

**Notice of Passing of By-law 228-2020**  
**SvN Architects + Planners – RioCan Management Inc.**  
**499 Main Street South (Shoppers World Mall)**  
**Ward 3**

**Date of Decision: November 25, 2020**  
**Date of Notice: December 3, 2020**  
**Last Date of Appeal: December 23, 2020**

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 228-2020**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by SvN Architects + Planners – RioCan Management Inc. – City File OZS-2019-0009.

**The Purpose and Effect:** To amend the comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by SvN Architects + Planners – RioCan Management Inc., to permit a development of the Shopper's World mall for a high-density, mixed-use development.

**Location of Lands Affected:** 499 Main Street South within Part of Lot 1, Concession 1, W.H.S., in the City of Brampton – Ward 3

**Obtaining Additional Information:** The complete background information is available at the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries should be directed to David VanderBerg, Manager, Planning, Building and Economic Development, at (905) 874-2325 or [david.vanderberg@brampton.ca](mailto:david.vanderberg@brampton.ca).

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

Under the *Planning Act* there is a Draft Plan of Subdivision pertaining to the subject lands – File 21T-19021B.

**When and How to File an Appeal:** An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than December 23, 2020**. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

**The Notice of Appeal must:**

(1) set out the reasons for appeal; and,

- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116

**Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted.**

**Appointments to attend City Hall may be booked online at:**

<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

**Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 228 - 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 – 3008 (HMU1-3008)              |
| Highway Commercial Two (HC2)      | Hurontario Corridor Mixed-Use One – (Holding) 3008 (HMU1(H)-3008) |
|                                   | 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 to a daylight triangle.
- (b) Minimum Rear Yard Setback: 6 metres
- (c) Minimum Interior Side Yard Setback: 3 metres
- (d) For any building within 15 metres of Steeles Avenue West:
  - (1) The tower portion of the building must be set back a minimum of 2.0 metres from the edge of the podium.
  - (2) The podium 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 15 metres of Steeles Avenue West shall be used for commercial purposes. Notwithstanding the foregoing, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing 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 Steeles Avenue West and 75% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means 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(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 m<sup>2</sup> for each storey.
  - (2) For a building having a building height of 16 storeys or greater: 800 m<sup>2</sup> 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.
  - (3) 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.
- (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) Minimum Setback for Underground Parking Garages: 0 metres for all yards 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:
      - 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. For the purposes of this subsection, "car share" means the practice whereby a number of people share the use of one or more cars that are owned by a for-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. For the purposes of this subsection, "car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents. Car share parking spaces shall not be included as required parking spaces.

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

| <b>Temporal Parking Requirement</b> |           |           |            |
|-------------------------------------|-----------|-----------|------------|
|                                     | <b>AM</b> | <b>PM</b> | <b>Eve</b> |
| 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 are 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 three 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 including stacked horizontal spaces.
- (3) All required resident bicycle parking spaces must be located within:
  - (i) a building or structure;
  - (ii) a secure area that is accessible and weather-protected such as a supervised or monitored parking lot with a roof structure or other 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) The dimensions for required bicycle parking spaces shall be:
  - (i) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
  - (ii) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres.



(6) Minimum Rates:

- (i) For Residential Uses: 0.5 spaces per dwelling unit and 0.1 visitor spaces per dwelling unit.
- (ii) For Commercial Uses: 1 space for each 300 square metres of gross commercial floor area or portion thereof.
- (iii) For Office Uses: 1 space for each 200 square metres of gross commercial floor area or portion thereof and a minimum of 20% of the spaces provided shall be for visitors.
- (iv) For Schools: 2 spaces per classroom for primary schools and 4 spaces for secondary schools.
- (v) For Community or Institutional Uses: 0.3 bicycle parking spaces shall be provided per visitor capacity.

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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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.

All to the satisfaction of the Commissioner of Planning, Building and Economic 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
- (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

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) For any building within 15 metres of Main Street South:
    - (1) The tower portion of any building must be set back a minimum of 2.5 metres from the edge of the podium.
    - (2) The podium 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 within 15 metres of Main Street South shall be used for commercial purposes. Notwithstanding the foregoing, 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 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. For the purposes of this subsection, "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 m<sup>2</sup> for each storey.



- (2) For a building having a building height of 16 storeys or greater: 800 m<sup>2</sup> 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.
  - (3) 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.
- (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) Minimum Setback for Underground Parking Garages: 0 metres for all yards 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:
      - 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. For the purposes of this subsection, "Car share" means the practice whereby a number of people share the use of one or more cars that are owned by a for-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. For the purposes of this subsection, "Car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents. Car share parking spaces shall not be included as required parking spaces.
- (vi) Mixed Use Parking Requirements: For mixed use developments, parking requirements shall be calculated using the following schedule:

| <b>Temporal Parking Requirement</b> |           |           |            |
|-------------------------------------|-----------|-----------|------------|
|                                     | <b>AM</b> | <b>PM</b> | <b>Eve</b> |
| 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 are 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 three 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 including stacked horizontal spaces.
- (3) All required resident bicycle parking spaces must be located within:
  - (i) a building or structure;
  - (ii) a secure area that is accessible and weather-protected such as a supervised or monitored parking lot with a roof structure or other 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) The dimensions for required bicycle parking spaces shall be:
  - (i) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
  - (ii) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres.
- (6) Minimum Rates:
  - (i) For Residential Uses: 0.5 spaces per dwelling unit and 0.1 visitor spaces per dwelling unit.
  - (ii) For Commercial Uses: 1 space for each 300 square metres of gross commercial floor area or portion thereof.
  - (iii) For Office Uses: 1 space for each 200 square metres of gross commercial floor area or portion thereof and a minimum of 20% of the spaces provided shall be for visitors.
  - (iv) For Schools: 2 spaces per classroom for primary schools and 4 spaces for secondary schools.
  - (v) For Community or Institutional Uses: 0.3 bicycle parking spaces shall be provided per visitor capacity.

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:

- (a) 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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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.

All to the satisfaction of the Commissioner of Planning, Building and Economic Development.

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
- (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

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) For any building within 15 metres of Main Street South:

(1) The tower portion of any building must be set back a minimum of 2.5 metres from the edge of the podium.

(2) The podium 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. For the purposes of this subsection, "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 m<sup>2</sup> for each storey.
  - (2) For a building having a building height of 16 storeys or greater: 800 m<sup>2</sup> 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.
  - (3) 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.
- (n) 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.
- (o) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.
- (p) 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.
- (q) 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.



- (r) Minimum Landscaped Open Space: 10% of the lot area
- (s) 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) Minimum Setback for Underground Parking Garages: 0 metres for all yards 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:
      - 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. For the purposes of this subsection, "Car share" means the practice whereby a number of people share the use of one or more cars that are owned by a for-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. For the purposes of this subsection, "Car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents. Car share parking spaces shall not be included as required parking spaces.
    - (vi) Mixed Use Parking Requirements: For mixed use developments, parking requirements shall be calculated using the following schedule:

| Temporal Parking Requirement |      |      |      |
|------------------------------|------|------|------|
|                              | 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 are 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 three time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

(t) 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) All required resident bicycle parking spaces must be located within:
  - (i) a building or structure;
  - (ii) a secure area that is accessible and weather-protected such as a supervised or monitored parking lot with a roof structure or other 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) The dimensions for required bicycle parking spaces shall be:
  - (i) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
  - (ii) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres.
- (6) Minimum Rates:
  - (i) For Residential Uses: 0.5 spaces per dwelling unit and 0.1 visitor spaces per dwelling unit.
  - (ii) For Commercial Uses: 1 space for each 300 square metres of gross commercial floor area or portion thereof.



- (iii) For Office Uses: 1 space for each 200 square metres of gross commercial floor area or portion thereof and a minimum of 20% of the spaces provided shall be for visitors.
- (iv) For Schools: 2 spaces per classroom for primary schools and 4 spaces for secondary schools.
- (v) For Community or Institutional Uses: 0.3 bicycle parking spaces shall be provided per visitor capacity.

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:

- (a) 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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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.

All to the satisfaction of the Commissioner of Planning, Building and Economic 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.
    - (7) A bay window, bow widow or box window with or without foundation may encroach 1.0 metres into the exterior side yard.
  - (h) Minimum Rear Yard Depth: 0.0 metres;
  - (i) Minimum Interior Side Yard Width:
    - (1) 1.2 metres
    - (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.
  - (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.
    - (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.
    - (3) An awning may encroach into a public road allowance by a maximum 0.5 metres.
  - (g) Minimum Rear Yard Depth: 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
    - (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.
  - (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 Rear 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.
  - (i) Notwithstanding 3011.5 (h) 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.
  - (j) Minimum Building Height: 11 metres
  - (k) Maximum floorplate for a tower containing residential uses:
    - (1) For a building having a building height between 11 to 15 storeys: 1000 m<sup>2</sup> for each storey.
    - (2) For a building having a building height of 16 storeys or greater: 800 m<sup>2</sup> for each storey.
  - (l) Minimum Tower Separation: 25.0 metres
  - (m) Rooftop Mechanical Equipment: Mechanical equipment on the roof of a building shall be screened.
  - (n) 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.
  - (o) 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.
  - (p) Maximum Lot Coverage: 60%
  - (q) Minimum Landscaped Open Space: 20% of the lot area
  - (r) 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) Minimum Setback for Underground Parking Garages: 0 metres for all yards 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:
    - 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. For the purposes of this subsection, "car share" means the practice whereby a number of people share the use of one or more cars that are owned by a for-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. For the purposes of this subsection, "car share parking space" shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents. Car share parking spaces shall not be included as required parking spaces.
  - (vi) Mixed Use Parking Requirements: For mixed use developments, parking requirements shall be calculated using the following schedule:

| <b>Temporal Parking Requirement</b> |           |           |            |
|-------------------------------------|-----------|-----------|------------|
|                                     | <b>AM</b> | <b>PM</b> | <b>Eve</b> |
| 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 are 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 three time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

(s) 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) All required resident bicycle parking spaces must be located within:
  - (i) a building or structure;
  - (ii) a secure area that is accessible and weather-protected such as a supervised or monitored parking lot with a roof structure or other 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) The dimensions for required bicycle parking spaces shall be:
  - (i) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
  - (ii) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres.
- (6) Minimum Rates:
  - (i) For Residential Uses: 0.5 spaces per dwelling unit and 0.1 visitor spaces per dwelling unit.
  - (ii) For Commercial Uses: 1 space for each 300 square metres of gross commercial floor area or portion thereof.
  - (iii) For Office Uses: 1 space for each 200 square metres of gross commercial floor area or portion thereof and a minimum of 20% of the spaces provided shall be for visitors.



- (iv) For Schools: 2 spaces per classroom for primary schools and 4 spaces for secondary schools.
- (v) For Community or Institutional Uses: 0.3 bicycle parking spaces shall be provided per visitor capacity.

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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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 a Development Staging and Sequencing Plan, as approved by the City of Brampton and Region of Peel, 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.

All to the satisfaction of the Commissioner of Planning, Building and Economic Development.”

(3) By amending Section C3-3424 as follows:

- (a) By adding to Section 3424.2 the following:

“(2) Parking spaces are required as follows:


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


- (3) The maximum permitted combined gross floor area for all buildings on lands to which the C3-3424 zone continues to apply shall not exceed 84,000 square metres.”

ENACTED and PASSED this 25<sup>th</sup> day of November, 2020.

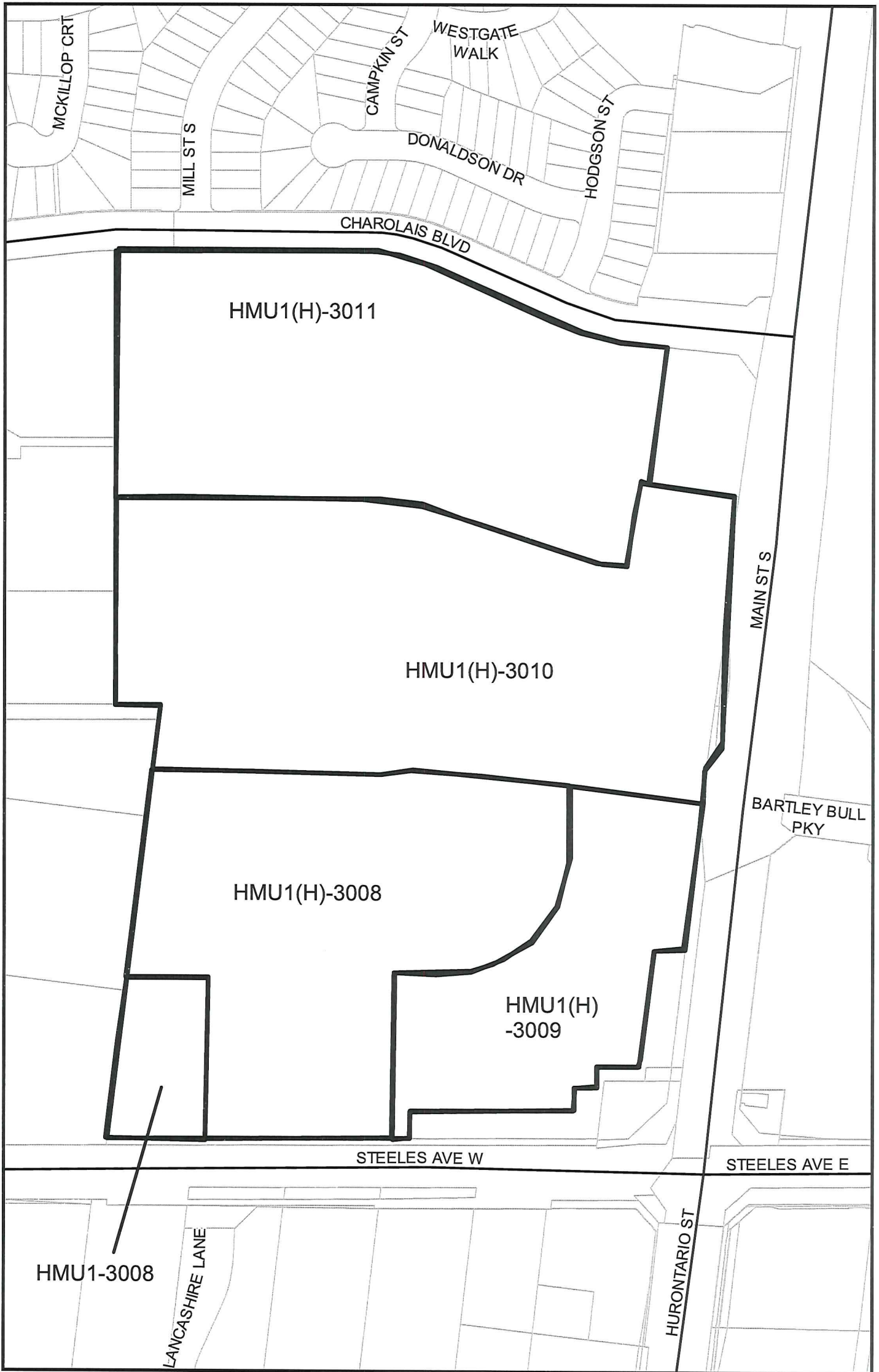
Approved as to  
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2020/11/16  
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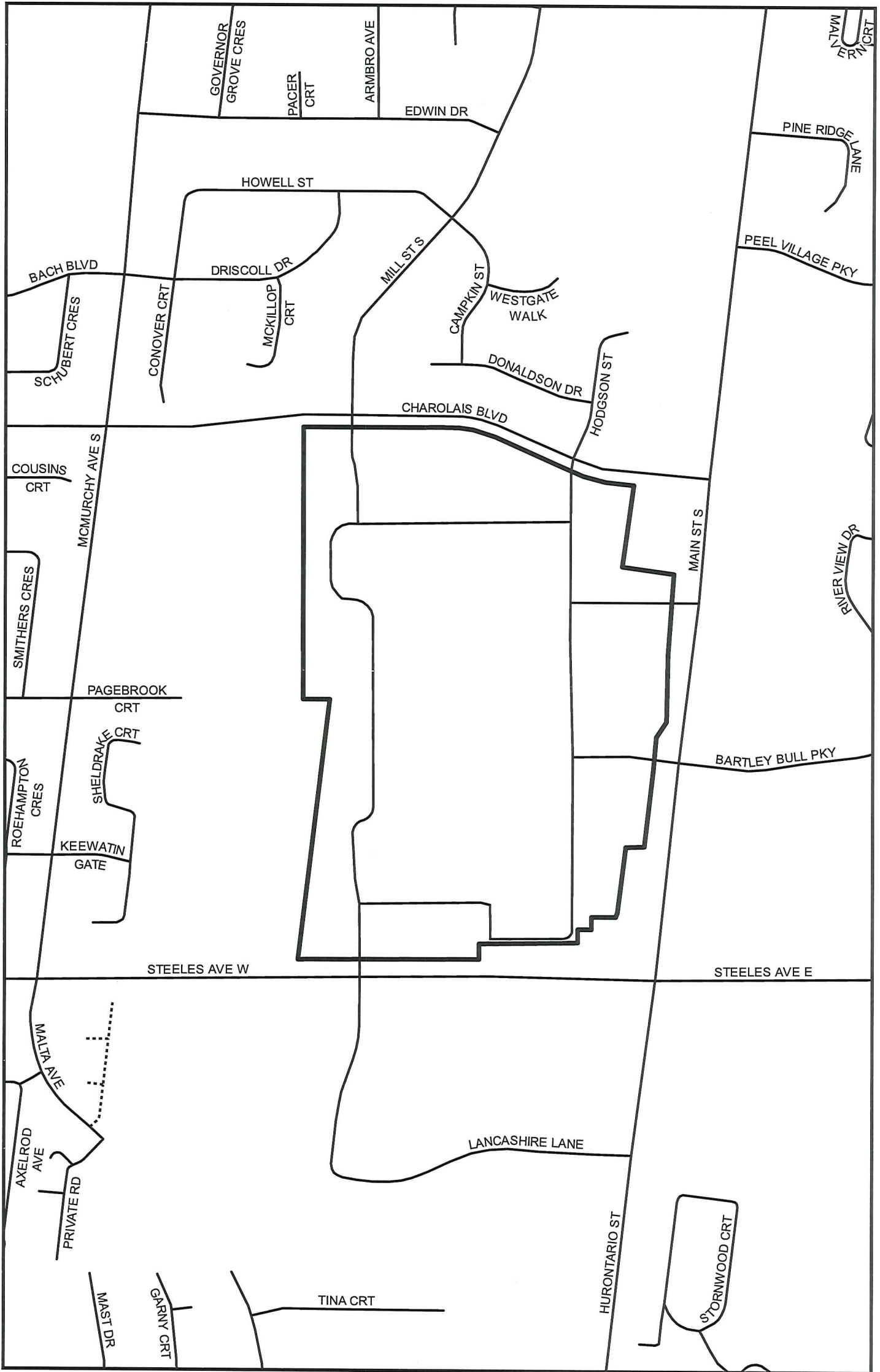
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content.  
2020/11/15  
AAP]

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

(OZS-2019-0009)





 SUBJECT LANDS

