



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 131 - 2017

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Highway Commercial One – Special Section 3053 (HC1-Section 3053)	Downtown Commercial One – Special Section 3521(H) (DC1-Section 3521(H))

(2) By adding thereto the following section:

“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 11,000 square metres for Medical Office uses, including an Ambulatory Surgery Clinic and Accessory Commercial Uses located in the same building as the Medical Office use:

- (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 a 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 set back 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 inside an enclosure in the rear yard

and 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):

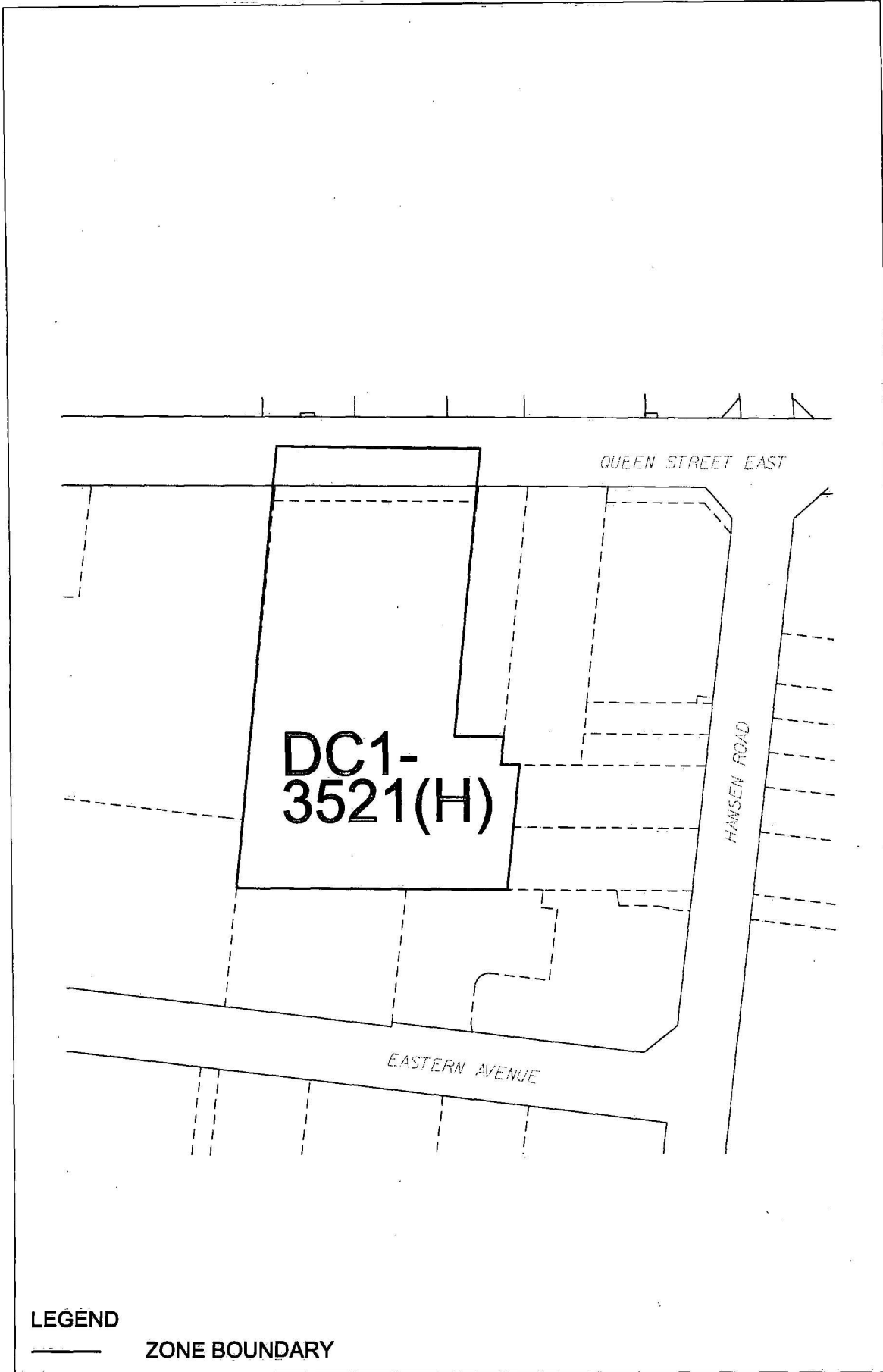
- a) Until the holding (H) symbol is removed, the lands shall only be used for non-residential and non-institutional purposes subject to the provisions of the DC1-Section 3521 zone.
- b) The Holding (H) symbol shall not be removed until the owner has submitted studies to the satisfaction of the Commissioner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

ENACTED and PASSED this 21st day of June, 2017.

Approved as to
form.
2017/06/15
Tiffany N. Canzano

Approved as to
content.
2017/06/15
AP


Linda Jeffrey, Mayor
Jeff Bowman, Acting Mayor

Peter Fay, City Clerk



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 2 E.H.S.

By-Law 131-2017

Schedule A

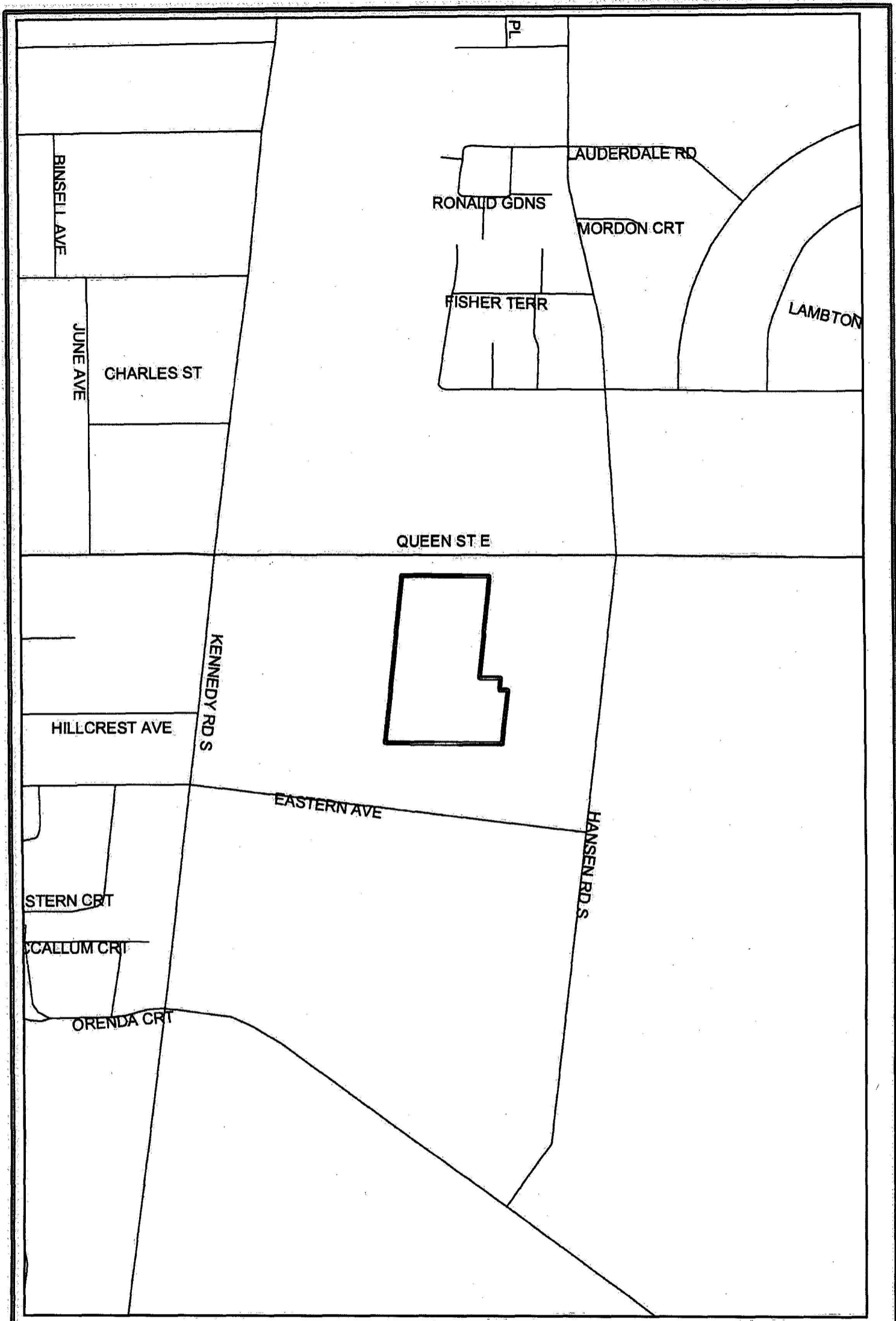


CITY OF BRAMPTON
 Planning and Development Services

Date: 2017 03 13

Drawn by: CJK

File no. C02E05.035



 SUBJECT LANDS


FLOWER CITY
PLANNING & DEVELOPMENT SERVICES
 BRAMPTON.CA



Date: 2016 09 16 Drawn By: CJK
 File: C03E16.003_ZKM

Key Map By-Law 131-2017

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 131-2017 being
a by-law to amend Comprehensive Zoning By-law 270-2004, as amended,
Weston Consulting Group Inc. – Atlas Healthcare (Brampton) Ltd.
File C02E05.035

DECLARATION

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

1. I am the Interim Deputy City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 131-2017 was passed by the Council of The Corporation of the City of Brampton at its meeting held on the 21st day of June, 2017.
3. Written notice of By-law 131-2017 as required by section 34 of the *Planning Act* was given on the 5th day of July, 2017, 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 131-2017 is deemed to have come into effect on 21st day of June, 2017, 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)
27th day of July, 2017)



Charlotte Gravlev



Jeanie Myers
A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton
Expires April 8, 2018. J.C.M.