



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 1 - 2018

To amend By-law 270-2005, as amended

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 amending Section 3403 by deleting its existing provisions in their entirety and replacing them with the following:

“3403 The lands designated DC – SECTION 3403 on Sheet 60 of Schedule A to this by-law:

3403.1 shall only be used for the following purposes:

- (1) uses permitted by the Downtown Commercial (DC) Zone, with the exception of the uses identified in Section 3403.2
- (2) a recreation facility as an accessory use to an apartment dwelling

3403.2 shall not be used for the following purposes:

- (1) an adult video store
- (2) a body art and/or tattoo parlour
- (3) a drive-through facility associated with any use
- (4) a massage or body rub parlour
- (5) a motor vehicle or boat sales rental, leasing or service establishment, a motor vehicle repair shop, and a motor vehicle or boat parts and accessories sales establishment
- (6) a tool or equipment rental establishment.

3403.3 shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Floor Area for all uses shall be 60,325 square metres
- (2) Maximum Gross Floor Area for apartment dwelling uses, including an accessory recreational facility shall be 49,877 square metres

- (3) Maximum Gross Floor Area devoted to retail establishments, personal service shops and restaurants shall not exceed 30 percent of the gross floor area on site
- (4) Minimum Lot Area: 1.786 hectares for all lands zoned DC-Section 3403
- (5) Maximum Number of Dwelling Units: 550
- (6) Maximum Building Height for all residential and office/retail/commercial uses:
 - i. 22 storeys
 - ii. The height of any portion of a building shall not exceed the horizontal distance between that portion of the building and a lot line abutting a single detached residential zone
 - iii. Notwithstanding Section 3403.3(6)i and 3403.3(6)ii, one building with a maximum height of 31 storeys may be located within the lands depicted as Area "A" on Schedule C-3403
- (7) For the purposes of this section, the lot line abutting Queen Street shall be the front lot line.
- (8) Setback Requirements:
 - i. Minimum setback to Queen Street: 0.5 metres
 - ii. Minimum setback to Hillcrest Avenue: 6.0 metres
 - iii. Minimum side yard setback: 0.0 metres
 - iv. Minimum below grade setback (all yards): 0.0 metres
 - v. Minimum Setback to a ramp leading to an underground garage shall be 30 metres from a lot line abutting a residential zone
- (9) Commercial Uses shall not be permitted within 80 metres of Hillcrest Avenue
- (10) A minimum 3 metre wide landscaped open space strip shall be provided along any site frontage of Hillcrest Avenue, except at approved access locations
- (11) A minimum 0.5 metre wide landscaped open space strip (covered or uncovered) shall be provided along any site frontage of Queen Street, except at approved access locations
- (12) A minimum of 1200 square metres of landscaped open space shall be provided on the lands zoned DC- Section 3403
- (13) Parking shall be provided in accordance with the following:
 - i. For all offices (including a physician, dentist, or drugless practitioner's office, and a real estate office), 1 space for every 48 square metres of gross floor area or portion thereof
 - ii. For all other retail and commercial purposes, including restaurants, one space for every 48 square metres of gross floor area or portion thereof

- iii. On-site Parking is required for each dwelling unit in an apartment or multiple residential dwelling in accordance with the following:

DWELLING UNIT TYPE	REQUIRED ON-SITE PARKING
a) Rental Apartment:	
Bachelor Unit	0.75 spaces per unit
One Bedroom Unit	1.00 spaces per unit
Two Bedroom Unit	1.25 spaces per unit
Three Bedroom Unit	1.50 spaces per unit
(b) Condominium Units	
Bachelor	0.80 spaces per unit
One Bedroom Units	1.25 spaces per unit
Two Bedroom Units	1.50 spaces per unit
Three Bedroom Units	1.75 spaces per unit
(c) Senior Citizen Units	
	1.00 spaces per unit

- iv. for mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD (WEEKDAY)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	90	95	10
Retail and Commercial	80	90	100	100
Other	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Theatre	0	40	60	85

PERCENT OF PEAK PERIOD (WEEKENDS)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	10	10	10	10
Retail and Commercial	80	100	100	30
Other	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Theatre	20	70	70	100

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 these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period or each time period contained in the above schedule. Each column is totalled for weekdays and weekends. The maximum figure obtained from all the periods shall become the parking requirement for that specific mixed use development.

- (14) Notwithstanding Section 3403(13), the following minimum parking provisions shall apply to the lands depicted as Area "A" on Schedule C-3403:
- i. Commercial Uses: 1 space for each 48 square metres of gross commercial floor area or portion thereof
 - ii. Resident Spaces: 1.13 spaces per dwelling unit
 - iii. Visitor Spaces: 0.14 spaces per dwelling unit
- (15) All garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant

(16) All garbage and refuse storage, other than that associated with a restaurant, including any containers for the storage of recyclable materials, shall be enclosed

3403.4 shall also be subject to the requirements and restrictions of the DC zone (with the exception that for the purposes of this section DC-Section 3403, the provisions of the R4B Zone shall not apply to residential apartment uses) and the general provisions of this by-law which are not in conflict with those in 3403.3.

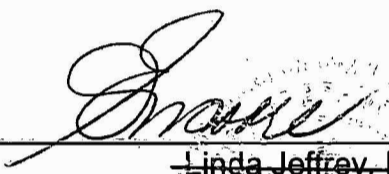
3403.5 All lands zoned DC-Section 3403 shall be treated as one lot for zoning purposes.”

(2) By adding thereto Schedule C-3403 attached as Schedule A to this By-law


ENACTED and PASSED this 24th day of January, 2018.

Approved as to
form.
2018/01/15
AWP

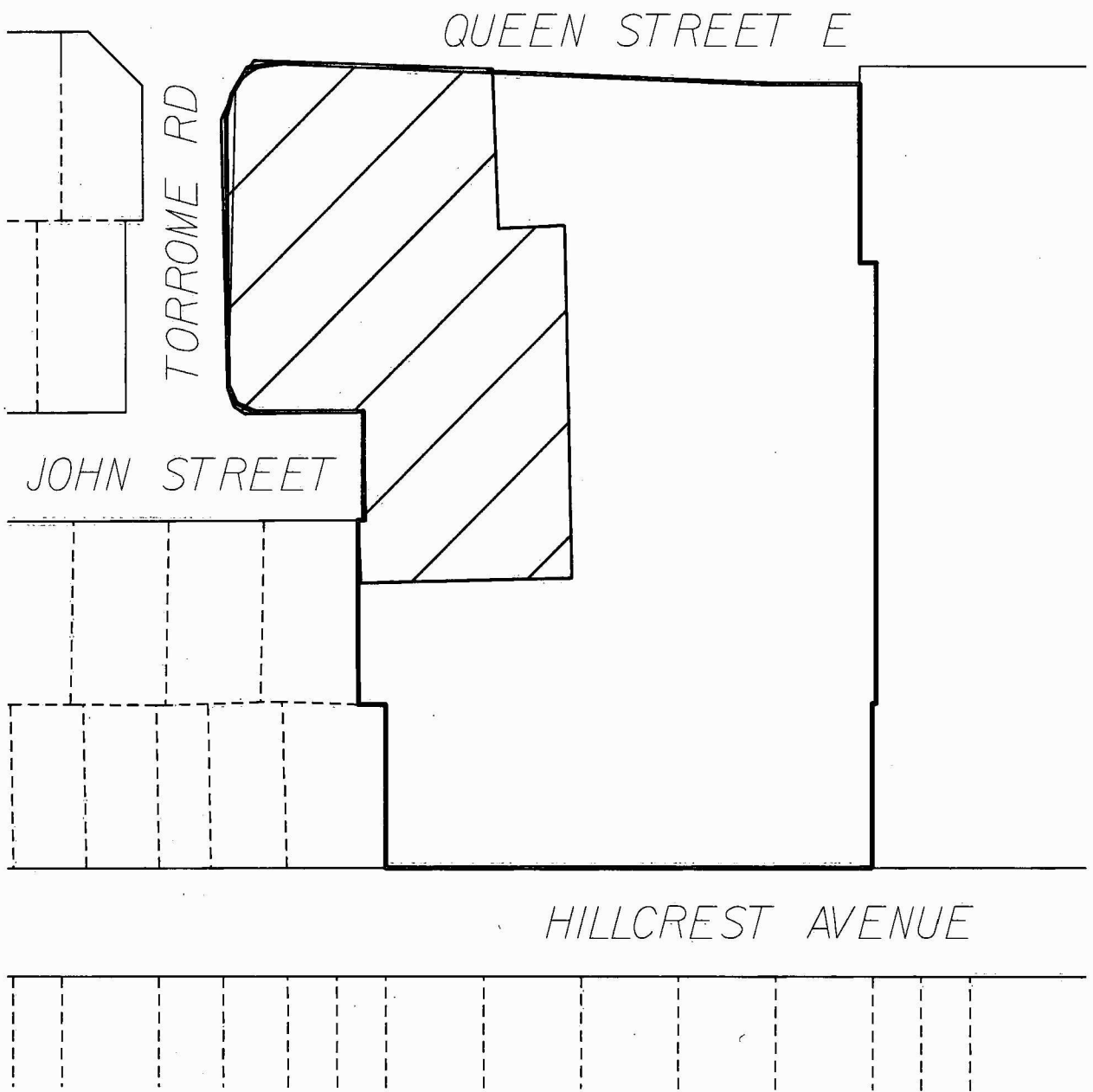
Approved as to
content.
2018/01/18
AP



~~Linda Jeffrey, Mayor~~
Elaine Moore, Acting Mayor



Peter Fay, City Clerk



SCHEDULE C - SECTION 3403



CITY OF BRAMPTON
 Planning and Development

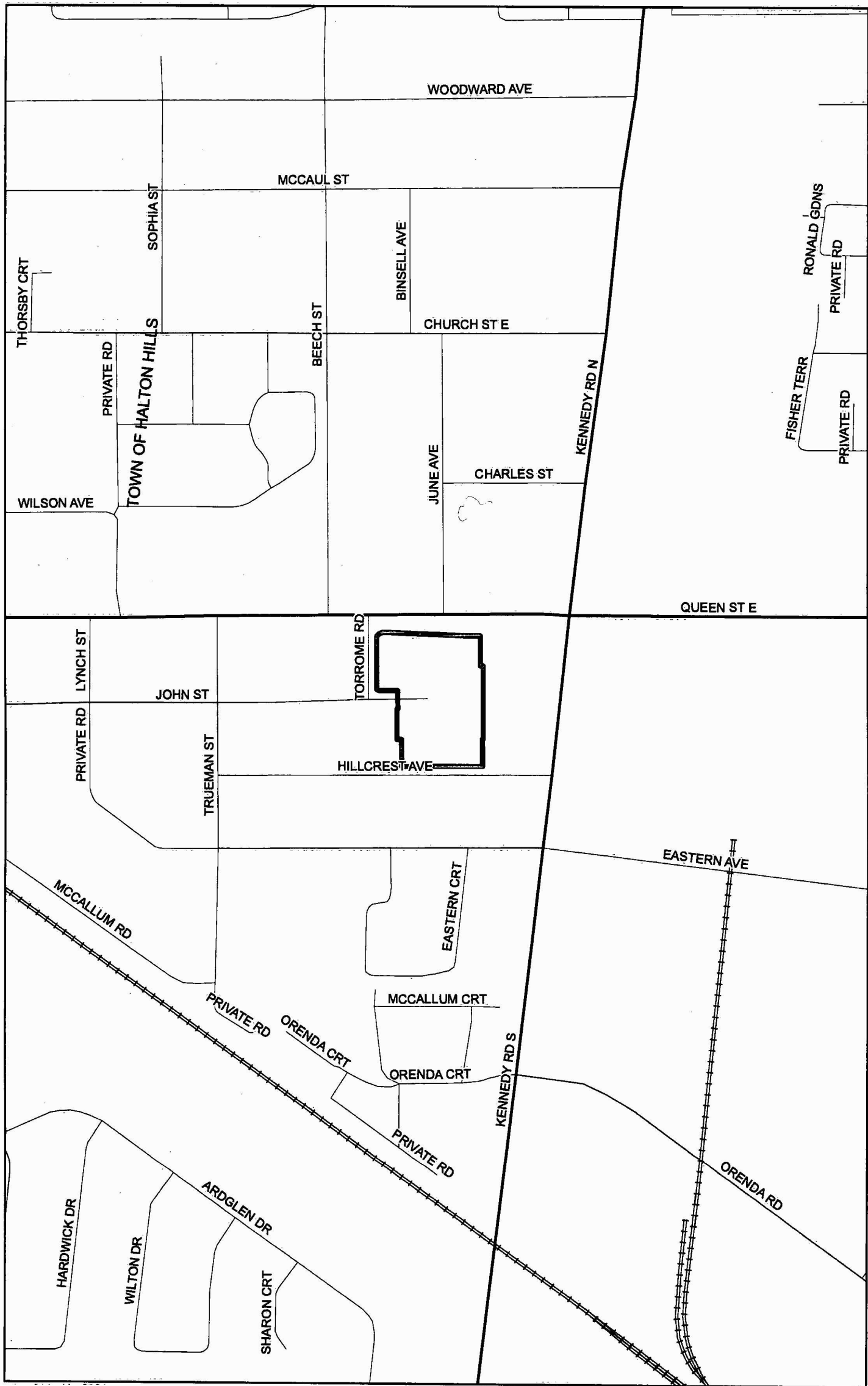
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File no. C01E05.061_SCH5DC

By-Law 1-2018

Schedule A



 SUBJECT LANDS



KEY MAP

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, section 34;

AND IN THE MATTER OF the City of Brampton By-law 1-2018 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Market Partners - Mattamy Bramview Ltd. (File C01E05.061)

DECLARATION

I, Charlotte Gravlev, Deputy City Clerk, City of Brampton, in the Region of Peel, hereby
make oath and say as follows:

1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as
such have knowledge of the matters herein declared:
2. By-law 1-2018 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 24th day of January, 2018.
3. Written notice of By-law 1-2018 as required by section 34 of the *Planning Act*
was given on the 31st day of January, 2018, in the manner and in the form and to
the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as
amended.
4. One notice of appeal was filed under Section 34 of the *Planning Act* on or before
the final date for filing objections and withdrawn under Subsection 23.1 by letter
dated May 25, 2018 from the Local Planning Appeal Tribunal.
5. By-law 1-2018 is deemed to have come into effect on the 24th day of January, 2018,
in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
13th day of June, 2018)



Charlotte Gravlev



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

