



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 240 - 2016

To amend By-law 270-2004, 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 replacing Downtown Commercial One Section 3472 (DC-3472) with the following section:

"3472.1 The lands zoned DC-Section 3472 on Schedule A to this By-law, shall be only used for the following purposes:

- 1) an apartment dwelling.
- 2) only in conjunction with an apartment within the same building, the following:
 - a) a retail establishment having no outside storage,
 - b) a grocery store,
 - c) a service shop,
 - d) a personal service shop,
 - e) a bank, trust company, or financial company, without a drive-through,
 - f) a dry cleaning and laundry distribution station,
 - g) a laundromat,
 - h) a dining room restaurant,
 - i) a take-out restaurant, without a drive-through,
 - j) a printing or copying establishment,
 - k) a community club,
 - l) a health centre,
 - m) an art gallery,

- n) an office, and
 - o) a day nursery.
- 3) purposes accessory to the other permitted purposes.

3472.2 Shall be subject to the following requirements and restrictions:

1) Minimum Front Yard Depth:

- a) For any portion of a building 13 metres above grade or less, the minimum set back shall be 0.0 metres;
- b) For any portion of the building, greater than 13.0 metres above grade, the minimum set back shall be 10.0 metres;

2) Minimum Exterior Side Yard Width:

- a) For any portion of a building 14.0 metres or less above grade, 0.0 metres;
- b) For any portion of a building greater than 14.0 metres above grade, 3.6 metres;

3) Minimum Rear Yard Depth:

- a) For any portion of the building 30.0 metres or less above grade, 3.0 metres;
- b) For any portion of the building greater than 30.0 metres above grade, 6.0 metres;

4) Minimum Interior Side Yard Width:

8.0 metres, except for any above-ground structure associated with an underground parking garage ramp or stairwell, the minimum setback shall be 0.5 metres.

5) Minimum Setback for an Underground Parking Garage: 0.0 metres.

6) Minimum Building Height: 6.0 metres.

7) Maximum Building Height:

94.0 metres above grade, including mechanical penthouse.

8) Any storey 35.0 metres or greater above grade shall have a maximum floor area of 800 square metres.

9) The portion of a building wall 10.0 metres or less above grade and along the exterior side lot line shall have a minimum length of 70% of the length of that lot line.

10) The portion of a building wall 10.0 metres or less above grade and along the front lot line shall have a minimum length of 50% of the length of that lot line.

11) Maximum Gross Floor Area for Commercial Use:

991 square metres.

12) On-site parking shall be provided in accordance with the following:

a) For Residential Uses:

- i) Bachelor/1-bedroom: 0.9 spaces per unit.**
- ii) 2-bedroom: 1.0 spaces per unit.**
- iii) 3-bedroom: 1.2 spaces per unit.**
- iv) Visitor: 0.2 spaces per unit.**

b) For Commercial Uses:

A minimum of 1 space for every 50 square metres of gross commercial floor area,

c) Loading Spaces:

A minimum of one on-site loading space shall be provided.

13) Maximum Lot Coverage: 72%

14) Maximum Floor Space Index: 5.2

15) Maximum number of units: 387

16) Minimum Landscaped Open Space:

35% of the lot area.

17) Storage of waste and recyclable materials shall be within the main building.

18) A drive-through facility for commercial uses shall not permitted.

19) For the purposes of this section:


- a) the lot line abutting Railroad Street shall be the front lot line;**
- b) the lot line abutting Mill Street shall be the exterior lot line;**
- c) the lot line opposite the exterior lot line shall be the interior lot line whether or not it abuts another lot or a public right-of-way;**
- d) the lot line opposite the front lot line shall be the rear lot line, whether or not if abuts another lot or a public right of way;**
- e) apartment dwelling units shall include dwelling units which do not have a common entrance from the street level.**

3472.3 The entire lands zoned DC-Section 3472 shall be considered as one lot for zoning purposes."

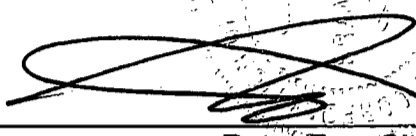
ENACTED and PASSED this 9th day of November, 2016.

Approved as to
form.
2016/10/27
TC


Approved as to
content.
2016/10/26
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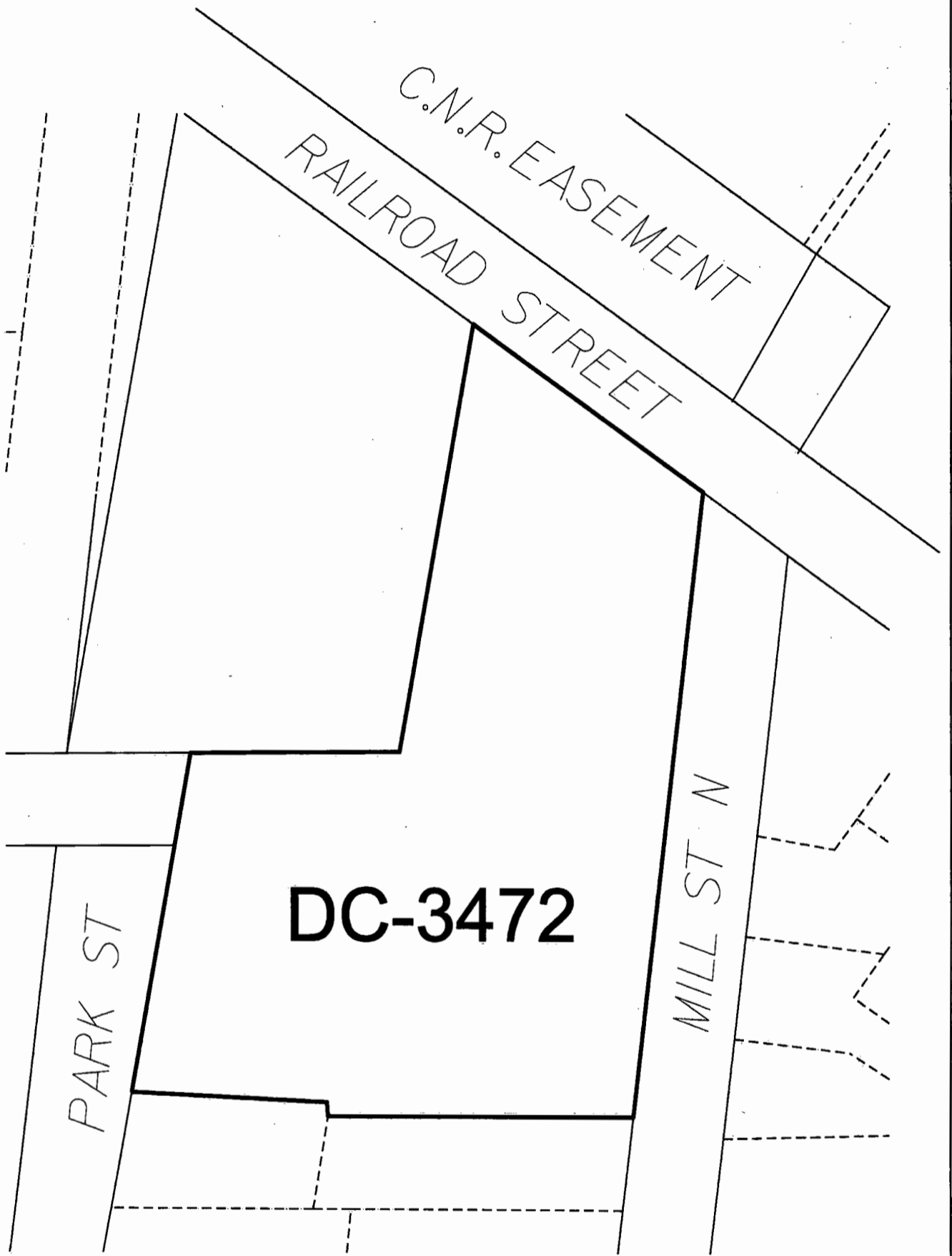


Linda Jeffrey, Mayor



Peter Fay, City Clerk





LEGEND

— ZONE BOUNDARY

PART LOT 6, CONCESSION 1 W.H.S.



CITY OF BRAMPTON
 Planning and Infrastructure Services

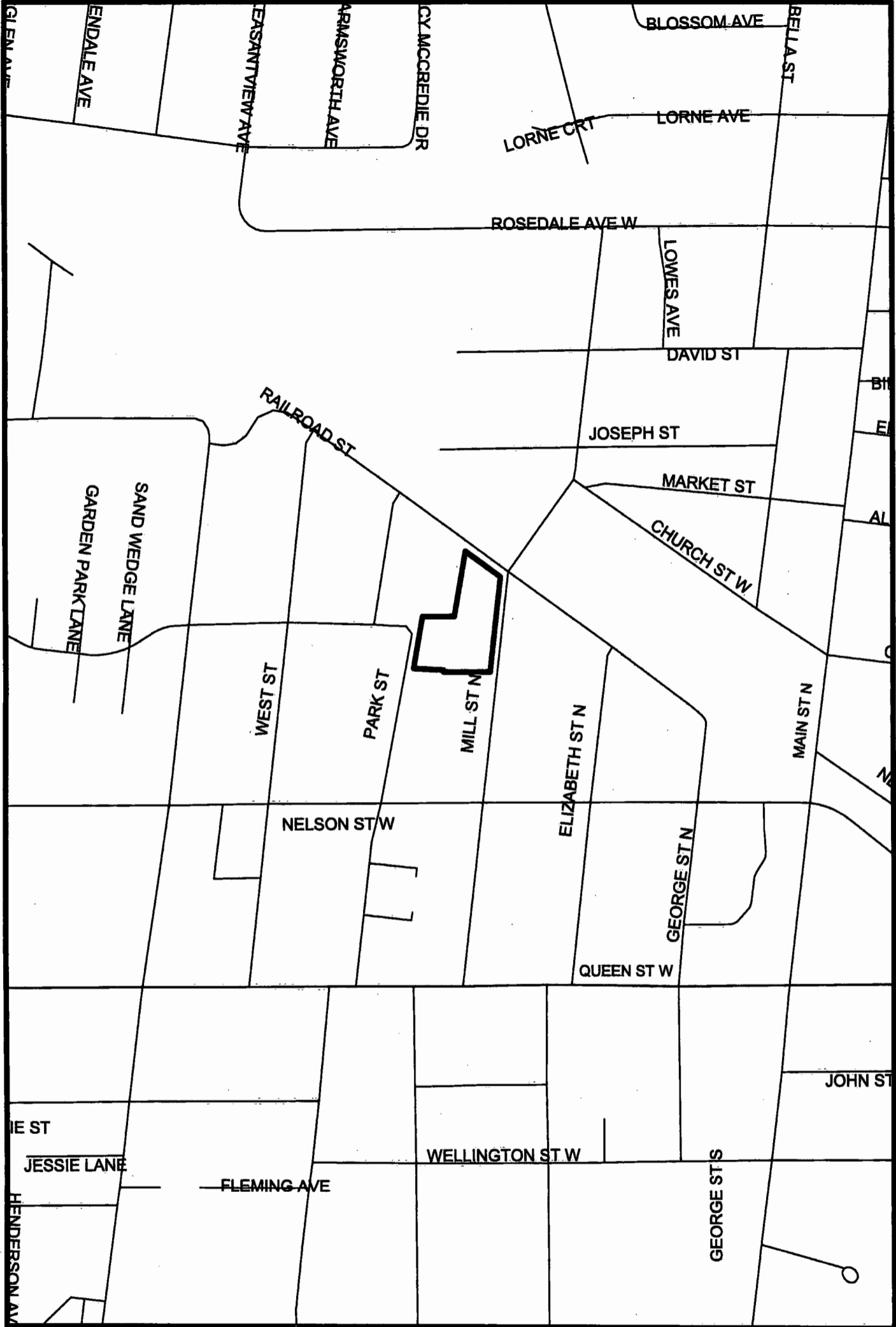
Date: 2016 07 26

Drawn by: CJK

By-Law 240-2016

Schedule A

File no. C01W06.077_ZBLA



 SUBJECT LANDS



Date: 2016 07 26 Drawn By: CJK
 File: C01W06.077_ZKM

Key Map By-Law 240-2016