



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To amend the Comprehensive Zoning By-law 270-2004

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 on Schedule A to this by-law:

From:	To:
Service Commercial – Section 3380 (SC-3380)	Hurontario Corridor Mixed Use One (Holding) – Section 3667 (HMU1 (H) - 3667)
Residential Single Detached – Section 3063 (R1A-3063)	Hurontario Corridor Mixed Use One (Holding) – Section 3667 (HMU1 (H) - 3667)

(2) by adding the following sections:

“3667 The lands zoned HMU1(H) – 3667 on Schedule A to this By-law:

3667.1 Shall only be used for the following purposes:

- a) Commercial uses shall be permitted on the ground floor as follows:
  - i. A retail establishment that has a gross floor area of less than 1,500 square metres
  - ii. A personal service shop;
  - iii. An office;
  - iv. A bank, trust company, or finance company;
  - v. A dry cleaning and laundry distribution station, facing Charolais Blvd;
  - vi. A laundromat, facing Charolais Blvd;
  - vii. A dining room restaurant; and,
  - viii. A travel agency
- b) Institutional:
  - i. Day nursery
- c) Residential:

- i. An apartment dwelling
- ii. A supportive housing facility
- d) Other:
  - i. Purposes accessory to the other permitted uses

3667.2 The following uses shall be prohibited:

- a) Outside storage of goods and materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.
- b) A drive-through facility

3667.3 Shall be subject to the following requirements and restrictions:

- a) For the purpose of this zone, Main Street South shall be deemed to be the front lot line
- b) Maximum Gross Floor Area: 39,000 m<sup>2</sup>
- c) Minimum Lot Width: 60 m
- d) Minimum Front Yard Setback for the portion of the podium below 8m in height: 3.0 m
- e) Minimum Front Yard Setback for the portion of the podium above 8m in height: 0 m
- f) Minimum Exterior Side Yard Setback for the portion of the podium below 8m in height: 3.0 m
- g) Minimum Exterior Side Yard Setback for the portion of the podium above 8m in height: 0 m
- h) Minimum Interior Side Yard Setback to a podium: 7.5 m
- i) Minimum Interior Side Yard Setback to a tower: 12.5 m
- j) Minimum Rear Yard Depth:
  - i. 25.0 metres to any portion of the building that is less than or equal to a height of 7.5 metres
  - ii. 35.0 metres to any portion of the building taller than 7.5 metres
  - iii. 3.0 metres to any Accessory Structure
- k) Minimum Setback to a Daylight Triangle: 0 m
- l) Maximum Building Height: All portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres
- m) Maximum Podium Height: 27.0 m
- n) Maximum Tower Floorplate: 800 m<sup>2</sup> for each storey
- o) Minimum Tower Separation: 25.0 m
- p) Minimum Tower setback from edge of Podium at front yard: 3.0 m
- q) Minimum Tower setback from edge of Podium at side yard: 2.5 m

- r) Minimum Setback to a Hydro Transformer in any yard: 0 m
- s) Parking Space Requirements:
  - i. Resident: 0.38 spaces per unit
  - ii. Visitor: 0.20 spaces per unit
- t) Bicycle Parking Requirements:
  - i. A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
  - ii. A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit
  - iii. A maximum of 50 of the required bicycle parking spaces shall be vertical spaces
  - iv. The dimensions for required bicycle parking spaces shall be:
    - i. A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres
    - ii. A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres
  - v. All bicycle parking spaces shall be located on the same lot for which it is required
- u) 1 loading space shall be provided
- v) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a street or a public thoroughfare.
- w) Minimum Landscaped Open Space: 35% of the lot area, including landscape hard surfaces.
- x) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.
- y) Commercial uses at grade: any portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd shall be used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies.
- z) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum 70% of the gross area of the portion of the wall above grade shall have windows and/or doors.
- aa) Continuous Street Wall: A building wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

3667.4 All lands zoned HMU1 (H) – 3667 shall be treated as one lot for zoning purposes.

3667.5 Until such time as the Holding (H) is lifted, lands zoned HMU1-3667 (H) shall only be used for the following purposes:

- a) Uses, buildings and structures as may be permitted and in accordance with Section SC-3380 and R1A-3063

3667.6 The Holding (H) symbol for all or any part of the land zoned HMU1-3667 (H) shall not be removed until such a time as the following condition has been met:

- a) A Traffic Impact Study completed to the satisfaction of the Commissioner of Public Works and Engineering; and,
- b) A Community Meeting is held with interested area residents, area Councillors and the applicant, to review the development proposal to address community questions and issues to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

ENACTED and PASSED this 8<sup>th</sup> day of February, 2023.

Approved as to  
form.  
  
2023/02/03  
  
AWP

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Patrick Brown, Mayor

Approved as to  
content.  
  
2023/02/03  
  
AAP

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Charlotte Gravlev, Deputy City Clerk

(OZS-2021-0056)