THE CORPORATION OF THE CITY OF BRAMPTON

## BY-LAW

Number $\qquad$ $-2022$

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 <br> TWO (HC2), RESIDENTIAL <br> APARTMENT A (R4A) | DOWNTOWN COMMECIAL - <br> SECTION 3655 (DC -3655) |

(2) By adding thereto, the following sections:
"3655 The lands designated DC-3655 on Schedule A to this bylaw:
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.
$\qquad$ - 2022
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. $\quad 3.0$ 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 $10^{\text {th }}$ day of August, 2022.


Patrick Brown, Mayor


Peter Fay, City Clerk
OZS-2021-0003

