



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 146-2013

To amend 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:
Highway Commercial Two - 219 (HC2-219) and Service Commercial-384 (SC-384)	Downtown Commercial -2382 (DC-2382)

(2) by adding thereto the following section:

"2382.1 That the lands zoned DC-2382 on Schedule A to this By-law, shall only be used for the following purposes:

- (1) An apartment dwelling
- (2) An office
- (3) Only in conjunction with an apartment dwelling or an office, within the same building:
 - a) a retail establishment with or without outdoor display and sales
 - b) a grocery store or supermarket with or without outdoor display and sales
 - c) a service shop
 - d) a personal service shop
 - e) a bank, trust company, or financial company
 - f) a dry cleaning and laundry distribution station
 - g) a laundromat
 - h) a parking lot
 - i) a dining room restaurant, a convenience restaurant, a take- out restaurant
 - j) a printing or copying establishment

- k) a commercial school
 - l) a temporary open air market
 - m) a place of commercial recreation
 - n) a community club
 - o) a health or fitness centre
 - p) a theatre
 - q) an art gallery or studio
 - r) a hotel
 - s) an animal hospital
 - t) an administrative office of any public authority
 - u) a place of worship
- (4) purposes accessory to the other permitted purposes

2382.2 That the following uses be prohibited:

- (1) an adult video store
- (2) an adult entertainment parlour
- (3) an amusement arcade
- (4) a body art and/or tattoo parlour
- (5) a massage or body rub parlour
- (6) a drive-through facility in conjunction with any use
- (7) outside storage in conjunction with any use

2382.3 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth:
 - a) 2.5 metres for any portion of the building less than 13.5 metres above grade;
 - b) For any portion of the building greater than 13.5 metres above grade, the minimum depth shall be 3.0 metres greater than that portion of the building less than 13.5 metres above grade;
- 2) Minimum Exterior Side Yard Width:
 - a) 2.9 metres for any portion of the building less than 13.5 metres above grade;
 - b) For any portion of the building greater than 13.5 metres above grade, the minimum setback shall be 3.0 metres greater than that portion of the building less than 13.5 metres above grade;
- 3) Minimum Interior Side Yard Width: 8.0 metres
- 4) Minimum Rear Yard Depth:
 - a) 0.0 metres for any portion of the building less than 13.5 metres above grade;
 - b) 8.0 metres for any portion of the building greater than 13.5 metres above grade;
- 5) Maximum Front Yard Depth and Exterior Side Yard Width:

3.0 metres, except adjacent to a daylight triangle and within a distance of 10 metres of the intersection of the front and exterior side lot lines with the daylight triangle where a maximum front yard depth of 30.0 metres and a maximum exterior side yard width of 18.0 metres shall be permitted.

- 6) Minimum Setback for an Underground Parking Garage: 0.0 metres
- 7) Minimum Building Height: 13.5 metres
- 8) Maximum Building Height:
80 metres above grade for one tower and 89 metres above grade for a second tower, excluding the mechanical penthouse.
- 9) At-Grade Commercial Uses at Corner:
 - a) The ground floor area along those portions of the building facing the front and exterior side yard lot line shall only be used for commercial purposes, for a distance of 45 metres along the respective lot lines as measured away from the intersection of the front and exterior side yard lot lines;
 - b) The at-grade commercial uses, shall have a minimum depth of 6.0 metres from the wall of the building adjacent to the street;
 - c) Notwithstanding the above, this area may also be used for a lobby and building entrance for an office, hotel or apartment dwelling and indoor bicycle parking;
- 10) Tower Floor Area:
The maximum floor area for any floor 19.5 metres above grade or greater is 750 square metres.
- 11) Tower Separation:
Tower elements of a building shall have a minimum separation distance of 25.0 metres.
- 12) Streetwall:
The portion of the building 13.5 metres above grade or less and adjacent to the front or exterior lot line shall have a minimum length of at least 70% of the respective lot line.
- 13) Windows and Doors at Grade:
On the wall adjacent to the front lot and exterior lot 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 clear vision windows and/or doors.
- 14) Minimum Landscaped Open Space:
 - a) A minimum of 470 square metres shall be provided in a roof-top amenity space;
 - b) A minimum 6.0 metre wide landscape area shall be provided along the interior side lot line;
 - c) A minimum of 440 square metres of publicly accessible open space shall be provided at corner of Queen Street and Kings Cross Road, which may also be used

for outdoor display and sales associated with a permitted use and a patio associated with a restaurant;

- 15) Minimum Gross Commercial Floor Area:
1035 square metres
- 16) Floor Space Index: 6.15
- 17) Maximum Number of Units: 462
- 18) Motor Vehicle Parking:
 - a) Except for areas used for vehicular and pedestrian access, no part of a parking garage above ground shall be located within 6.0 metres of the front lot line;
 - b) On-site parking shall be provided in accordance with the following:
 - i) Residential Uses:
A minimum of 1.13 spaces per unit
 - ii) Commercial Uses:
A minimum of 1.0 spaces per 19.0 square metres of gross commercial floor area
 - c) No surface parking spaces shall be located within 10 metres of the front or exterior side lot lines;
- 19) Bicycle Parking:
 - a) Bicycle parking shall be required for commercial uses in accordance with the following:
 - i) Bicycle parking shall be located within the building at grade and have direct access to the outside;
 - ii) Parking spaces shall be provided at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided;
 - iii) Each parking space shall have the following minimum dimensions:
 - If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m
 - If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m
- 20) Loading, Unloading and Waste Disposal and Storage:
 - a) A minimum of two on-site loading spaces shall be provided;
 - b) Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or

a public road, nor shall be located in the yard adjacent to a Residential Zone or a public road;

- c) All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the same building containing the use;

21) Outdoor Display and Sales:

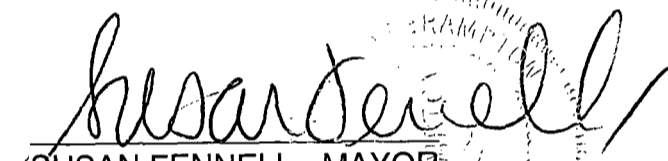
The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the main use.

- 22) For the purposes of this section, the lot line abutting Kings Cross Road shall be the front lot line.

2382.4 That the lands zoned DC-2382 shall be considered one lot for zoning purposes."


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

this 5TH day of June, 2013.


 SUSAN FENNELL - MAYOR


 PETER FAY - CITY CLERK

Approved as to Content:


 Paul Snape
 Acting Director, Development Services

APPROVED AS TO FORM
BY: <u>JIF</u>
LEGAL SERVICES
DATE: <u>05/21/13</u>

QUEEN ST E

KINGS CROSS ROAD

DC-2382

LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONESSION 4 E.H.S.



CITY OF BRAMPTON

Planning, Design and Development

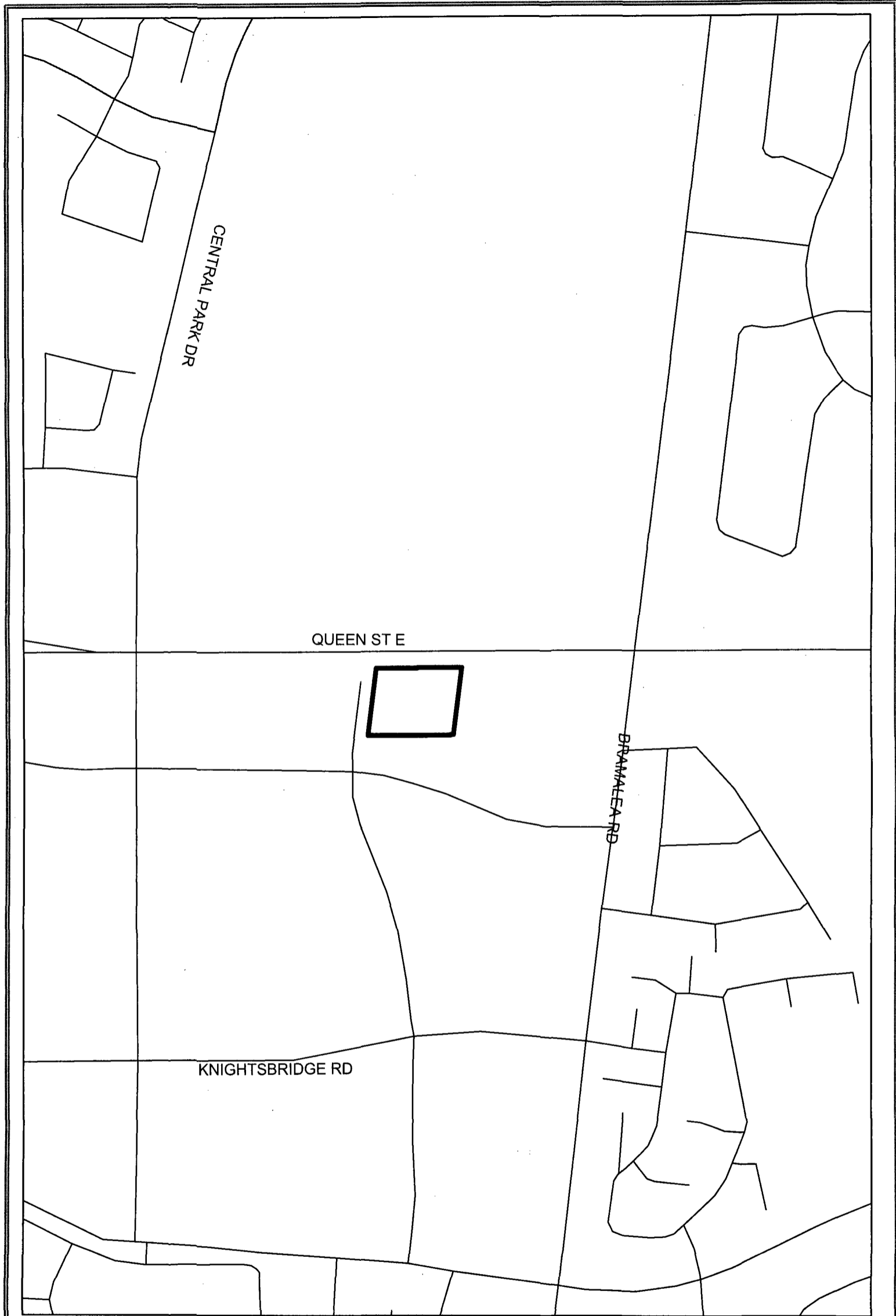
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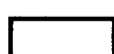

Drawn by: CJK

By-Law 146-2013

Schedule A

File no. C04E05.030zbla



 SUBJECT LANDS  BUILT STREETS



Date: 2013 02 06 Drawn By: CJK
File: C04E05.030zkm

Key Map By-Law 146-2013

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 146-2013 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Weston Consulting Group Inc. – 1685 and 1701 Queen Street East (File C04E05.030)


DECLARATION

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


1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such
have knowledge of the matters herein declared:
2. By-law 146-2013 was passed by the Council of The Corporation of the City of
Brampton at its meeting held on the 5th day of June, 2013.
3. Written notice of By-law 146-2013 as required by section 34 of the *Planning Act*
was given on the 12th day of June, 2013, 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. No notice of appeal was filed under section 34 of the *Planning Act* on or before the
final date for filing objections.
5. By-law 146-2013 is deemed to have come into effect on the 5th day of June, 2013,
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)
5th day of July, 2013)



Earl Evans



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.