



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 126 - 2018

To amend Comprehensive Zoning By-law 270-2004

The Council of the Corporation of the City of Brampton ENACTS as follows
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:
Office Commercial - Section 1487 (OC - 1487); and Industrial Four – Section 1488 (M4 - 1488)	Office Commercial - Section 2886 (OC - Section 2886); Composite Residential Commercial - Section 2887 (CRC- Section 2887) Composite Residential Commercial Hold - Section 2888 (CRC(H) - Section 2888) Office Commercial - Section 2889 (OC(H) – Section 2889) Open Space – Section 2890 (OS – Section 2890) Composite Residential Commercial - Section 2891 (CRC - Section 2891) Composite Residential Commercial - Section 2892 (CRC - Section 2892);

By adding the following Sections:

“2886 The lands designated OC-Section 2886 on Schedule A to this By-law:

2886.1 Shall only be used for the following purposes:

1) Permitted Uses:

Commercial:

- a. an office
- b. a hotel

Accessory Uses, only in conjunction with the office and / or hotel use:

- c. a conference centre
- d. a park, playground, recreational facility
- e. a bank, trust company or financial institution
- f. a retail establishment
- g. a convenience store
- h. a supermarket
- i. a banquet hall
- j. a dry cleaning and laundry distribution station
- k. a dining room restaurant, a take-out restaurant
- l. a service shop
- m. a personal service shop
- n. a printing or copying establishment
- o. a commercial, technical or recreation school
- p. a community club
- q. a health & fitness centre
- r. a day nursery
- s. an art gallery
- t. an amusement arcade

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a body art and/or tattoo parlour
- d. a massage or body rub parlour
- e. a drive-through facility

2886.2 For the purposes of OC-Section 2886:

Conference Centre shall mean a building or a portion of a building which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

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.

2886.3 Shall be subject to the following requirements and restrictions:

- 2) Minimum setback to Ebenezer Road: 3.0 metres
- 3) Maximum setback to Ebenezer Road: 4.5 metres
- 4) Minimum setback to Queen Street East: 3.0 metres
- 5) Maximum setback to Queen Street East: 4.5 metres
- 6) Minimum setback to McVean Drive: 3.0 metres

- 7) Minimum setback to the lands zoned OS - 2890: 3.0 metres
- 8) Minimum Podium Height: 7.5 metres
- 9) Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
- 10) Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres
- 11) Minimum ground floor height: 4.5 metres
- 12) Minimum distance between a building within lands zoned OC-2886 to a building within lands zoned CRC-2887 and CRC-2891: 12 metres for any portion of the buildings less than 7.5 metres in height
15 metres for any portion of the buildings 7.5 metres or greater in height
- 13) Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- 14) Maximum Floor Space Index for all lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892: 2.12
- 15) Maximum Building Height: 8 storeys for any portion of a building within 30.0 metres of Ebenezer Road
14 storeys for the remainder of the building or building(s)
- 16) Minimum Building Height: 6 Storeys
- 17) Minimum Parking Requirements:
 - a) Hotel 1 space per two rooms
 - b) Non-residential uses: 1 space per 21m²
 - c) Access to any parking lot must be provided from a private internal road;
- 18) Loading area shall be screened from view from a public street;
- 19) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;
- 20) Bicycle parking for Commercial / Office / Retail uses only: 1 parking space for each 500m² of gross commercial floor area or portion thereof

2886.4 All lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area."

"2887 The lands designated CRC - Section 2887 on Schedule A to this By-law:

2887.1 Shall only be used for the following purposes:

1) Permitted Uses:

Residential:

- a. an apartment dwelling
- b. a live-work dwelling unit

Commercial:

- c. an office
- d. a retail establishment
- e. a personal service shop

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a body art and/or tattoo parlour
- d. a massage or body rub parlour
- e. a drive-through facility

2887.2 For the purposes of CRC – Section 2887:

Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

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.

2887.3 Shall be subject to the following:

- 2) Minimum Setback to Ebenezer Road: 3.0 metres
- 3) Maximum Setback from Ebenezer Road: 4.5 metres
- 4) Minimum distance between a building within lands zoned CRC-2887 to a building within lands zoned OC-2886:
 - 12 metres for any portion of the buildings less than 7.5 metres in height
 - 15 metres for any portion of the buildings 7.5 metres or greater in height
- 5) Minimum distance between a building within lands zoned CRC-2887 to a building within lands zoned CRC(H)-2888:
 - 30 metres for any portion of the buildings less than 7.5 metres in height
 - 35 metres for any portion of the buildings 7.5 metres or greater in height
- 6) Minimum setback to lands zoned OS-2890: 3.0 metres

- 7) Maximum encroachment into the minimum required setbacks for canopies, porches, patios shall be: 2.5 metres
- 8) Minimum Podium Height: 7.5 metres
- 9) Minimum Building Setback for any portion of the building above the podium to the edge of the podium: 2.5 metres, from the edge of the podium
- 10) Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- 11) Maximum Floor Space Index for all lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892: 2.12
- 12) Maximum Building Height 8 Stories
- 13) Minimum Building Height: 6 Stories
- 14) Maximum Number of Dwelling Units for all lands zoned CRC-2888, CRC-2892, CRC-2887 and CRC-2891: 753
- 15) Minimum Parking Requirements:
 - a) Non-residential uses: 1 space per 21m²
 - b) Access to any parking lot must be provided from a private internal road;
- 16) Commercial uses shall be limited to the ground floor only;
- 17) Loading area shall be screened from view from a public street;
- 18) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

2887.4 All lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area."

"2888 The lands designated CRC(H) - Section 2888 on Schedule A to this By-law:

2888.1 Shall only be used for the following purposes:

- 1) Permitted Uses:
 - Residential:
 - a. an apartment dwelling
 - b. a live-work dwelling unit
 - Commercial:
 - c. an office
 - d. a retail establishment
 - e. a personal service shop
 - f. a day nursery
 - g. a printing of copying establishment

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a body art and/or tattoo parlour
- d. a massage or body rub parlour
- e. a drive-through facility

2888.2 For the purposes of CRC (H) – Section 2888:

Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

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.

2888.3 Shall be subject to the following:

- | | | |
|-----|--|---|
| 2) | Minimum setback to Ebenezer Road: | 3.0 metres |
| 3) | Maximum setback to Ebenezer Road: | 4.5 metres |
| 4) | Minimum setback to Cherrycrest Drive: | 3.0 metres |
| 5) | Maximum setback to Cherrycrest Drive: | 4.5 metres |
| 6) | Minimum setback to lands zoned OC(H)-2889 and OS-2890: | 3.0 metres |
| 7) | Minimum setback to a daylighting triangle/rounding: | 1.5 metres |
| 8) | Minimum distance between buildings within lands zoned CRC-2888: | 12 metres for any portion of the buildings less than 7.5 metres in height

15 metres for any portion of the buildings 7.5 metres or greater in height |
| 9) | Minimum distance between a building within lands zoned CRC-2888 to a building within lands zoned CRC-2887: | 30 metres for any portion of the buildings less than 7.5 metres in height

35 metres for any portion of the buildings 7.5 metres or greater in height |
| 10) | Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: | 2.5 metres |
| 11) | Minimum Podium Height: | 7.5 metres |
| 12) | Minimum Building Setback for any portion of the building above the podium to the edge of the podium: | 2.5 metres, from the edge of the podium |

- 13) Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
 - 14) Maximum Floor Space Index for all lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892: 2.12
 - 15) Maximum Building Height: 8 Stories
 - 16) Minimum Building Height: 6 Stories
 - 17) Maximum Number of Dwelling Units for all lands zoned CRC(H)-2888, CRC-2892, CRC-2887 and CRC-2891: 753
 - 18) Minimum Parking Requirements:
 - a) Non-residential uses: 1 space per 21m²
 - b) Access to any parking lot must be provided from a private internal road;
 - 19) Commercial and office uses shall be limited to the ground floor only;
 - 20) Loading areas shall be screened from view from a public street;
 - 21) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;
- 2888.3 All lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area;
- 2888.4 Until such time as the (H) is lifted lands zoned CRC(H)-2888 shall only be used for the purposed of an underground parking garage;
- 2888.5 The Holding (H) symbol shall not be removed until such time as the following have been provided to the satisfaction of the Commissioner of Planning and Development Services as follows:
- a) 17,000 m² of retail, commercial, office and hotel has been constructed on lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, CRC-2891, CRC-2892;
 - b) 6,500m² of employment related uses has been constructed on lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, CRC-2891, CRC-2892; and,
 - c) a supermarket has been constructed on lands zoned CRC-2892.
- 2888.6 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel.”
- “2889 The lands designated OC(H) - Section 2889 on Schedule A to this By-law:
- 2889.1 Shall only be used for the following purposes:
- 1) Permitted Uses:

Commercial:

 - a. an office
 - b. a park, playground, recreational facility
 - c. a dining room restaurant, a take-out restaurant

- d. a service shop
- e. a personal service shop
- f. a community club
- g. a health & fitness centre
- h. an art gallery
- i. an amusement arcade

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a body art and/or tattoo parlour
- d. a massage or body rub parlour
- e. a drive-through facility

2889.2 For the purposes of OC-Section 2889:

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.

2889.3 Shall be subject to the following requirements and restrictions:

- 2) Minimum setback to Cherrycrest Drive: 3.0 metres
- 3) Maximum setback to Cherrycrest Drive: 7.5 metres
- 4) Minimum setback to lands zoned CRC - 2892 and CRC(H) - 2888: 3.0 metres
- 5) Minimum setback to lands zoned OS-2890: 2.5 metres
- 6) Maximum encroachment into the minimum required setbacks for canopies, porches and patios shall be: 2.5 metres
- 7) Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- 8) Maximum Floor Space Index for all lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892: 2.12
- 9) Maximum Building Height: 3 storeys
- 10) Minimum Building Height: 7.5 metres for a minimum depth of 10 metres measured from the front face of the building
- 11) Minimum Parking Requirements:
 - a) Non-residential uses: 1 space per 21m²
 - b) Access to any parking lot must be provided from a private internal road;
- 12) Loading area shall be screened from view from a public street;
- 13) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building controlled area within the same building containing the use;
- 14)

15) Bicycle parking required for Commercial / Office / Retail uses only: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof

2889.4 The following additional requirements and restrictions shall apply to any Office Use:

- a) Minimum Building Setback to the edge of the podium: 4.5 metres
- b) Minimum Podium Height: 7.5 metres
- c) Maximum Building Height: 6 Storeys

2889.5 All lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area;

2889.6 Until such time as the Holding (H) symbol has been lifted, lands zoned OC – Section 2889 shall only be used for the purpose of an underground parking garage;

2889.7 The Holding symbol shall not be lifted until such time as permanent municipal services are provided to the satisfaction of the Region of Peel.”

“2890 The lands designated OS – Section 2890 on Schedule A to this By-law:

2890.1 Shall only be used for the following purposes:

- 1) Permitted Uses:
 - a. Amenity structures
 - b. Shared amenity area
 - c. Enclosed stairwell and elevator shaft to access the associated underground parking

2890.2 For the purposes of OS – Section 2890:

Shared Amenity Area shall mean privately owned lands that permit public use. The lands are intended for active and passive recreation.

2890.3 Shall be subject to the following:

- 2) Minimum setback to zones OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892: 0.0 metres
- 3) Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- 4) Maximum number of enclosed stairwells / elevator shafts: 2

2890.4 All lands zoned OC-2886, CRC-2887, CRC(H)-2888, OC(H)-2889, OS-2890, CRC-2891, CRC-2892 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.”

"2891 The lands designated CRC – Section 2891 on Schedule A to this By-law:

2891.1 Shall only be used for the following purposes:

1) Permitted Uses:

Residential:

- a. an apartment dwelling
- b. a live-work dwelling unit

Commercial:

- c. an office
- d. a retail establishment
- e. a convenience store
- f. a personal service shop
- g. a day nursery

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a body art and/or tattoo parlour
- d. a massage or body rub parlour
- e. a drive-through facility

2891.2 For the purposes of CRC – Section 2891:

Live-Work Dwelling Unit shall mean a dwelling unit in an apartment building, where each dwelling unit has frontage on a public street, where commercial uses are only permitted on the ground floor/first floor and residential uses are permitted on all floors with access from direct ground floor entry or from an internal corridor.

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.

2891.3 Shall be subject to the following:

- 2) Minimum setback to Queen Street East: 3.0 metres
- 3) Maximum setback to Queen Street East: 4.5 metres
- 4) Minimum setback to lands zoned OS-2890: 3.0 metres
- 5) Minimum distance between buildings within lands zoned CRC-2891:
 - 27 metres for any portion of the buildings less than 7.5 metres in height
 - 31 metres for any portion of the buildings 7.5 metres or greater in height
- 6) Minimum distance between a building within lands zoned CRC-2891 to a building within lands zoned CRC-2892:
 - 10 metres for any portion of the buildings less than 7.5 metres in height
 - 15 metres for any portion of the buildings 7.5 metres or greater in height

- 7) Minimum distance between a building within lands zoned CRC-2891 to a building within lands zoned OC-2886: 12 metres for any portion of the buildings less than 7.5 metres in height
15 metres for any portion of the buildings 7.5 metres or greater in height
- 8) Maximum encroachment into the minimum required setbacks for canopies, porches and patio shall be: 2.5 metres
- 9) Minimum Podium Height: 7.5 metres
- 10) Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: 2.5 metres
- 11) Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- 12) Maximum Floor Space Index for all lands zoned CRC(H)-2888, CRC-2892, CRC-2887, CRC-2891, OC-2886, OC(H)-2889 and OS-2890: 2.12
- 13) Maximum Building Height: 8 Stories
- 14) Minimum Building Height: 6 Stories
- 15) Maximum Number of Dwelling Units for all lands zoned CRC-2888, CRC-2892, CRC-2887 and CRC-2891: 753
- 16) Minimum Parking Requirements:
a) Non-residential uses: 1 space per 21m²
b) Access to any parking lot must be provided from a private internal road;
- 17) Commercial uses shall be limited to the ground floor;
- 18) Loading area shall be screened from view from a public street;
- 19) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;
- 2891.4 All lands zoned CRC(H)-2888, CRC-2892, CRC-2887 and CRC-2891, OC-2886, OC(H)-2889 and OS-2890 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area.”
- “2892 The lands designated CRC – Section 2892 on Schedule A to this By-law:
- 2892.1 Shall only be used for the following purposes:
- 1) Permitted Uses:
Residential:
a. an apartment dwelling, only in conjunction with a supermarket;

Commercial:

- b. a supermarket;
- c. an office;
- d. a retail establishment;
- e. a convenience store;
- f. a health centre;

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a body art and/or tattoo parlour
- d. a massage or body rub parlour
- e. a drive-through facility

2892.2 For the purposes of CRC – Section 2892:

Supermarket shall mean a building or structure, or part thereof engaged primarily, meaning more than 50% of the sales area, in the business of selling groceries, meat, fruit and vegetables and daily household goods to the general public. May also include accessory uses that are only in conjunction with the primary uses that are non-food related retail goods and services such as, but not limited to, a pharmacy, a florist shop, a photo lab, clothing wear, a wine shop, a dry cleaners, a music/book/video store, a kitchenware store, and a restaurant.

2892.3 Shall be subject to the following:

- | | | |
|-----|--|---|
| 2) | Minimum setback to Queen Street East: | 3.0 metres |
| 3) | Maximum setback to Queen Street East: | 4.5 metres |
| 4) | Minimum setback to Cherrycrest Drive: | 3.0 metres |
| 5) | Maximum setback to Cherrycrest: | 4.5 metres |
| 6) | Minimum setback to lands zoned OC(H)-2889: | 3.0 metres |
| 7) | Minimum setback to a daylighting triangle/rounding: | 1.0 metres |
| 8) | Minimum distance between a building within lands zoned CRC-2892 to a building within lands zoned CRC-2891: | 10 metres for any portion of the buildings less than 7.5 metres in height

15 metres for any portion of the buildings 7.5 metres or greater in height |
| 9) | Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: | 2.5 metres |
| 10) | Minimum Podium Height: | 7.5 metres |
| 11) | Maximum encroachment into the minimum required setbacks for canopies, porches and steps shall be: | 2.5 metres |

- 12) Notwithstanding the requirements above, the minimum setbacks for parking structures and associated structures below established graded shall be: 0.0 metres
- 13) Maximum Floor Space Index for all lands zoned CRC(H)-2888, CRC-2892, CRC-2887, CRC-2891, OC-2886, OC(H)-2889 and OS-2890: 2.12
- 14) Maximum Building Height: 19 Stories
- 15) Minimum Building Height: 6 Stories
- 16) Minimum Required Supermarket Gross Floor Area: 900 m²
- 17) Maximum Number of Dwelling Units for all lands zoned CRC-2888, CRC-2892, CRC-2887 and CRC-2891: 753
- 18) Minimum Parking Requirements:
 - a) Non-residential uses: 1 space per 21m²
 - b) Access to any parking lot must be provided from a private internal road;
- 19) Loading area shall be screened from view from a public street;
- 20) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within a building;

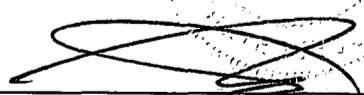
2892.3 All lands zoned CRC(H)-2888, CRC-2892, CRC-2887 and CRC-2891, OC-2886, OC(H)-2889 and OS-2890 shall be treated as one lot for the purpose of required parking, FSI and minimum non-residential gross floor area."

ENACTED and PASSED this 27th day of June, 2018.

Approved as to form.
2018/June/19
AWP

Approved as to content.
2018/06/19
AP


Linda Jeffrey, Mayor

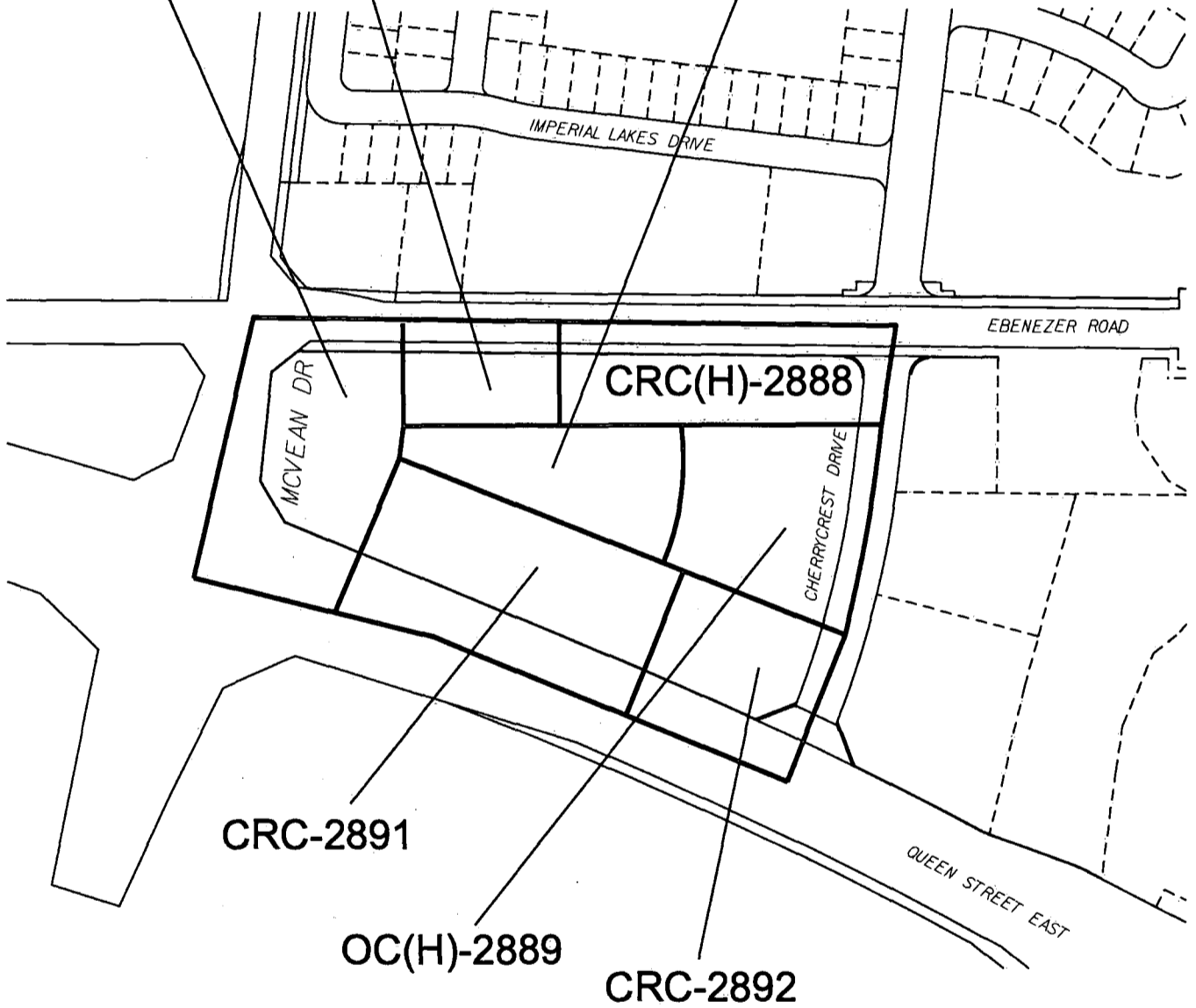

Peter Fay, City Clerk

(C09E05.021)

OC-2886

CRC-2887

OS-2890



LEGEND

—— ZONE BOUNDARY

PART LOT 5, CONCESSION 9 N.D.

By-Law 126-2018

Schedule A

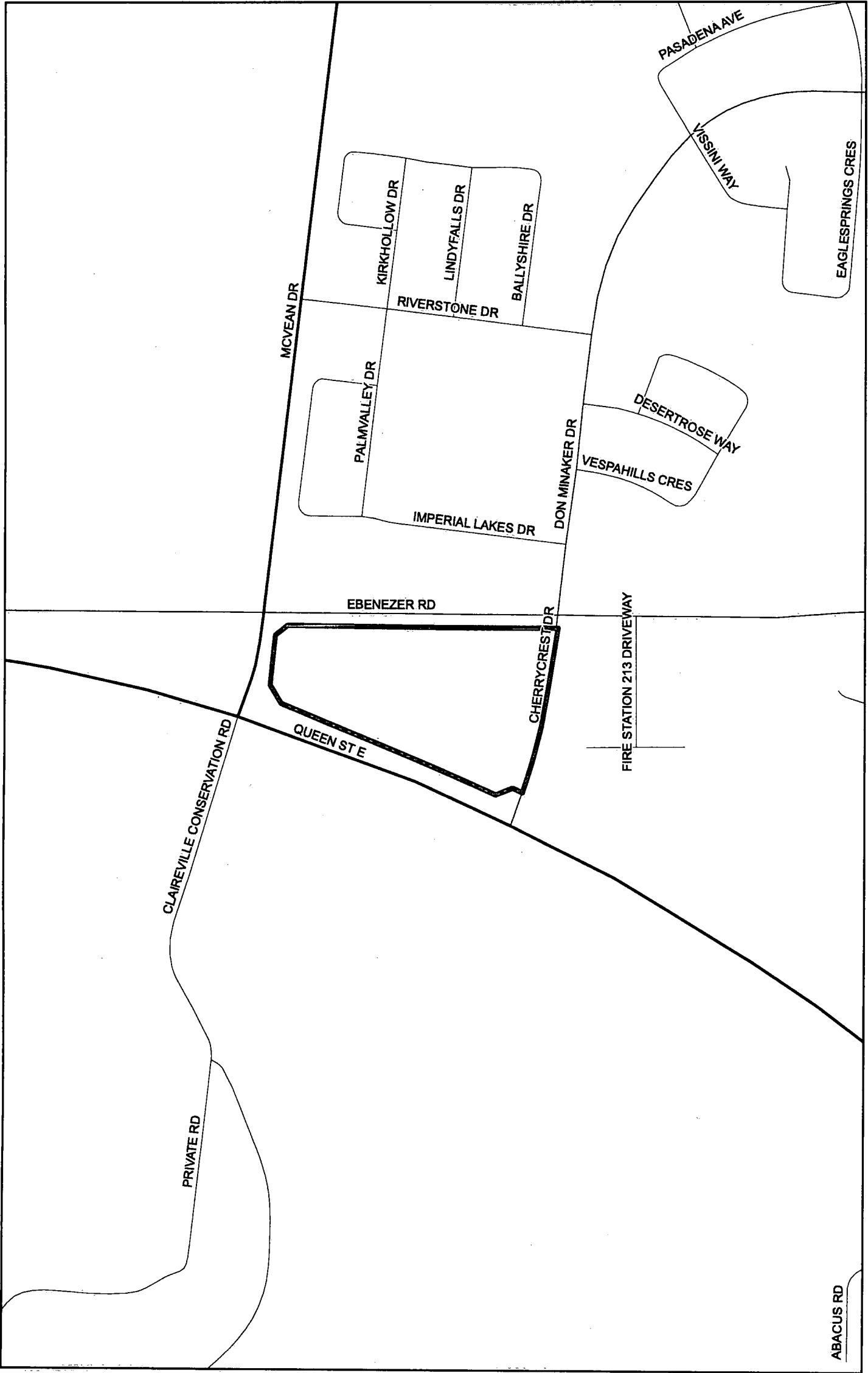


CITY OF BRAMPTON
Planning and Development Services

Date: 2018 06 07

Drawn by: CJK

File no. C09E05.021_ZBLA



 SUBJECT LANDS



KEY MAP

File: C09E05.021_ZKM

Date: 2018 05 10

Drawn By: CJK

BY-LAW 126-2018