



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To Amend 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:
DOWNTOWN COMMERCIAL (DC) – SECTION 3154 (DC-3154)	DOWNTOWN COMMERCIAL (DC) – SECTION XXXX (DC-XXXX)

(2) By adding the following Sections:

“XXXX The lands designated DC – XXXX on Schedule A to this by-law:

XXXX.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4A zone
- 2) Student residence
- 3) Senior citizen residence
- 4) Residential care home
- 5) Non-residential uses:
 - a. A retail establishment, with or without outdoor display and sales
 - b. An office, including an office of a physician, dentist, or drugless practitioner
 - c. A grocery store or supermarket
 - d. A service shop
 - e. A personal service shop, excluding a massage or body rub parlour
 - f. A bank, trust company or finance company
 - g. A dry cleaning and laundry distribution establishment
 - h. A laundromat
 - i. A dining room restaurant, or take-out restaurant
 - j. A printing or copying establishment
 - k. A custom workshop

- l. A day nursery
- m. A commercial school
- n. A health or fitness centre
- o. A hotel

6) Purposes accessory to the other permitted purposes

XXXX.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement
- 2) Minimum Lot Width: No requirement
- 3) Minimum Lot Depth: No requirement
- 4) For the purposes of this Section:
 - a. The lot line abutting John Street shall be the front lot line
 - b. The lot line abutting Chapel Street shall be the exterior side yard
- 5) Minimum Front Yard Depth: 0.0 metres
- 6) Minimum Exterior Side Yard Width: 3.0 metres
- 7) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- 8) Minimum Setback for an Underground Parking Garage: 0.0 metres
- 9) Minimum Interior Side Yard Width:
 - a. For any portion of a building 10 storeys in height or less: 2.3 metres
 - b. For any portion of a building 11 to 39 storeys in height: 5.5 metres
- 10) Minimum Interior Side Yard Width for building(s) located within 20 metres of the exterior lot line:
 - a. For any portion of a building 1 storey in height or less: 1.0 metres
 - b. For any portion of a building 2 to 39 storeys in height: 2.8 metres
- 11) Minimum Rear Yard Width:
 - a. For any portion of a building 2 storeys in height or less: 1.2 metres
 - b. For any portion of a building 3 to 10 storeys: 3.9 metres
 - c. For any portion of a building 11 to 39 storeys: 5.76 metres
- 12) Maximum Building Height: 39 Storeys
(Exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16)
- 13) Maximum Floor Space Index (FSI): 22.0
(Exclusive of a below grade parking garage)
- 14) Maximum Lot Coverage: No requirement
- 15) Minimum Landscaped Open Space: No requirement
- 16) Minimum Ground Floor Height: 4.5 metres

- 17) Minimum Setback to a Hydro Transformer in any yard: 0 metres
- 18) Windows and Doors at Grade:
For the first storey of any wall adjacent to a street, a minimum of 60% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors
- 19) Visitor parking for a senior citizen residence, residential care home, shall be provided at a rate of 0.20 visitor parking spaces per dwelling unit
- 20) Bicycle parking:
 - a. Resident: 0.05 spaces per apartment dwelling unit
 - b. Visitor: 0.05 spaces per apartment dwelling unit
 - c. 0.05 spaces per 100m² of gross commercial floor area or portion thereof
- 21) Minimum number of loading spaces per building: 1 space
- 22) Waste Disposal and Storage:
 - a. Loading, unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a public road;
 - b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use
- 23) All lands zoned DC-XXXX shall be treated as a single lot for zoning purposes
- 24) A drive-through facility shall not be permitted in association with any use
- 25) Shall also be subject to the requirements and restrictions of the DC zone and all the general provisions of this By-law, which are not in conflicts with those set out in Section XXXX

XXXX.3 For the purposes of this Section XXXX:
Student Residence shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation

XXXX.4 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of the DC-3154.”

XXXX.5 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

- 1) Confirmation that a Quantitative Wind Study have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to
form.
20 __/month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
20 __/month/day
[insert name]

Peter Fay, City Clerk

