Brampton Zoning By-law Amendment

1. By-law 270-2004, as amended, is hereby further amended:

(1) by adding to Section 3.1.2 the following zones:

    Hurontario Corridor Mixed-Use Two HMU2

(2) by adding thereto the following sections:

29.3 the lands zoned HMU2 on Schedule A to this by-law

29.3.1 shall only be used for the following purposes:

a. 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, a take-out restaurant
    (8) a printing or copying establishment
    (9) a commercial school
    (10) a community club
    (11) a health centre
    (12) a taxi or bus station
    (13) an art gallery, museum or art/photo studio
    (14) a convenience store or grocery store
    (15) a travel agency
    (16) an office
    (17) a hotel or motel
(18) a shopping centre
(19) a banquet hall
(20) a place of commercial recreation
(21) a supermarket
(22) animal hospital
(23) movie theatres

b. **Institutional**

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

c. **Residential**

(1) an apartment dwelling, provided that the portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street or Steeles Avenue East is 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.

(2) a nursing home
(3) a retirement home
(4) seniors residence
(5) a supportive housing facility
(6) live work townhouse dwelling, only as part of a mixed-use development

d. **Other**

(1) mixed use development
(2) a community centre
(3) purposes accessory to the other permitted uses
(4) parking garage/parking structures.

29.3.2 shall not be used for the following purposes:

a. **Prohibited Uses**
   
   (1) outside storage of goods, materials or machinery
   
   (2) a drive-through facility
   
   (3) a gas bar or service station

29.3.3 shall be subject to the following requirements and restrictions:

a. **Minimum Street Line Setback**: 0 metres, plus an additional 2.5 metres from the exterior wall for that portion of the building that is 22.0 metres or greater above grade.

b. **Continuous Street Wall**: A building wall at grade level, must occupy at least 75% of the entire available frontage facing a public street having a minimum right of-way width of 26 metres. Available frontage shall be the total frontage excluding any required side yard setback and approved access locations.

c. **Minimum Building Height**: A minimum building height of 3 storeys and not less than 11 metres.

d. **Maximum Building Height**: 83 metres, excluding mechanical penthouses and architectural features.

e. **Special Setbacks for Residential Living Areas from Interior Side or Rear Lot Lines**: 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.

f. **Minimum Ground Floor Height**: 4.0 metres for all non-residential uses.

g. **Windows and Doors at Grade**: On any wall adjacent to a street line, a minimum 70% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.

h. **Rooftop Mechanical Equipment**: mechanical equipment on the roof of a building shall be screened.

i. **Loading, Unloading and Waste Disposal**: Loading, unloading and waste disposal facilities excepting access thereto shall not be located on the wall facing a Residential Zone or a public road.
j. **Garbage, Refuse and Waste:** All garbage, refuse and waste containers for any residential use shall be located within a climate controlled area within the same building containing the use.

k. **Motor Vehicle Parking:**

   (i) 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.

   (ii) Setback: 0 metres to any portion of a parking garage that is located below grade.

   (iii) Above ground parking structures that front onto a public street shall have a minimum ground floor height of 4 metres.

   (iv) Parking spaces are required as follows:

      (a) **For Residential uses:**

         i) Bachelor: ► spaces per unit

         ii) 1-bedroom: ► spaces per unit

         iii) 2-bedroom: ► spaces per unit

         iv) 3-bedroom ► spaces per unit

         v) Visitor: ► spaces per unit

      (b) **For Commercial Uses:**

         1) A minimum of 1 space for every ► square metres of gross commercial floor area

      (c) **For Office Uses**

         1) ►

      (d) **For Community and Institutional Use**

         1) ►

      (e) **Car Share parking spaces** are permitted, which shall reduce the parking space requirement by ► 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.

1. Bicycle parking:

(i) Bicycle parking must be located on the same lot as the use or building for which it is required.

(ii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.

(iii) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

1) a building or structure;

2) a secure area such as a supervised parking lot or enclosure; or

3) bicycle lockers.

(iv) 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.

(v) Dimensions:

1) if located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.

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

(vi) Rates:

1) For Residential uses: ▶ spaces per dwelling unit.

2) For Commercial uses: 1 parking space for each ▶ square metres of gross commercial floor area or portion thereof.
3) For Office, Community and Institutional uses: 1 parking space for each ▶ square metres of gross floor area or portion thereof.

2. By changing on Schedule A of City of Brampton Zoning By-law 270-2004 the zoning designation of the lands as shown outlined on Schedule A to this by-law:

C3-3424 to HMU(2)-Section A

C3-3424 to HMU(2)-Section B

C3-3424 to R4A-Section ▶

C3-3424 to R3E-Section ▶

3. By adding thereto the following Sections:

▶ The lands designated HMU2-Section A

HMU(2)-A SPECIAL PROVISIONS

i) Notwithstanding any provisions of this By-law, for the lands zoned HMU2-A, the following provisions shall apply:

(1) **Maximum Floor Space Index** – The maximum floor space index permitted on the lands zoned HMU2-A is 4.0. All lands zoned HMU2-A on the date of enactment of this by-law shall be deemed to be one lot for the purposes of calculating the permitted floor space index, notwithstanding any future division, subdivision, severances or dedications;

(2) **Maximum Building Height** – 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 3m.

(3) **Minimum Building Height** – Notwithstanding any required minimum building height, 1 storey commercial podium elements are permitted at grade as part of a building podium containing a building otherwise in compliance with the minimum height requirements;
(4) **Maximum Number of Dwelling Units** – The maximum number of dwelling units permitted on all lands zoned HMU2-A shall be ►.

(5) **Maximum Permitted Gross Commercial Floor Area** – The maximum gross commercial floor area for all lands zoned HMU2-A is ► square metres.

ii) **Phased Development** - Nothing in this By-law shall prevent the continued use, addition, expansion or alteration of any building on the land existing as of the date of enactment of this By-law, or the construction of any new building on the land, in accordance with the C3-3424 zoning provisions of the City of Brampton Zoning By-law 270-2004, as it applied to the land immediately prior to enactment of this By-law.

4. ► The lands designated HMU2-Section B

**HMU2-B SPECIAL PROVISIONS**

i) Notwithstanding any provisions of this By-law, for the lands zoned HMU2-B, the following provisions shall apply:

(1) **Maximum Floor Space** – The maximum floor space index permitted on the lands zoned HMU2-B is 3.0. All lands zoned HMU2-B on the date of enactment of this by-law shall be deemed to be one lot for the purposes of calculating the permitted floor space index, notwithstanding any future division, subdivision, severances or dedications.

(2) **Minimum Building Height** – Notwithstanding any required minimum building height, 1 storey commercial podium elements are permitted at grade as part of a building podium containing a building otherwise in compliance with the minimum height requirements;

(3) **Maximum Number of Dwelling Units** – The maximum number of dwelling units permitted on all lands zoned HMU2-B shall be ►

(4) **Maximum Permitted Gross Commercial Floor Area** – The maximum gross commercial floor area is ► for all lands zoned HMU2-B notwithstanding any future division, subdivision, severances or dedications;

ii) **Phased Development** - Nothing in this By-law shall prevent the continued use, addition, expansion or alteration of any building on the land existing as of the date of enactment of this By-law, or the construction of any new building on the land, in accordance with the C3-3424 zoning provisions of the City of Brampton Zoning By-law 270-2004, as it applied to the land immediately prior to enactment of this By-law.
5. ► The lands designated R4A-Section ►

R4A-► SPECIAL PROVISIONS

i) Notwithstanding any provisions of this By-law, for the lands zoned R4A-►, the following provisions shall apply:

(1) Additional Permitted Uses:

Commercial

i) a retail establishment that has a gross floor area of less than 1,500 square metres and has no outside storage a service shop

ii) a personal service shop

iii) a bank, trust company, or finance company

iv) a dry cleaning and laundry distribution station

v) a laundromat

vi) a dining room restaurant, a take-out restaurant

vii) a printing or copying establishment

viii) a commercial school

ix) a community club

x) a health centre a taxi or bus station

xi) an art gallery, museum or art/photo studio

xii) a convenience store or grocery store

xiii) a travel agency

xiv) office

xv) a hotel or motel

xvi) supermarket

xvii) a banquet hall

xviii) a place of commercial recreation
xix) animal hospital  
xx) movie theatres  
xxi) Institutional: a place of worship, a day nursery, a private or public school, library  
xxii) Other  
   a) mixed use development  
      i) live work townhouse dwelling, only as part of a mixed-use development  
      ii) a community centre  
      iii) purposes accessory to the other permitted uses  
      iv) parking garage/parking structures

(2) **Maximum Gross Floor Area** – The maximum Gross Floor Area permitted on the lands zoned R4A is square metres;

(3) **Maximum Number of Dwelling Units** – The maximum number of dwelling units permitted on all lands zoned R4A shall be .

(4) **Motor Vehicle Parking** –
   a) a) For Residential Uses:
      i) Bachelor/1-bedroom: spaces per unit  
      ii) 2-bedroom: spaces per unit  
      iii) 3-bedroom spaces per unit  
      iv) Visitor: spaces per unit  
   b) For Commercial Uses:
      i) A minimum of 1 space for every square metres of gross commercial floor area  
   c) For Office Uses
      i)  
   d) For Community and Institutional Uses
i) ►

e) **Car Share parking spaces** are permitted, which shall reduce the parking space requirement by ► 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.

ii) **Phased Development** - Nothing in this By-law shall prevent the continued use, addition, expansion or alteration of any building on the land existing as of the date of enactment of this By-law, or the construction of any new building on the land, in accordance with the C3-3424 zoning provisions of the City of Brampton Zoning By-law 270-2004, as it applied to the land immediately prior to enactment of this By-law.

6. ► The lands designated R3E-Section ►

R3E► SPECIAL PROVISIONS

i) Notwithstanding any provisions of this By-law, for the lands zoned R3E►, the following provisions shall apply:

(1) Maximum Number of Dwelling Units – The maximum number of dwelling units permitted on all lands zoned R3E► shall be ►.

(2) Motor Vehicle Parking –

a) For Residential Uses:

   i) Bachelor/1-bedroom: ► spaces per unit

   ii) 2-bedroom: ► spaces per unit

   iii) 3-bedroom ► spaces per unit

   iv) Visitor: ► spaces per unit
b) **Car Share parking spaces** are permitted, which shall reduce the parking space requirement by ► 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.

(3) Shall only be used for the following uses:

a) Street Townhouse dwellings in accordance with the requirements and restrictions of R3E-►;

b) Rear Lane Townhouse dwellings in accordance with the requirements and restrictions of R3E►;

c) Back to Back Townhouse dwellings in accordance with the requirements and restrictions of R3E►;

d) Condominium Townhouse dwellings in accordance with the requirements and restrictions of R3E►;

e) Stacked Townhouse dwellings in accordance with the requirements and restrictions of R3E►;

f) Live Work Townhouse dwellings in accordance with the requirements and restrictions of R3E►

g) For the purposes permitted in this Section R3E► (3), the following requirements and restrictions:

i) Minimum Lot Area: no requirement;

ii) Minimum Lot Width: 33.0 metres;

iii) Minimum Lot Depth: no requirement;

iv) Minimum Front Yard Depth: ►

v) Minimum Interior Side Yard Width: ►
vi) Minimum Exterior Side Yard: ►

vii) Minimum Rear Yard Depth: ►

viii) Maximum Building Height: 14 metres;

ix) Maximum Lot Coverage: 50%;

x) Minimum Distance Between Buildings:

    a) For 2 storeys or less ►

    b) For 3 or 4 storeys ►

ii) **Phased Development** - Nothing in this By-law shall prevent the continued use, addition, expansion or alteration of any building on the land existing as of the date of enactment of this By-law, or the construction of any new building on the land, in accordance with the C3-3424 zoning provisions of the City of Brampton Zoning By-law 270-2004, as it applied to the land immediately prior to enactment of this By-law.
Part of Lots 1 and 2, Concession 1

Legend
Zone Boundary

Key Map By-Law __________________________ Schedule A

CITY OF BRAMPTON
Planning, Design and Development

DATE
2019.09.04

DRAWN
KS

FILE no.

City of Brampton
Planning, Design and Development

Legend
Zone Boundary