

Draft Zoning By-law



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 COMMERCIAL - 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
- l) Notwithstanding Section 20.3.2 (a) Downtown, Central Area and Hurontario/Main Corridor Parking Requirement, the Minimum Parking Requirements shall be:
 - i. Visitors: 0.20 parking space per unit
- b) 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 _____ day of _____, 2022.

Approved as to form. _____/_____/_____ _____ [Approver's Name]

PATRICK BROWN - MAYOR

Approved as to
content.
____/____/____

[Approver's Name]

PETER FAY - CITY CLERK

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend the comprehensive Zoning By-law 270-2004 as amended pursuant to an application by Umbria Development Inc. (File: OZS-2021-0003).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to permit the use of the subject lands for a 30 storey mixed use building. The development will yield 361 residential units, and commercial space at grade.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located on the west side of Main Street North, north side of Church Street within the Downtown Brampton Secondary Plan Area 7.



