

Appendix 13: Draft Zoning By-law Amendment

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2020

To Amend Comprehensive Zoning By-law 270-2004

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:
Commercial Three – 3424 (C3-3424)	Hurontario Corridor Mixed-Use One – (Holding) 3008 (HMU1(H)-3008)
Highway Commercial Two (HC2)	Hurontario Corridor Mixed-Use One (Holding) – 3009 (HMU1(H)-3009)
	Hurontario Corridor Mixed-Use One (Holding) – 3010 (HMU1(H)-3010)
	Hurontario Corridor Mixed-Use One (Holding) – 3011 (HMU1(H)-3011)

- (2) By adding the following Sections:

“3008 The lands designated HMU1(H)-3008 on Schedule A to this by-law:

3008.1 Shall only be used for the following purposes:

- (a) Residential:
 - (1) an apartment dwelling
 - (2) a nursing home

- (3) a retirement home
- (4) a senior citizen residence
- (5) a supportive housing facility
- (6) a townhouse dwelling, when integrated into the podium of a building that includes a tower.

(b) Commercial:

- (1) a retail establishment
- (2) a service shop
- (3) a personal service shop, excluding a massage or body rub parlour
- (4) a bank, trust company, or finance company
- (5) a dry cleaning and laundry distribution station
- (6) a laundromat
- (7) a dining room restaurant
- (8) a take-out restaurant
- (9) a printing or copying establishment
- (10) a commercial school
- (11) a community club
- (12) a recreational facility
- (13) a health and fitness centre
- (14) a taxi or bus station
- (15) an art gallery, museum or art/photo studio
- (16) a convenience store or grocery store
- (17) a travel agency
- (18) an office
- (19) an open air market
- (20) a business incubator
- (21) a micro manufacturing use

(22) a custom workshop

(23) a fairground

(24) a hotel or motel

(25) a shopping centre

(26) a banquet hall

(27) a place of commercial recreation, including an amusement arcade and e-gaming facilities

(28) a supermarket

(29) a night club

(30) an animal hospital

(31) a movie theatre

(c) Institutional:

(1) a place of worship

(2) a day nursery

(3) a private or public school

(4) a community centre

(5) a college or university

(6) a library

(d) Other:

(1) mixed use development

(2) purposes accessory to the other permitted uses

3008.2 The following uses shall be prohibited:

(a) Outside storage of goods, 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

3008.3 Shall be subject to the following requirements and restrictions:

- (a) Minimum Streetline Setback: 0.6 metres to Steeles Avenue West and 0 metres to any other street or a daylight triangle;
- (b) Minimum Rear Yard Setback: 6 metres;
- (c) Minimum Interior Side Yard Setback: 3 metres;
- (d) Minimum Tower Stepback: The tower portion of any building where the front of the building is within 10 metres of Steeles Avenue West must be set back a minimum of 2.0 metres from the edge of the podium, which is permitted to be a maximum of 22 metres in height;
- (e) Required Commercial Uses at Grade: The portion of the floor area within the first storey of a building located east of a public street or lane and within 6 metres of Steeles Avenue West 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 Steeles Avenue is occupied by entrances or lobbies;
- (f) Continuous Street Wall: A building wall at grade level, must occupy at least 95% of the entire available frontage facing Steeles Avenue West and 75% of the entire available frontage facing any other public street. Available frontage shall be the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces;
- (g) Minimum Building Height: 11 metres;
- (h) Special Setbacks for Residential Uses: Notwithstanding any other provisions in this By-law, any portion of a building that is 22.0 metres or greater above grade having windows for a dwelling unit shall be located no less than 6.0 metres from an interior side or rear lot line;
- (i) Minimum Ground Floor Height: 4.0 metres;
- (j) Maximum Building Height: 97.0 metres.
- (k) Notwithstanding 3008.3(k) the following shall be exempt from the maximum building height:
 - (1) Lighting fixtures, trellises, stair enclosures, landscape and public art 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, 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 3 metres;

- (2) A roof structure which is used only as an ornament or to house the mechanical equipment of any building;
- (l) Maximum Floorplate for a tower containing residential uses:
 - (1) For a building having a building height between 11 to 15 storeys: 1000 m² for each storey;
 - (2) For a building having a building height of 16 storeys or greater: 800 m² for each storey;
- (m) Minimum tower separation: 25.0 metres
- (n) Maximum Floor Space Index: 4.5
 - (1) For the purpose of calculating FSI, lands used for a public park, school, library, community centre or other purposes operated by a public authority shall not be included in the area of the lot, with the exception of public streets or lands acquired through parkland dedication, which shall be included as lot area;
 - (2) Gross floor area shall include floor area within an above grade parking structure but shall exclude floor area within a below grade parking structure;
- (o) All lands zoned HMU1-3008 shall be deemed to be one lot for the purposes of calculating the FSI, notwithstanding any future division, subdivision, severances or dedications;
- (p) 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;
- (q) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened;
- (r) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a street, and must be adequately screened;
- (s) 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;
- (t) Minimum Landscaped Open Space: 10% of the lot area;
- (u) Motor Vehicle Parking:
 - (1) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed 10% of the total lot area.

- (2) Motor vehicle surface parking is not permitted between a building and a street.
- (3) Setback: 0 metres to any portion of a parking garage that is located below grade.
- (4) Above ground parking structures that front onto a public street shall have a minimum ground floor height of 4 metres.
- (5) Parking spaces are required as follows:
 - (i) Residential uses including Live Work units:
 - a. Bachelor: 0 spaces per unit
 - b. 1-bedroom: 0.8 spaces per unit
 - c. 2-bedroom: 0.9 spaces per unit
 - d. 3-bedroom 1.1 spaces per unit
 - e. Visitor: 0.15 spaces per unit
 - (ii) Office uses: a minimum of 1 space per 67 square metres of gross floor area
 - (iii) All other commercial uses: a minimum of 1 space per 40 square metres of gross commercial floor area.
 - (iv) Community and Institutional Uses: a minimum of 1 space per 100 square metres of gross floor area
 - (v) Car Share parking spaces are permitted, which shall reduce the parking space requirement by 4 parking spaces for each car share parking space provided. "Car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. "Car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents.
 - (vi) Mixed Use Parking Requirements: For mixed use developments, parking requirements shall be calculated using the following schedule:

Temporal Parking Requirement - Table			
	AM	PM	Eve
Residential:	100%	100%	100%
Residential Visitor:	10%	35%	100%
Office:	100%	60%	0%
Retail:	20%	100%	100%
Community:	25%	100%	100%
Institutional	50%	100%	50%

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

(v) Bicycle parking:

- (1) Bicycle parking must be located on the same lot as the use or building for which it is required.
- (2) A maximum of 50% of the required bicycle parking may be vertical spaces and the rest must be horizontal spaces including stacked horizontal spaces.
- (3) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (i) a building or structure;
 - (ii) a secure area such as a supervised parking lot or enclosure; or
 - (iii) bicycle lockers.
- (4) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- (5) Dimensions:
 - (i) if located in a horizontal position: a minimum length of 1.8m and a minimum width of 0.6m.

(ii) if located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

(6) Rates:

(i) For Residential uses: 0.5 spaces per dwelling unit.

(ii) For Commercial uses: 1 space for each 500 square metres of gross commercial floor area or portion thereof.

(iii) For Office, Community and Institutional uses: 1 parking space for each 500 square metres of gross floor area or portion thereof.

3008.4 For the purposes of the HMU1(H)-3008 Zone:

(a) A Business Incubator shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.

(b) A Night Club shall mean a building whose principal function is the provision of music entertainment and/or live performances, which may include areas for dancing, and whose secondary function is the service of food or beverages.

(c) A Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.

(d) A Workshop shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.

(e) Micro-manufacturing shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewery or micro-winery and can be combined with a restaurant use.

(f) A Fairground shall mean an outdoor, open air market where vendors may operate booths or kiosks for retail, personal service, or restaurant uses. It shall further permit outdoor entertainment uses, including but not limited to, concerts, art exhibitions, street performers, and theatre productions.

3008.5 Until such time as the Holding (H) is lifted, lands zoned HMU1(H)-3008 shall only be used for the following purposes:

- (a) Uses, buildings and structures as may be permitted and in accordance with Section C3-3424 of this By-law.

3008.6 The Holding (H) symbol for all or any part of the land zoned HMU1(H)-3008 shall not be removed until such time as the following conditions have been met:

- (a) A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands for the lands shown on Schedule A to this By-law.
- (b) A Transportation Study, meeting City of Brampton and Region of Peel terms of reference current at the time of submission, supporting interim or permanent development in respect of any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands shown on Schedule A to this By-law. Any Transportation Study greater than five years old will be determined to be obsolete.
- (c) The applicant has made arrangements to the satisfaction of the Commissioner of Public Works for the delivery of the public road network or portions thereof needed to support the proposed development.”

“3009 The lands designated HMU1(H)-3009 on Schedule A to this by-law:

3009.1 Shall only be used for the following purposes:

- (a) Residential:
 - (1) an apartment dwelling
 - (2) a nursing home
 - (3) a retirement home
 - (4) a senior citizen residence
 - (5) a supportive housing facility
 - (6) a townhouse dwelling, when integrated into the podium of a building that includes a tower.
- (b) Commercial:
 - (1) a retail establishment
 - (2) a service shop

- (3) a personal service shop, excluding a massage or body rub parlour
- (3) a bank, trust company, or finance company
- (4) a dry cleaning and laundry distribution station
- (5) a laundromat
- (6) a dining room restaurant
- (7) a take-out restaurant
- (8) a printing or copying establishment
- (9) a commercial school
- (10) a community club
- (11) a recreational facility
- (12) a health and fitness centre
- (13) a taxi or bus station
- (14) an art gallery, museum or art/photo studio
- (15) a convenience store or grocery store
- (16) a travel agency
- (17) an office
- (18) an open air market
- (19) a business incubator
- (20) a micro manufacturing use
- (21) a custom workshop
- (22) a fairground
- (23) a hotel or motel
- (24) a shopping centre
- (25) a banquet hall
- (26) a place of commercial recreation, including an amusement arcade and e-gaming facilities
- (27) a supermarket

- (28) a night club
- (29) an animal hospital
- (30) a movie theatre

(c) Institutional:

- (1) a place of worship
- (2) a day nursery
- (3) a private or public school
- (4) a community centre
- (5) a college or university
- (6) a library

(d) Other:

- (1) mixed use development
- (2) purposes accessory to the other permitted uses

3009.2 The following uses shall be prohibited:

- (a) Outside storage of goods, 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.

3009.3 Shall be subject to the following requirements and restrictions:

- (a) Minimum Streetline Setback: 0 metres;
- (b) Minimum Rear Yard Setback: 6 metres;
- (c) Minimum Interior Side Yard Setback: 3 metres;
- (d) Minimum Tower Stepback: The tower portion of any building where the front of the building is within 10 metres of Main Street South must be set back a minimum of 2.5 metres from the edge of the podium, which is permitted to be a maximum of 22 metres in height;
- (e) Required Commercial Uses at Grade: The portion of the floor area within the first storey of any building with a wall facing directly on Main Street South 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 directly to

Main Street South or Steeles Avenue West is occupied by entrances or lobbies;

- (f) Continuous Street Wall: A building wall at grade level, must occupy at least 95% of the entire available frontage facing Main Street South and 75% of the entire available frontage facing any other public street. Available frontage shall be the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces;
- (g) Minimum Building Height: 11 metres;
- (h) Special Setbacks for Residential Use: Notwithstanding any other provisions in this By-law, any portion of a building that is 22.0 metres or greater above grade having windows for a dwelling unit shall be located no less than 6.0 metres from an interior side or rear lot line;
- (i) Minimum Ground Floor Height: 4.0 metres;
- (j) Maximum Building Height: 97.0 metres;
- (k) Notwithstanding 3009.3(j) the following shall be exempt from the maximum building height:
 - (1) Lighting fixtures, trellises, stair enclosures, landscape and public art 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, 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 3 metres;
 - (2) A roof structure which is used only as an ornament or to house the mechanical equipment of any building;
- (l) Maximum Floorplate for a tower containing residential uses:
 - (1) For a building having a building height between 11 to 15 storeys: 1000 m² for each storey;
 - (2) For a building having a building height of 16 storeys or greater: 800 m² for each storey;
- (m) Minimum tower separation: 25.0 metres;
- (n) Maximum Floor Space Index: 4.5
 - (1) For the purpose of calculating FSI, lands used for a public park, school, library, community centre or other purposes operated by a public authority shall not be included in the area of the lot, with the

exception of public streets and lands acquired through parkland dedication, which shall be included as lot area;

(2) Gross floor area shall include floor area within an above grade parking structure but shall exclude floor area within a below grade parking structure;

- (o) All lands zoned HMU1-3009 shall be deemed to be one lot for the purposes of calculating the FSI, notwithstanding any future division, subdivision, severances or dedications;
- (p) 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;
- (q) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened;
- (r) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a street, and must be adequately screened;
- (s) 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;
- (t) Minimum Landscaped Open Space: 10% of the lot area;
- (u) Motor Vehicle Parking:
 - (1) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed 10% of the total lot area.
 - (2) Motor vehicle surface parking is not permitted between a building and a street.
 - (3) Setback: 0 metres to any portion of a parking garage that is located below grade.
 - (4) Above ground parking structures that front onto a public street shall have a minimum ground floor height of 4 metres.
- (5) Parking spaces are required as follows:
 - (i) Residential uses including Live Work units:
 - a. Bachelor: 0 spaces per unit
 - b. 1-bedroom: 0.8 spaces per unit
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- d. 3-bedroom 1.1 spaces per unit
 - e. Visitor: 0.15 spaces per unit
- (ii) Office uses: a minimum of 1 space per 67 square metres of gross floor area
 - (iii) All other commercial uses: a minimum of 1 space per 40 square metres of gross commercial floor area.
 - (iv) Community and Institutional Uses: a minimum of 1 space per 100 square metres of gross floor area
 - (v) Car Share parking spaces are permitted, which shall reduce the parking space requirement by 4 parking spaces for each car share parking space provided. "Car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. "Car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents.
 - (vi) Mixed Use Parking Requirements: For mixed use developments, parking requirements shall be calculated using the following schedule:

Temporal Parking Requirement - Table			
	AM	PM	Eve
Residential:	100%	100%	100%
Residential Visitor:	10%	35%	100%
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Retail:	20%	100%	100%
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Institutional	50%	100%	50%

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces

required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

(v) Bicycle parking:

- (1) Bicycle parking must be located on the same lot as the use or building for which it is required.
- (2) A maximum of 50% of the required bicycle parking may be vertical spaces and the rest must be horizontal spaces, including stacked horizontal spaces.
- (3) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (i) a building or structure;
 - (ii) a secure area such as a supervised parking lot or enclosure; or
 - (iii) bicycle lockers.
- (4) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- (5) Dimensions:
 - (i) if located in a horizontal position: a minimum length of 1.8m and a minimum width of 0.6m.
 - (ii) if located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- (6) Rates:
 - (i) For Residential uses: 0.5 spaces per dwelling unit.
 - (ii) For Commercial uses: 1 space for each 500 square metres of gross commercial floor area or portion thereof.
 - (iii) For Office, Community and Institutional uses: 1 parking space for each 500 square metres of gross floor area or portion thereof.

3009.4 For the purposes of the HMU1(H)-3009 Zone:

- (a) A Business Incubator shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.

- (b) A Night Club shall mean a building whose principal function is the provision of music entertainment and/or live performances, which may include areas for dancing, and whose secondary function is the service of food or beverages.
- (c) A Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- (d) A Workshop shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- (e) Micro-manufacturing shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewery or micro-winery and can be combined with a restaurant use.
- (f) A Fairground shall mean an outdoor, open air market where vendors may operate booths or kiosks for retail, personal service, or restaurant uses. It shall further permit outdoor entertainment uses, including but not limited to, concerts, art exhibitions, street performers, and theatre productions.

3009.5 Until such time as the Holding (H) is lifted, lands zoned HMU1(H)-3009 shall only be used for the following purposes:

- (d) Uses, buildings and structures as may be permitted and in accordance with Section C3-3424 of this By-law.

3009.6 The Holding (H) symbol shall not be removed for all or any part of the land zoned HMU1(H)-3009 until such time as the following conditions have been met:

- (a) A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands for the lands shown on Schedule A to this By-law.
- (b) A Transportation Study, meeting City of Brampton and Region of Peel terms of reference current at the time of submission, supporting interim or permanent development in respect of any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands shown on Schedule A to this By-law. Any Transportation Study greater than five years old will be determined to be obsolete.

- (c) The applicant has made arrangements to the satisfaction of the Commissioner of Public Works for the delivery of the public road network or portions thereof needed to support the proposed development.
- (d) A Detailed Transit Terminal Assessment / Analysis and a Transit Terminal Design Integration study, prepared by either the City of Brampton or the owner, is approved to the satisfaction of Brampton Transit, and that agreements be entered into for the potential conveyance of land for improvements / expansions to the transit terminal.”

“3010 The lands designated HMU1(H)-3010 on Schedule A to this by-law:

3010.1 Shall only be used for the following purposes:

(a) Residential:

- (1) an apartment dwelling
- (2) a nursing home
- (3) a retirement home
- (4) a senior citizen residence
- (5) a supportive housing facility
- (6) a townhouse dwelling, when integrated into the podium of a building that includes a tower.

(b) Commercial:

- (1) a retail establishment
- (2) a service shop
- (4) a personal service shop, excluding a massage or body rub parlour
- (3) a bank, trust company, or finance company
- (4) a dry cleaning and laundry distribution station
- (5) a laundromat
- (6) a dining room restaurant
- (7) a take-out restaurant
- (8) a printing or copying establishment
- (9) a commercial school

- (10) a community club
- (11) a recreational facility
- (12) a health and fitness centre
- (13) a taxi or bus station
- (14) an art gallery, museum or art/photo studio
- (15) a convenience store or grocery store
- (16) a travel agency
- (17) an office
- (18) an open air market
- (19) a business incubator
- (20) a micro manufacturing use
- (21) a custom workshop
- (22) a fairground
- (23) a hotel or motel
- (24) a shopping centre
- (25) a banquet hall
- (26) a place of commercial recreation, including an amusement arcade and e-gaming facilities
- (27) a supermarket
- (28) a night club
- (29) an animal hospital
- (30) a movie theatre

(c) Institutional:

- (1) a place of worship
- (2) a day nursery
- (3) a private or public school
- (4) a community centre

(5) a college or university

(6) a library

(d) Other:

(1) mixed use development

(2) purposes accessory to the other permitted uses

3010.2 The following uses shall be prohibited:

(a) Outside storage of goods, 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

3010.3 Shall be subject to the following requirements and restrictions:

(a) Minimum Streetline Setback: 0 metres;

(b) Minimum Rear Yard Setback: 6 metres;

(c) Minimum Interior Side Yard Setback: 3 metres;

(d) Minimum Tower Stepback: The tower portion of any building where the front of the building is within 10 metres of Main Street South must be set back a minimum of 2.5 metres from the edge of the podium, which is permitted to be a maximum of 22 metres in height;

(e) Continuous Street Wall: A building wall at grade level, must occupy at least 75% of the entire available frontage facing any public street. Available frontage shall be the total frontage excluding any required side yard setbacks, approved pedestrian or vehicular access locations, and privately-owned publicly accessible spaces;

(f) Minimum Building Height: 11 metres;

(g) Special Setbacks for Residential: Notwithstanding any other provisions in this By-law, any portion of a building that is 22.0 metres or greater above grade having windows for a dwelling unit shall be located no less than 6.0 metres from an interior side or rear lot line;

(h) Minimum Ground Floor Height: 4.0 metres;

(i) Maximum Building Height: 97.0 metres;

(j) Notwithstanding 3010.3(i) the following shall be exempt from the maximum building height:

(1) Lighting fixtures, trellises, stair enclosures, landscape and public art 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, 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 3 metres;

- (2) A roof structure which is used only as an ornament or to house the mechanical equipment of any building;
- (k) Maximum Floorplate for a tower containing residential uses:
 - (1) For a building having a building height between 11 to 15 storeys: 1000 m² for each storey;
 - (2) For a building having a building height of 16 storeys or greater: 800 m² for each storey;
- (l) Minimum tower separation: 25.0 metres;
- (m) Maximum Floor Space Index: 3.5;
 - (1) For the purpose of calculating FSI, lands used for a public park, school, library, community centre or other purposes operated by a public authority shall not be included in the area of the lot, with the exception of public streets and lands acquired through parkland dedication, which shall be included as lot area;
 - (2) Gross floor area shall include floor area within an above grade parking structure but shall exclude floor area within a below grade parking structure;
- (n) All lands zoned HMU1-3010 shall be deemed to be one lot for the purposes of calculating the FSI, notwithstanding any future division, subdivision, severances or dedications;
- (o) 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;
- (p) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened;
- (q) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a street, and must be adequately screened;
- (r) 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;

- (s) Minimum Landscaped Open Space: 10% of the lot area;
- (t) Motor Vehicle Parking:
 - (1) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed 10% of the total lot area.
 - (2) Motor vehicle surface parking is not permitted between a building and a street.
 - (3) Setback: 0 metres to any portion of a parking garage that is located below grade.
 - (4) Above ground parking structures that front onto a public street shall have a minimum ground floor height of 4 metres.
 - (5) Parking spaces are required as follows:
 - (i) Residential uses including Live Work units:
 - a. Bachelor: 0 spaces per unit
 - b. 1-bedroom: 0.8 spaces per unit
 - c. 2-bedroom: 0.9 spaces per unit
 - d. 3-bedroom 1.1 spaces per unit
 - e. Visitor: 0.15 spaces per unit
 - (ii) Office uses: a minimum of 1 space per 67 square metres of gross floor area
 - (iii) All other commercial uses: a minimum of 1 space per 40 square metres of gross commercial floor area.
 - (iv) Community and Institutional Uses: a minimum of 1 space per 100 square metres of gross floor area
 - (v) Car Share parking spaces are permitted, which shall reduce the parking space requirement by 4 parking spaces for each car share parking space provided. "Car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. "Car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents.

- (vi) Mixed Use Parking Requirements: For mixed use developments, parking requirements shall be calculated using the following schedule:

Temporal Parking Requirement - Table			
	AM	PM	Eve
Residential:	100%	100%	100%
Residential Visitor:	10%	35%	100%
Office:	100%	60%	0%
Retail:	20%	100%	100%
Community:	25%	100%	100%
Institutional	50%	100%	50%

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

(u) Bicycle parking:

- (1) Bicycle parking must be located on the same lot as the use or building for which it is required.
- (2) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
- (3) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (i) a building or structure;
 - (ii) a secure area such as a supervised parking lot or enclosure; or
 - (iii) bicycle lockers.
- (4) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.

(5) Dimensions:

- (i) if located in a horizontal position: a minimum length of 1.8m and a minimum width of 0.6m.
- (ii) if located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

(6) Rates:

- (i) For Residential uses: 0.5 spaces per dwelling unit.
- (ii) For Commercial uses: 1 space for each 500 square metres of gross commercial floor area or portion thereof.
- (iii) For Office, Community and Institutional uses: 1 parking space for each 500 square metres of gross floor area or portion thereof.

3010.4 For the purposes of the HMU1(H)-3010 Zone:

- (a) A Business Incubator shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- (b) A Night Club shall mean a building whose principal function is the provision of music entertainment and/or live performances, which may include areas for dancing, and whose secondary function is the service of food or beverages.
- (c) A Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- (d) A Workshop shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- (e) Micro-manufacturing shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewery or micro-winery and can be combined with a restaurant use.
- (f) A fairground shall mean an outdoor, open air market where vendors may operate booths or kiosks for retail, personal service, or restaurant uses. It

shall further permit outdoor entertainment uses, including but not limited to, concerts, art exhibitions, street performers, and theatre productions.

3010.5 Until such time as the Holding (H) is lifted, lands zoned HMU1(H)-3010 shall only be used for the following purposes:

(e) Uses, buildings and structures as may be permitted and in accordance with Section C3-3424 of this By-law

3010.6 The Holding (H) symbol shall not be removed for all or any part of the land zoned HMU1(H)-3010 until such time as the following conditions have been met:

(a) A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands for the lands shown on Schedule A to this By-law.

(b) A Transportation Study, meeting City of Brampton and Region of Peel terms of reference current at the time of submission, supporting interim or permanent development in respect of any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands shown on Schedule A to this By-law. Any Transportation Study greater than five years old will be determined to be obsolete.

(c) The applicant shall have made arrangements to the satisfaction of the Commissioner of Public Works for the delivery of the public road network or portions thereof needed to support the proposed development.”

“3011 The lands designated HMU1(H)-3011 on Schedule A to this by-law:

3011.1 Shall only be used for the following purposes:

(a) Residential:

- (1) An apartment dwelling
- (2) A multiple residential dwelling
- (3) A back-to-back townhouse dwelling
- (4) A stacked townhouse dwelling
- (5) Live-work townhouse dwelling
- (6) An auxiliary group home
- (7) A group home type 2

- (8) A lodging house
- (9) a nursing home
- (10) a retirement home
- (11) a senior citizen residence
- (12) a supportive housing facility

(b) Commercial:

- (1) a retail establishment
- (2) a service shop
- (3) a personal service shop
- (4) a bank, trust company, or finance company
- (5) a dry cleaning and laundry distribution station
- (6) a laundromat
- (7) a dining room restaurant
- (8) a take-out restaurant
- (9) a printing or copying establishment
- (10) a commercial school
- (11) a community club
- (12) a recreational facility
- (13) a health and fitness centre
- (14) a taxi or bus station
- (15) an art gallery, museum or art/photo studio
- (16) a convenience store or grocery store
- (17) a travel agency
- (18) an office
- (19) an open air market
- (20) a business incubator
- (21) a micro manufacturing use

(22) a custom workshop

(23) a fairground

(24) a hotel or motel

(25) a shopping centre

(26) a banquet hall

(27) a place of commercial recreation, including an amusement arcade and e-gaming facilities

(28) an animal hospital

(c) Institutional:

(1) a place of worship

(2) a day nursery

(3) a private or public school

(4) a community centre

(5) a college or university

(6) a library

(d) Other:

(1) mixed use development

(2) purposes accessory to the other permitted uses

3011.2 The following uses shall be prohibited:

(a) Outside storage of goods, 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

3011.3 Back to Back Townhouse Dwellings within the HMU1(H)-3011 shall be subject to the following requirements and restrictions:

(a) The Commercial uses in Section 3011.1(b) shall not be permitted;

(b) Minimum Lot Area: No requirement;

(c) Maximum Lot Coverage: No requirement;

(d) Minimum Dwelling Unit Width: 5.5 metres;

- (e) Minimum Lot Depth: 13 metres;
- (f) Minimum Front Yard Depth:
 - (1) 3.0 metres;
 - (2) 5.75 metres to the front of a garage;
 - (3) the main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding.
 - (4) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard.
 - (5) a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 0.0 metres of a daylight rounding.
 - (6) a bay window, bow window, or box window with or without foundation may encroach 1.0 metres into the front yard.
 - (7) a bay window, bow window or box window with or without foundation may encroach to within 1.0 metres of a daylight rounding;
- (g) Minimum Exterior Side Yard Depth:
 - (1) 3.0 metres;
 - (2) 5.75 metres to front of a garage;
 - (3) 1.2 metres to a public or private laneway;
 - (4) the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding;
 - (5) a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the exterior side yard;
 - (6) a porch and/or balcony with or without foundation or cold cellar may encroach into the exterior side yard to within 0.0 metres of a daylight rounding; and,
 - (7) a bay window, bow window or box window with or without foundation may encroach 1.0 metres into the exterior side yard;
- (h) Minimum rear yard depth shall be: 0.0 metres;
- (i) Minimum Interior Side Yard Width:
 - (1) 1.2 metres; and
 - (2) 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings;
- (j) Maximum Building Height: 14.0 metres;

- (k) Maximum garage door width: 3.7 metres;
- (l) Notwithstanding Sections 10.9.1 A and 10.9.1 B7, and minimum of 1.5 parking spaces for each residential unit shall be provided;
- (m) Notwithstanding Section 10.9.1 B1 and 10.9.1 B7, the minimum driveway width shall be 2.75 metres;
- (n) A walkout balcony/uncovered terrace is permitted on the second and third storeys; and
- (o) Air conditioning units are permitted to be located on the balcony or uncovered terrace in the front yard;

3011.4 Live-Work Townhouse Dwellings within the HMU1(H)-3011 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: No requirement;
- (b) Maximum Lot Coverage: No requirement;
- (c) Minimum Dwelling Unit Width: 6.5 metres;
- (d) Minimum Lot Depth: 18 metres;
- (e) Minimum Front Yard Depth:
 - (1) 0.0 metres;
 - (2) a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres; and,
 - (3) an awning may encroach into a public road allowance by a maximum 0.5 metres.
- (f) Minimum Exterior Side Yard Depth:
 - (1) 0.0 metres;
 - (2) a canopy, roof overhang, architectural brackets, goose neck lamps, and architectural cornices may encroach into a public road allowance by a maximum 0.5 metres; and,
 - (3) an awning may encroach into a public road allowance by a maximum 0.5 metres.
- (g) Minimum rear yard depth shall be: 0.0 metres;
- (h) Minimum setback to a garage door when accessed by a rear lane: 0.0 metres;
- (i) Minimum Interior Side Yard Width:
 - (1) 1.2 metres; and

(2) 0.0 metres abutting a side lot line that coincides with the shared common wall between two dwellings;

- (j) Maximum Building Height: 14.0 metres;
- (k) Notwithstanding Sections 10.9.1 A and 10.9.1 B7, and minimum of 1.5 parking spaces for each residential unit shall be provided.
- (l) Notwithstanding Section 10.9.1 B1 and 10.9.1 B7, the minimum driveway width shall be 2.75 metres;
- (m) Notwithstanding any other provision of this by-law, no parking spaces are required to be provided for commercial uses on the ground floor;
- (n) Air conditioning units are permitted to be located on the balcony or uncovered terrace; and
- (o) A public/private lane is deemed to be a street for zoning purposes;

3011.5 All other permitted uses within the HMU1(H)-3011 shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: No requirement;
- (b) Minimum Lot Width: No requirement;
- (c) Minimum Lot Depth: No requirement;
- (d) Minimum Front Yard Depth: 3 metres;
- (e) Minimum Interior Side Yard Width: 1.2 metres;
- (f) Minimum Exterior Side Yard Width: 3 metres;
- (g) Minimum Read Yard Depth: 6 metres;
- (h) Maximum Building Height: 67.0 metres, and further shall be limited by a plane that extends from the centreline of Charolais Boulevard at a 45 degree angle.
 - (1) The following elements shall be exempt from the maximum building height: awnings, lighting fixtures, trellises, stair enclosures, landscape and public art features, elevator overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, landscape and green roof elements, outdoor recreation and amenity area elements, partitions dividing outdoor recreation and 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 3 m.
- (i) Minimum Building Height: 11 metres.
- (j) Maximum Floorplate for a tower containing residential uses:

- (1) For a building having a building height between 11 to 15 storeys: 1000 m² for each storey;
 - (2) For a building having a building height of 16 storeys or greater: 800 m² for each storey;
- (k) Minimum tower separation: 25.0 metres;
- (l) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened;
- (m) Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a street, and must be adequately screened;
- (n) 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;
- (o) Maximum Lot Coverage: 60%
- (p) Minimum Landscaped Open Space: 20% of the lot area
- (q) Motor Vehicle Parking:
- (1) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed 10% of the total lot area.
 - (2) Motor vehicle surface parking is not permitted between a building and a street.
 - (3) Setback: 0 metres to any portion of a parking garage that is located below grade.
 - (4) Above ground parking structures that front onto a public street shall have a minimum ground floor height of 4 metres.
 - (5) Parking spaces are required as follows:
 - (i) Residential uses including Live Work units:
 - a. Bachelor: 0 spaces per unit
 - b. 1-bedroom: 0.8 spaces per unit
 - c. 2-bedroom: 0.9 spaces per unit
 - d. 3-bedroom 1.1 spaces per unit
 - e. Visitor: 0.15 spaces per unit

- (ii) Office uses: a minimum of 1 space per 67 square metres of gross floor area
- (iii) All other commercial uses: a minimum of 1 space per 40 square metres of gross commercial floor area.
- (iv) Community and Institutional Uses: a minimum of 1 space per 100 square metres of gross floor area
- (v) Car Share parking spaces are permitted, which shall reduce the parking space requirement by 4 parking spaces for each car share parking space provided. "Car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable. "Car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents.
- (vi) Mixed Use Parking Requirements: For mixed use developments, parking requirements shall be calculated using the following schedule:

Temporal Parking Requirement - Table			
	AM	PM	Eve
Residential:	100%	100%	100%
Residential Visitor:	10%	35%	100%
Office:	100%	60%	0%
Retail:	20%	100%	100%
Community:	25%	100%	100%
Institutional	50%	100%	50%

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if each use was contained in a freestanding building. The parking requirements for each use is then multiplied by the percent contained in the above schedule. Each column is totalled to determine the number of parking spaces required in each time period. Of the four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

- (r) Bicycle parking:
- (1) Bicycle parking must be located on the same lot as the use or building for which it is required.
 - (2) A maximum of 50% of the required bicycle parking may be vertical spaces and the rest must be horizontal spaces, including stacked horizontal spaces.
 - (3) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (i) a building or structure;
 - (ii) a secure area such as a supervised parking lot or enclosure; or
 - (iii) bicycle lockers.
 - (4) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - (5) Dimensions:
 - (i) if located in a horizontal position: a minimum length of 1.8m and a minimum width of 0.6m.
 - (ii) if located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
 - (6) Rates:
 - (i) For Residential uses: 0.5 spaces per dwelling unit.
 - (ii) For Commercial uses: 1 space for each 500 square metres of gross commercial floor area or portion thereof.
 - (iii) For Office, Community and Institutional uses: 1 parking space for each 500 square metres of gross floor area or portion thereof.

3011.6 For the purposes of the HMU1(H)-3011 Zone:

- (a) A Business Incubator shall mean an establishment that is dedicated to nurturing the development and commercialization of startups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- (b) A Night Club shall mean a building whose principal function is the provision of music entertainment and/or live performances, which may include areas

for dancing, and whose secondary function is the service of food or beverages.

- (c) A Podium shall mean any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- (d) A Workshop shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.

3011.7 Maximum Floor Space Index: 3.0

- (a) For the purpose of calculating FSI, lands used for a public park, school, library, community centre or other purposes operated by a public authority shall not be included in the area of the lot, with the exception of public streets and land acquired through parkland dedication, which shall be included as lot area;
- (b) Gross floor area shall include floor area within an above grade parking structure but shall exclude floor area within a below grade parking structure;
- (c) All lands zoned HMU1-3011 shall be deemed to be one lot for the purposes of calculating the FSI, notwithstanding any future division, subdivision, severances or dedications;

3011.8 Until such time as the Holding (H) is lifted, lands zoned HMU1(H)-3011 shall only be used for the following purposes:

- (a) Uses, buildings and structures as may be permitted and in accordance with Section C3-3424 of this By-law; and

3011.9 The Holding (H) symbol shall not be removed for all or any part of the land zoned HMU1(H)-3011 until such time as the following conditions have been met:

- (a) A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands for the lands shown on Schedule A to this By-law.
- (b) A Transportation Study, meeting City of Brampton and Region of Peel terms of reference current at the time of submission, supporting interim or permanent development in respect of any proposed phase of development has been approved by the Region of Peel and the City of Brampton in conformity with an approved Development Staging and Sequencing Plan to be required as a condition of draft plan approval for the lands shown on

Schedule A to this By-law. Any Transportation Study greater than five years old will be determined to be obsolete.

- (c) The applicant shall have made arrangements to the satisfaction of the Commissioner of Public Works for the delivery of the public road network or portions thereof needed to support the proposed development.”

(3) By amending provisions of the C3-3424 zone to add the following provisions:

“3424.3 Parking spaces are required as follows:

- (a) Commercial uses: a minimum of 1 spaces per 40 square metres of gross commercial floor area.

3424.4 The maximum permitted combined gross floor area for all buildings within the C3-3424 zone shall not exceed the total gross floor area that existed in that zone on November 25, 2020.”

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