

**Draft Development Permit System By-law Amendment**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

To Amend the Main Street North Development Permit System

By-law, 230-2012, as amended

1. By-law 230-2012, as amended, is hereby further amended:
  - (1) By adding the following Section 4.2.1 to Part 4.0 Development Regulations:

“4.2.1 In this by-law and its Schedules, a district may be particularized with a suffix, consisting of the word “section”, followed by a four digit whole number (that is, a number without a decimal point); and such whole number may be preceded by a dash or be enclosed by brackets. The suffix is a reference to a Special Section in Part 4.0 of this by-law. In addition to regulations and restrictions contained in the Special Section, all regulations and restrictions of the Parent Zone (listed in Section of this by-law) before the Special Section and all other provisions shall also apply to the particular zone provided that they are not in conflict with the regulations and restrictions set out in the applicable Special Section, unless clearly indicated otherwise. There is no functional difference between any way of denoting the suffix, for example, districts described as CMU2-DPS Section 0001, CMU3-DPS Section 0001, R1B-DPS Section 0001 would all be subject to the regulations and restrictions in Section 0001 to this by-law.”

- (2) By changing the district designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Central Area Mixed Use Three – Development Permit System (CMU3-DPS)	Central Area Mixed Use Three – Section 0001 (CMU3-DPS-0001).

- (3) By adding thereto, the following Sections:
    - “0001 The lands designated CMU3-DPS-0001 on Schedule A to this by-law:
      - 0001.1 Shall only be used for the following purposes:
        - (a) Purposes permitted in the CMU2-DPS District;
        - (b) Purposes permitted in the CMU3-DPS District;
        - (c) A Retirement Home;
        - (d) Purposes accessory to the permitted uses.

0001.2 Shall be subject to the following requirements and restrictions:

- (a) Maximum Floor Space Index: 12;
- (b) Maximum Number of Dwelling Units: 1150;
- (c) Minimum Lot Area: None;
- (d) Minimum Lot Width: None;
- (e) Maximum Height: 48-storeys;
- (f) Maximum Building Floor Plate Above 6<sup>th</sup> Storey: 785 square metres;
- (g) Minimum Non-Residential Gross Floor Area at Ground Level: 1400 square metres
- (h) Minimum Distance Between Buildings Above the 6<sup>th</sup> Storey: 25 metres;
- (i) Minimum Setback From the Lot Line Abutting Main Street North to:
  - (i) The first 3-storeys: 3.0 metres;
  - (ii) Any portion of the building above 3-storeys: 5.0 metres;
  - (iii) Any portion of the building above 6-storey: 7.0 metres
- (j) Minimum Setback From the North Lot Line to any portion of the building: 6.0 metres;
- (k) Minimum Setback From the Lot Line Abutting Thomas Street to:
  - (i) The first 4-storeys: 1.5 metres;
  - (ii) Any Portion of a Building above 4-storeys: 4.0 metres;
- (l) The Minimum Setback From the Interior Side Lot Line of the Property Addressed as 195 Main Street North:
  - (i) to the first 6-storeys: 5.0 metres;
  - (ii) Above 6 storeys: 7.0 metres
- (m) Maximum Permitted Encroachment of a Balcony or Patio Into Any Required Yard Shall be 1.5 metres.
- (n) Total Number of Parking Spaces:
  - (i) Visitor Parking Spaces: 0.20 spaces per unit.
- (o) Total Number of Bicycle Parking Spaces:
  - (ii) Residential Units: 0.50 per unit
  - (iii) Non-residential Space: 1 per 500 sq. m.
- (p) Schedule 3, 4, 5, 6, 6-1A and 6-1B shall not apply.
- (q) All lands within the CMU3-DPS-0001 Designation shall be considered one lot for the purposes of this special section, and the front lot line shall be deemed to be Main Street North.

0002 A Development Permit shall not be approved until the following conditions have been fulfilled to the satisfaction of the Commissioner of Planning, Building, and Economic Development Department:

- (a) Approval of the following technical studies:
  - i. Wind Study
  - ii. Shadow Impact Study
  - iii. Traffic Impact Study
  - iv. Urban Design Brief
  - v. Archaeological Report
  - vi. Arborist Report
  - vii. Phase 1 Environmental Site Assessment (and Phase 2 Environmental Site Assessment if required)
  - viii. Geotechnical Investigation
  
- (b) Execution of a development agreement to provide Community Benefits in exchange for the increased height and density in accordance with Section 9.4.6 of the Downtown Brampton Secondary Plan Area 7 and Section 37 of the *Planning Act*.”

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

Approved as to form.  
20\_\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
20\_\_/month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(City File: OZS-2022-0011)

**EXPLANATORY NOTE**

**THE PURPOSE OF BY-LAW \_\_\_\_\_**

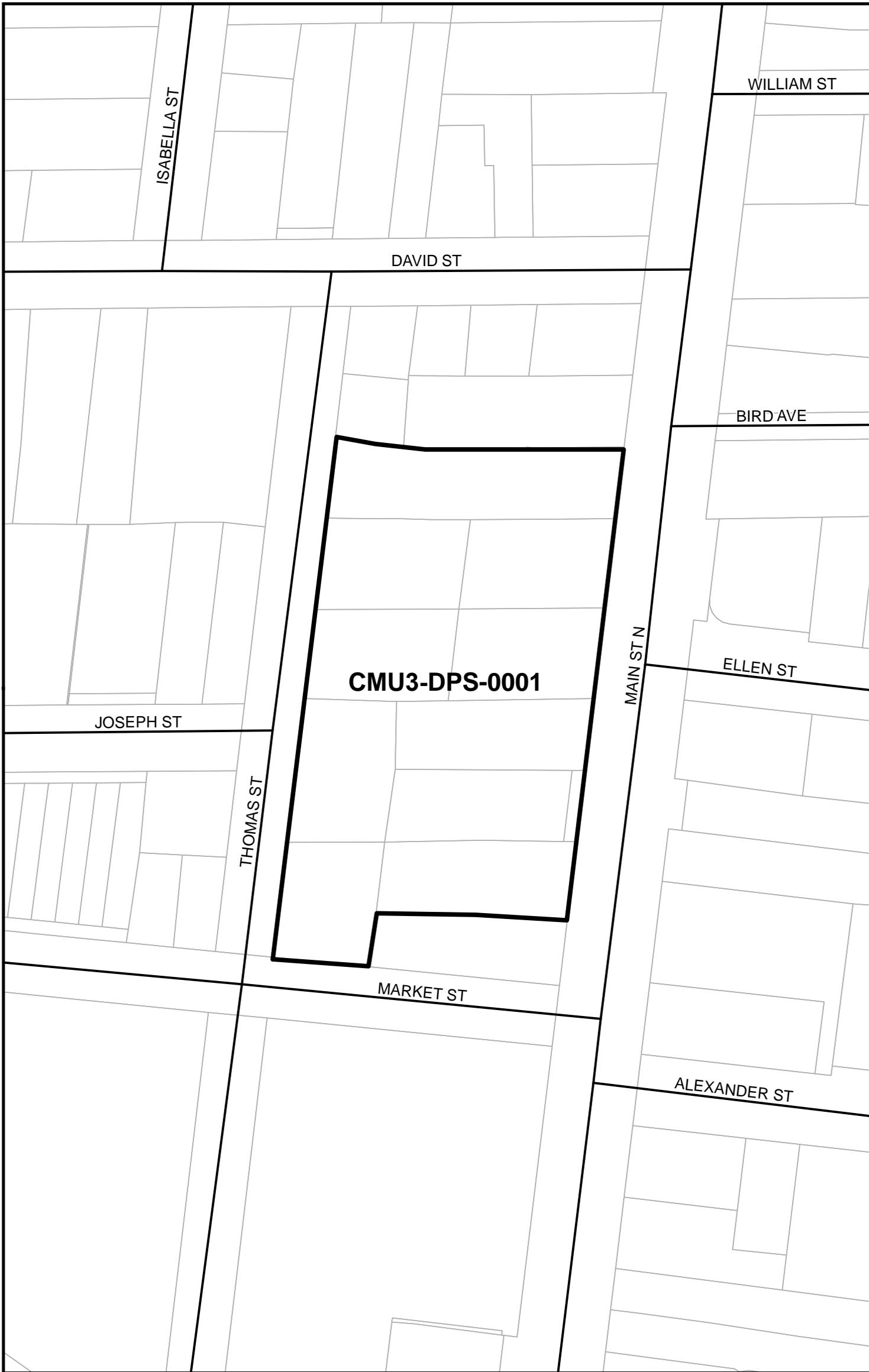
The purpose of By-law \_\_\_\_\_ is to amend the Amend the Main Street North Development Permit System By-law, 230-2012, as amended, pursuant to an application by Solmar Development Corp. (File: OZS-2022-0011).

**EFFECT OF THE BY-LAW**

The effect of By-law \_\_\_\_\_ is to permit the use of the subject lands for two 48 storey mixed use buildings. The development will yield 1149 residential units, and commercial space at grade.

**LOCATION OF LANDS AFFECTED**

The lands affected by By-law \_\_\_\_\_ are the lands bounded by Main Street North, Market Street, Thomas Street, and David Street excepting lands municipally known as 195, 223 and 227 Main Street North; 48 and 54 Thomas Street; and 5 and 7 David Street, within the Downtown Brampton Secondary Plan Area 7.



**BRAMPTON**  
Flower City



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2022-0011\_DPS\_ZBLA

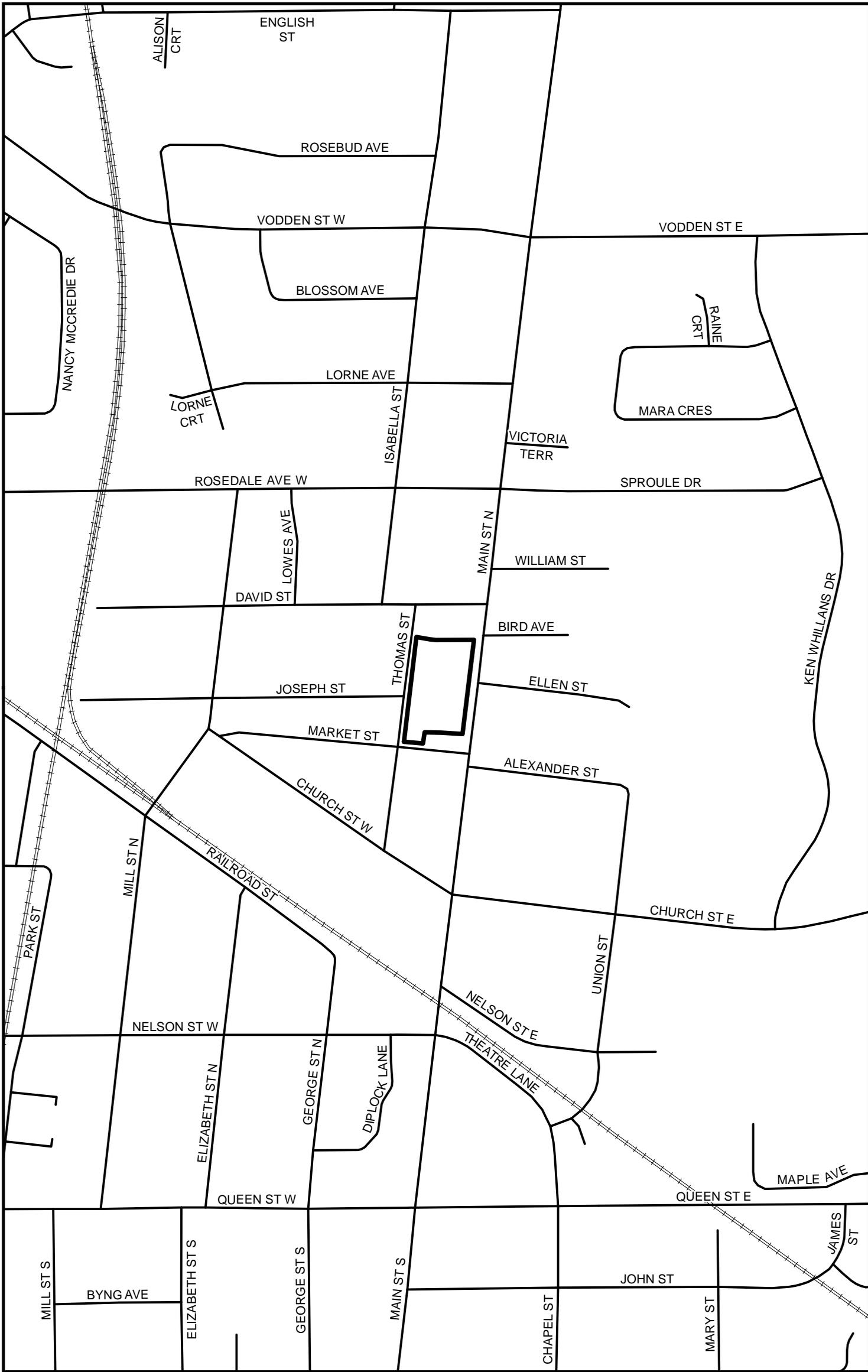
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**PART LOTS 6&7, CONCESSION 1 W.H.S.**

BY-LAW \_\_\_\_\_

**SCHEDULE A**



 SUBJECT LANDS



**KEY MAP**