



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

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

Appendix 9 - Draft Zoning By-law (OZS-2022-0028).docx

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The Council of the Corporation of the City of Brampton 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
Queen Street Mixed Use Transition (QMUT)	Composite Residential Commercial – Section 3686 (CRC – Section 3686)
Future Development (FD)	

(2) By adding the following sections:

“3686 The lands designated CRC - Section 3686 on Schedule A to this By-law:

3686.1 Shall only be used for the following purposes:

1) Permitted Uses:

Residential:

- a. an apartment dwelling
- b. purposes accessory to other permitted uses (eg. amenity space)

Commercial:

- c. an office
- d. a retail establishment
- e. a convenience store
- f. a personal service shop
- g. a day nursery
- h. a printing of copying establishment
- i. a dining room restaurant, a take-out restaurant
- j. a service shop
- k. a personal service shop
- l. a community club
- m. a health & fitness centre

- n. an art gallery
- o. an amusement arcade

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a body art and/or tattoo parlour
- d. a massage or body rub parlour
- e. a drive-through facility

3686.2 For the purposes of CRC (H) – Section 3686:

Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from the Tower.

Tower shall mean the portion of the building located above a height of 10 storeys for buildings located along Queen Street East and above a height of 6 storeys for all other buildings.

3686.3 Shall be subject to the following:

- |     |  |   |
|-----|--|---|
| 2)  | Minimum Lot Area:  | No Requirement  |
| 3)  | Minimum Lot Width:   | No Requirement  |
| 4)  | Minimum Lot Depth:   | No Requirement  |
| 5)  | Minimum setback to Queen Street East:  | 0.0 metres  |
| 6)  | Minimum setback to June Avenue:  | 0.0 metres  |
| 7)  | Minimum setback to Rear Lot Line:  | 7.5 metres for any portion of the building less than 2 storeys<br><br>12.5 metres for any portion of the building that are 3 storeys or more                            |
| 8)  | Minimum setback to Interior Side Lot Line:   | 7.5 metres for any portion of a building within 30 metres of Queen Street East<br><br>5.0 metres for any portion of a building more than 30 metres of Queen Street East |
| 9)  | Minimum setback to a daylighting triangle/rounding:  | 0.0 metres  |
| 10) | Minimum distance between buildings within lands zoned CRC-3686:  | Podiums: 10 metres; and Towers: 25 metres; which may be reduced to 15.5 metres at the building’s corners.   |
| 11) | Maximum encroachment into the minimum rear and interior side yard setbacks for canopies, porches and patio shall be: | 2.5 metres  |

- 12) Minimum Podium Height: 6 storeys along Queen Street East
- 13) Minimum Ground Floor Height: 3.5 metres
- 14) Maximum Floor Space Index (FSI): 10.7
- 15) Maximum Building Height:
  - a) 47 storeys (150m) for any building located within 40m of Queen Street,
  - b) 35 storeys (115m) for any building beyond 40m of Queen Street.
- 16) Notwithstanding 3686.2 (16), the following shall be exempt from the calculation of building height:
  - a) Lighting fixtures, trellises, stair enclosures, landscape features, elevator overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures /buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation, noise mitigation, chimney stack, exhaust flues, and garbage chute overruns, to a maximum projection beyond the permitted building height by no more than 5.0 metres
  - b) A roof structure which is used only as an ornament or to house the mechanical equipment of any building
- 17) Maximum Tower Floorplate Area: 800 square metres
- 18) Minimum Parking Requirements:
  - a) Visitor Parking 0.2 stalls per dwelling unit
  - b) Access to any parking lot must be provided from an internal road;
- 19) Commercial and office uses listed in Section 3686.1 1) c) through to p) shall be limited to the first 2 floors only;
- 20) Loading areas shall be screened from view from a public street;
- 21) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building."

ENACTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

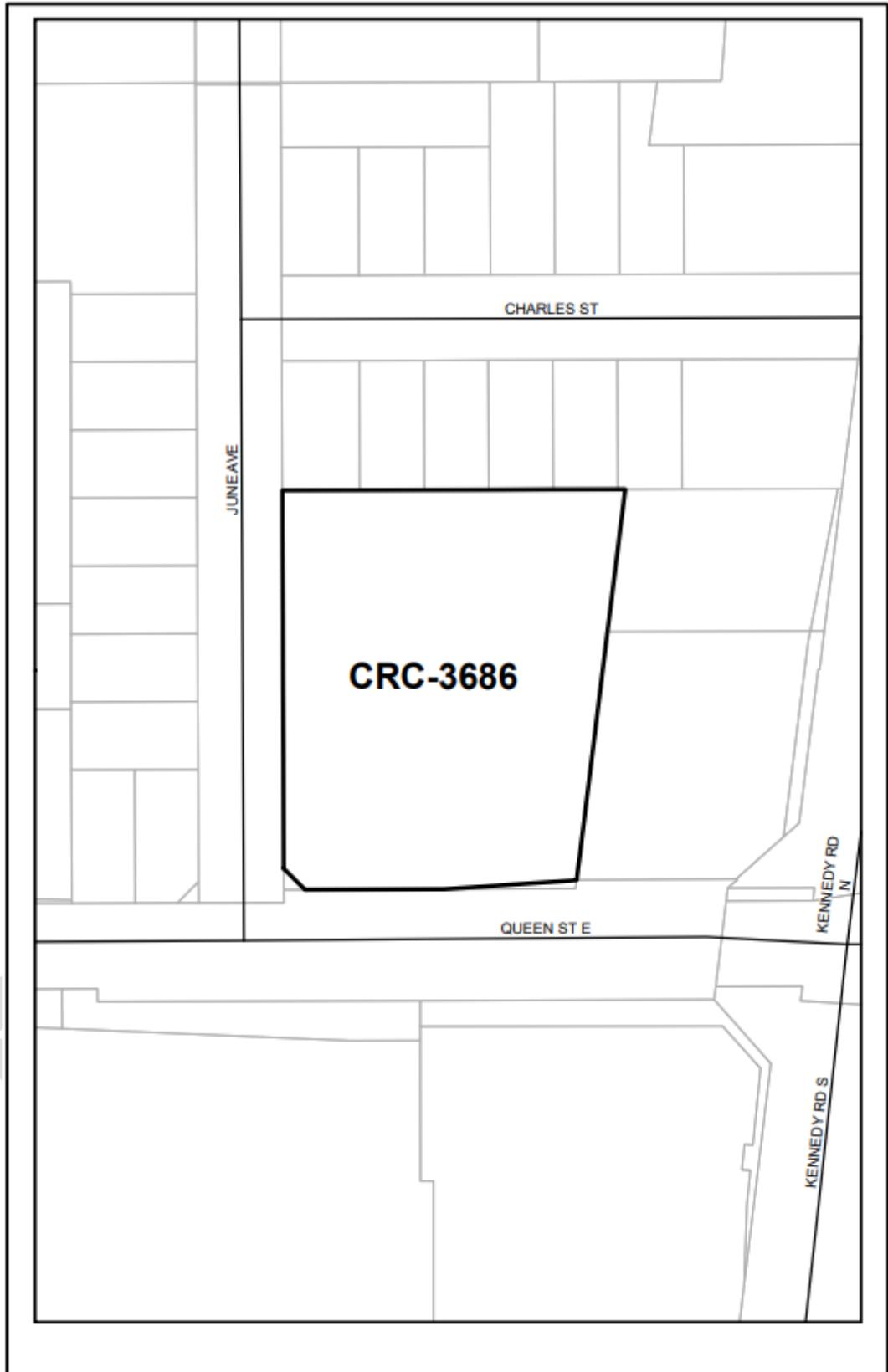
Approved as to form.
Year/month/day
Dir. Dev.

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

Approved as to content.
Year/month/day
Legal

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Peter Fay, City Clerk

(OZS-2022-0028)



 <p><b>BRAMPTON</b> Flower City PLANNING, BUILDING AND GROWTH MANAGEMENT File: OZS-2022-0028_ZBLA Date: 2023/03/06 Drawn by: ckovac</p>	<b>PART LOT 6, CONCESSION 1 E.H.S.</b>
	BY-LAW _____ SCHEDULE A

