



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To amend Comprehensive Zoning By-law 270-2004, as amended

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 3701 (CRC – Section 3701)
Future Development (FD)	

- (2) By adding the following sections:

“3701 The lands designated CRC - Section 3701 on Schedule A to this By-law:

3701.1 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 or 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

2) 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

3701.2 For the purposes of CRC – Section 3701:

Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.

Tower shall mean the portion of the building located above a height of 38.0 metres for buildings located along Queen Street East and above a height of 24.0 metres all other buildings.

3701.3 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 below grade setback: | 0.0 metres |
| 8) Minimum setback to Rear Lot Line: | 7.5 metres for any portion of the building less than 12.0 metres in height from grade

12.5 metres for any portion of the building greater than 12.0 metres in height from grade |
| 9) Minimum setback to Interior Side Lot Line: | 7.5 metres for any portion of a building within 30.0 metres of Queen Street East

5.0 metres for any portion of a building more than 30.0 metres of Queen Street East |
| 10) Minimum setback to a daylighting triangle/rounding: | 0.0 metres |

- 11) Minimum distance between buildings within lands zoned CRC-3701: 10.0 metres for the podium and 15.5 metres for the tower.
- 12) Maximum encroachment into the minimum rear and interior side yard setbacks for balconies, canopies, porches and patio: 2.5 metres
- 13) Minimum Podium Height: 24.0 metres along Queen Street East
- 14) Minimum Ground Floor Height for building closest to Queen Street East: 3.5 metres
- 15) Maximum Floor Space Index (FSI): 10.7
- 16) Maximum Building Height:
 - a) 150.0 metres for any building located within 40m of Queen Street,
 - b) 115.0 metres for any building beyond.
- 17) Notwithstanding 3701.3 (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
- 18) Maximum Tower Floorplate Area: 800 square metres
- 19) Minimum Gross Floor Area for a Dwelling Unit: No requirement
- 20) 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;
- 21) Commercial and office uses listed in Section 3701.1 1) c) through to o) shall be limited to the first 2 floors only;
- 22) Loading areas shall be screened from view from a public street;
- 23) 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 and PASSED this 5th day of April, 2023.

Approved as to
form.

2023/04/03

AWP

Patrick Brown, Mayor

Approved as to
content.

2023/03/31

DV

Peter Fay, City Clerk

(OZS-2022-0028)