



Brampton

Zoning By-Law Office Consolidation

(131-2017)

3521 The lands designated DC1 – Section 3521(H) on Schedule A to this By-law:

3521.1 Shall only be used for the following purposes:

- (1) The purposes permitted by the Downtown Commercial - One Zone
- (2) An Ambulatory Surgery Clinic
- (3) A Nursing Home, Retirement Home or Senior Citizen Residence

3521.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Gross Floor Area for Medical Office uses, including an Ambulatory Surgery Clinic and Accessory Commercial uses located in the same building as the Medical Office use: 11,000 square metres
- (2) Minimum Building Height: 3 storeys, except that the minimum building height shall be 6 storeys within 50 metres of Queen Street.
- (3) Maximum Building Height: 9 storeys
- (4) Maximum Floor Space Index: 3.5

(5) Setbacks:

- a) Minimum setback from Queen Street to one principal building: 0.0 metres
- b) Maximum setback from Queen Street to one principal building: 3.0 metres
- c) Minimum setback to a building that abuts a public street other than Queen Street: 3.0 metres
- d) Maximum setback to a building, including a parking garage, that abuts a public street other than Queen Street: 5.0 metres
- e) Minimum side yard setback: 3.0 metres
- f) Notwithstanding the setback requirements in Section 5(c) and 5 (e), the minimum side yard setback and minimum setback from a public street other than Queen Street for an above-ground parking garage shall be 2.0 metres.
- g) The wall of the building, including an above-ground parking garage, may encroach to within 0.0 metres of a daylight rounding/triangle.
- h) For the purposes of this Section, the lot line abutting Queen Street East shall be considered the front lot line.

(6) Continuous Street Wall: A building wall located within the setbacks identified in Section 3521.2 (5) must occupy at least 60% of the available frontage along a public street.

(7) Windows and Doors at Grade On any wall adjacent to a public street for a building other than an above ground parking garage, a minimum of 70% of the gross area of the portion of the wall that is less than 4.6

metres above grade shall have windows and/or doors if non-residential uses are included in this portion of the building.

(8) Podium:

- a) Buildings greater than 4 storeys in height that front on public streets with a right-of-way width of less than 30 metres shall include a podium that is a minimum of 2 storeys and a maximum of 3 storeys in height.
- b) For any building where a podium is required, the tower portion of the building shall be setback a minimum of 3.0 metres from the front edge of the podium.

(9) The provisions of Section 28.2.3 (g) regarding articulated roofs shall not apply.

(10) Motor Vehicle Parking and Loading:

- a) On-site Parking shall be provided in accordance with the following:
 - i. Medical Office and Ambulatory Surgery Clinic and accessory commercial uses located in the same building as the Medical Office or Ambulatory Surgery Clinic: 1 parking space for each 21.3 square metres of gross commercial floor area or portion thereof.
 - ii. Residential, except for a Senior Citizen Rental Unit: 1.35 spaces per unit.
 - iii. Nursing or Retirement Home: 0.5 spaces per bed.
 - iv. Senior Citizen Residence: 0.75 spaces per unit.
 - v. All other uses shall provide parking in accordance with Section 20.3.
- b) No surface parking, excluding parking on the ground level of a parking garage, shall be located along a public street.
- c) A minimum of one loading space shall be provided.
- d) The minimum width for a parking aisle within a parking

garage, including surface parking within a parking garage, shall be 6.0 metres.

- e) No setback from any lot line is required for any portion of a parking garage that is below grade.

- (11) Garbage, Refuse and Waste: Notwithstanding the provisions of Section 28.2.3 (m) all garbage, refuse and waste containers for non-residential uses, excluding restaurants, shall be located within a climate controlled area in the same building containing the use or in the rear yard if screened from public view. Restaurants must comply with the provisions of Section 20.5.

- (12) Definitions – For the purpose of this section:

- “Podium” means 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.
- “Public Street” shall mean both an existing public street as defined in Section 5 of this By-law and any lands that have been dedicated to the City of Brampton with the intent of being developed as a public road in the future.
- “Ambulatory Surgery Clinic” shall mean a health care facility where surgical procedures not requiring an overnight hospital stay are performed.

- (13) All lands zoned DC1-Section 3521(H) shall be treated as one lot for zoning purposes.

- (14) Holding (H):

- a) Until the holding (H) symbol is removed, the lands shall only be used for non-residential purposes subject to the provisions of the DC1-Section 3521 zone.
- b) The Holding (H) symbol shall not be removed until the owner has submitted studies to the satisfaction of the Commissioner of Planning and Development Services to address issues related to land use compatibility with adjacent industrial uses.

