maximum number of Dwelling Units: 361
 - h) Maximum Lot Coverage: 42% of the lot area
 - i) Minimum Landscaped Open Space: 26% of the lot area
 - j) Maximum Floor Space Index: 13.46
 - k) Minimum Non-residential Gross Floor Area: 290 square metres
- 3655.3 For zoning purposes, the lands zoned DC-3655 shall be considered a single lot and the front lot line shall be deemed to be Main Street North.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 10th day of August, 2022.

Approved as to
form.

2022/07/29

SDSR

Patrick Brown, Mayor

Approved as to
content.

2022/July/28

AAP

Peter Fay, City Clerk