



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 Schedule ‘A’ thereto, the zoning designation of the lands as shown outlined in Schedule A to this by-law:

From:	To:
Downtown Commercial One (DC1) Residential Extended One (R2B(1))	Downtown Commercial One – Section DC1 3657

(2) By adding thereto the following Section:

“3657.1 The lands designated DC1-Section 3657 on Schedule A to this By-law:

3657.2 Shall only be used for the following purposes:

- a) The commercial uses permitted under Downtown Commercial 1 (DC1) (a) and (c);
- b) A community centre;
- c) An Apartment dwelling; and
- d) The purposes accessory to the other permitted uses

3657.3 Notwithstanding the provisions of Section 6.13, balconies, architectural features, cladding, parapets, canopies, antennas, and railings are permitted to project 1.5 metres into any minimum required yard.

3657.4 Shall be subject to the following requirements and restrictions::

- a) Minimum Front Yard:
 - I. The first 2 storeys: 1.5 metres
 - II. Any portion above the 2nd storey up to and including 9th storey: 0.0 metres
 - III. Any portion above 9th storey: 1.5 metres
- b) Minimum Exterior Side Yard:
 - I. The first 2 storeys: 2.0 metres
 - II. Any portion above the 2nd storey up to and including 9th storey: 0.0 metres
 - III. Any portion above 9th storey: 2.1 metres
- c) Minimum Rear Yard: 2.0 metres
- d) Minimum Interior Side Yard:
 - I. Abutting a Commercial Zone: 0.0 metres
 - II. Abutting a zone other than a Commercial Zone: 1.5 metres
- e) Maximum Building Height: 152.0 metres
- f) Notwithstanding (e) above, the following equipment and structures may project beyond the permitted maximum height of a building:
- g) Maximum Floor Space Index (FSI) 11.5
- h) Maximum Building Floor Plate above 9th storey: 880 square metres
- i) Minimum distance between Buildings on the site above 9th storey: 25 metres (measured from main wall to main wall)
- j) Maximum encroachment into the George Street and Nelson Street daylight triangle at 13.0 metres above the established grade: 1.5 metres
- k) The parking of motor vehicles on a lot is subject to the following provisions:
 - I. All motor vehicle parking on a lot shall be located within a parking garage
 - II. No setback from any lot line is required for any portion of a parking garage that is below grade

- III. No portion of a parking garage is permitted to be located any closer to an interior side or rear lot than any other building on a lot.
- IV. Any portion of a parking garage that is below grade is permitted to encroach a maximum of 1.1 m into the abutting road right-of-way, subject to an encroachment agreement.

- l) There shall be no habitable space below the Regional Storm flood elevation.
- m) A designated emergency access (for residential and hotel uses) to the outside of the building shall be established at a minimum of the Regional storm flood elevation unless an emergency access is provided outside of the Regulatory Floodplain Limit.
- n) For the purposes of this Bylaw, *Established Grade* shall be 211.75 metres.

3657.5) Definitions – For the purpose of this section:

- a) **BUILDING FLOOR PLATE:** shall mean the available floor plate area measured from the interior face of all exterior walls.

Approved as to
form.

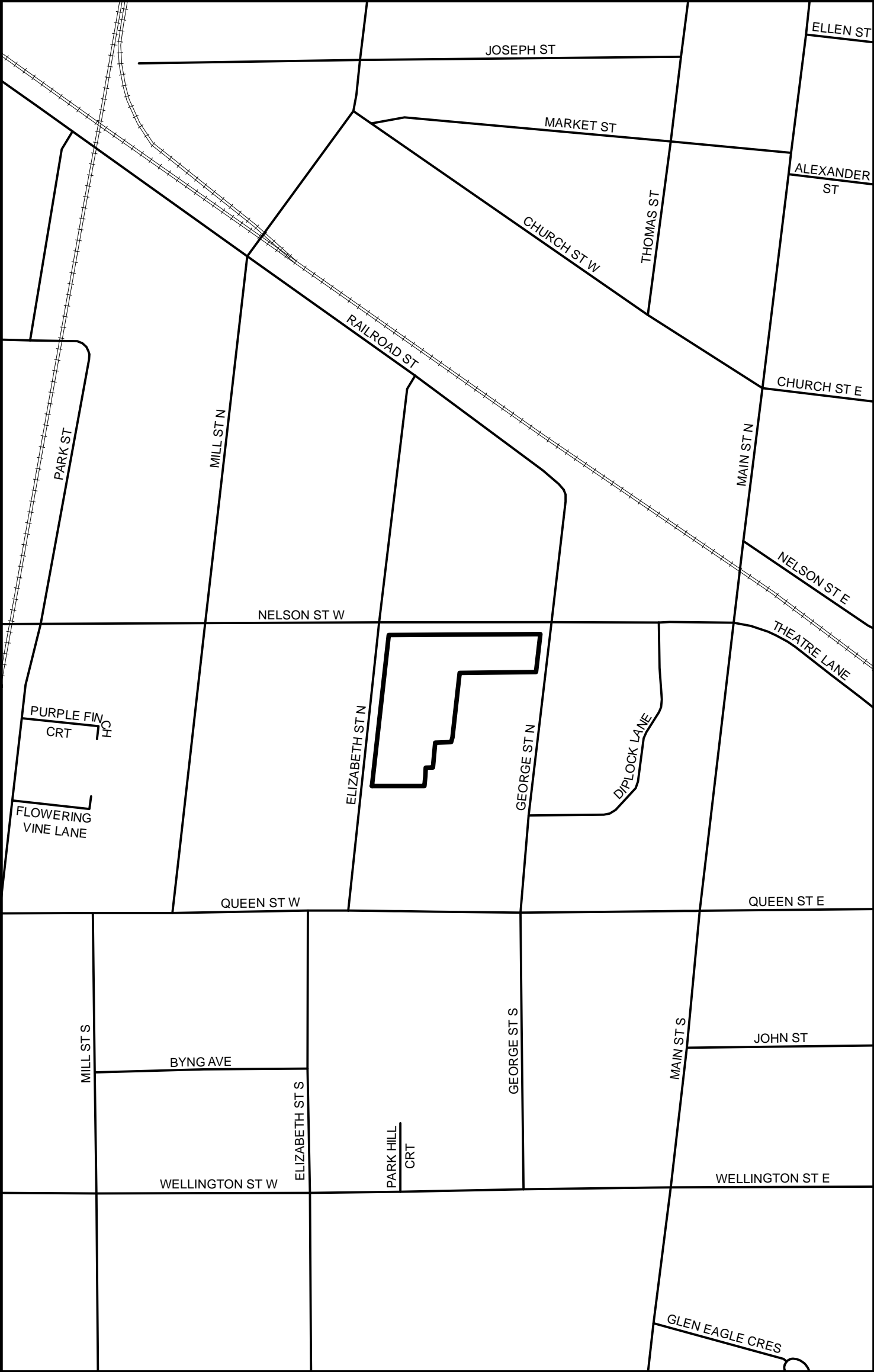
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Patrick Brown, Mayor

Approved as to
content.

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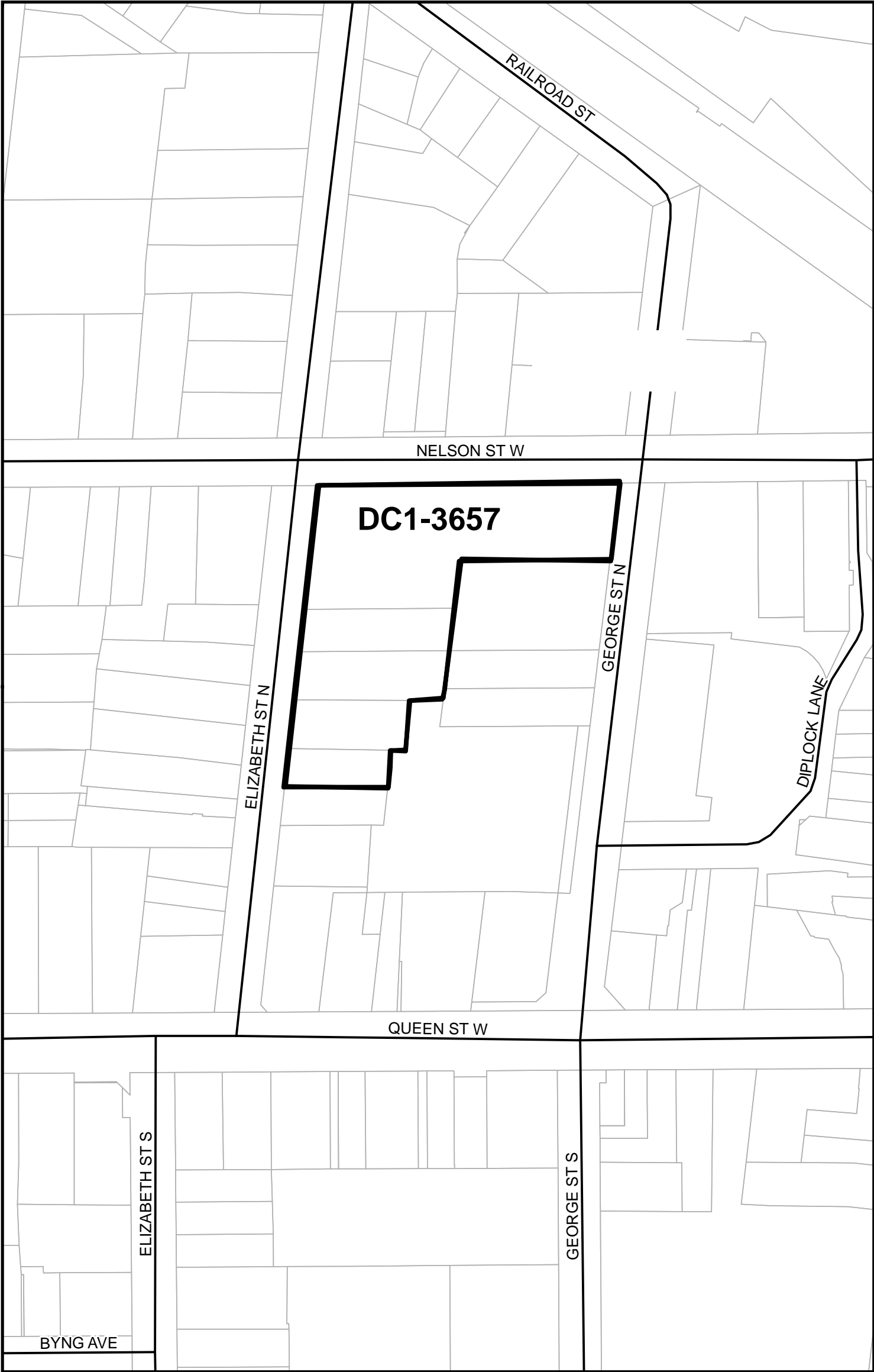
Peter Fay, City Clerk



 SUBJECT LANDS  RAILWAYS

KEY MAP

BY-LAW _____



BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



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Date: 2022/08/15 Drawn by: ckovac

PART LOT 6, CONCESSION 1 W.H.S.

BY-LAW _____

SCHEDULE A