



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 148 - 2018

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:
Service Commercial Section 3348 (SC-3348)	Downtown Commercial Section 2548 (DC-2548)

(2) By adding the following Sections:

"2548 The lands designated DC-2548 on Schedule A to this by-law:

2548.1 Shall only be used for the following purposes:

1) Purposes permitted in the DC Zone with the exception of the following, which shall be prohibited:

- a. convenience restaurant;
- b. garden centre sales establishment,
- c. tavern;
- d. taxi or bus station;
- e. motor vehicle or boat sales or leasing establishment;
- f. motor vehicle repair or body shop;
- g. laundromat;
- h. place of worship;
- i. commercial uses above the ground floor of a building within 25 metres of the rear yard.

2548.2 Shall be subject to the following requirements and restrictions:

1) For the purposes of this Section:

- a. The lot line abutting Queen Street East shall be the front lot line;
- b. The lot line abutting Lynch Street shall be the exterior side lot line.

- 2) Minimum Setbacks:
 - a. Minimum Front Yard Setback: 3.0 metres
 - b. Minimum Exterior Side Yard Setback: 2.0 metres
 - c. Minimum Rear Yard Setback: 2.0 metres
 - d. Minimum Interior Side Yard Width: 0.0 metres
 - e. Minimum Setback from the Daylight Triangle or Rounding: 1.0 metres
 - f. Minimum Setback for an Underground Parking Garage: 0.0 metres
 - g. Notwithstanding Section 6.13, the Minimum Canopy Setback from all lot lines abutting a public street: 0.0 metres
- 3) Maximum Setbacks:
 - a. For buildings located within 31 metres of the front lot line:
 - i. Maximum Front Yard Setback: 5.0 metres
 - ii. Maximum Exterior Yard Setback: 5.0 metres
 - b. For buildings located within 26 metres of the rear lot line:
 - i. Maximum Rear Yard Setback: 5.0 metres
 - ii. Maximum Exterior Yard Setback: 5.0 metres
- 4) Building Height:
 - a. Minimum Building Height within 31 metres of the Front Yard Lot Line: 4 Storeys
 - b. Maximum Building Height within 31 metres of the Front Yard Lot Line: 5 Storeys
 - c. Minimum Building Height within 25 metres of the Rear Yard Lot Line: 20 Storeys
 - d. Maximum Building Height within 25 metres of the Rear Yard Lot Line: 25 Storeys
- 5) Maximum floor area for any floor above 5 storeys: 750 square metres
- 6) Minimum Landscaped Open Space: 15% of the lot area
- 7) Gross Floor Area:
 - a. Minimum Gross Floor Area devoted to Commercial Uses excluding any office uses: 400 m²
 - b. Minimum Gross Floor Area devoted to Office Uses: 2,000 m²
 - c. Maximum Overall Floor Space Index (FSI) (Exclusive of below grade parking garage): 5.3
 - d. Minimum Overall FSI (Exclusve of below grade parking garage): 3.5
 - e. Maximum Number of Dwelling Units: 175
- 8) Motor Vehicle Parking:
 - a. For commercial and retail uses not specifically referenced in Section 2548.2(8)(b), 2548.2(8)(c) and 2548.2(8)(d), the first 150.0 m² of gross commercial floor area shall be exempt from the requirements of 20.3.1. Parking for the remaining gross commercial floor area shall be provided at

a ratio of 1 parking space for each 20 m² of gross floor area or portion thereof.

- b. For office uses, parking requirements shall be provided in accordance with the following:
 - i. Physician, dentist or drugless practitioner's office: 1 parking space for each 12 m² of gross commercial floor area or portion thereof.
 - ii. Real Estate Office: 1 parking space for each 20 m² of gross commercial floor area or portion thereof.
 - iii. Other Offices: 1 parking space for each 44 m² of gross commercial floor area or portion thereof.
- c. For restaurant uses, the first 200 m² of gross floor area shall be exempt from the parking requirements of Section 20.3.1. Parking for the remaining gross floor area shall be provided at a ratio of 1 parking space for each 9 m² of gross floor area or portion thereof.
- d. Residential: 1 space per residential unit
- e. For mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	N/A	95	15
Retail/Commercial	80	N/A	100	50
Restaurant	20	N/A	60	100
Residential	80	N/A	80	100

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 is 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 four time periods, the number of parking spaces that is the largest shall be the parking requirements for the mixed use development.

- f. Below grade residential parking areas shall be separated from below grade commercial parking areas with a garage door.
- 9) A minimum of one (1) Loading space shall be provided.
- 10) Bicycle parking:
- a. Bicycle parking must be located on the same lot as the use or building for which it is required.
 - b. A maximum of 50% of the required bicycle parking may be vertical spaces.
 - c. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required must be located within:
 - i. A building or structure;
 - ii. A secure area such as a supervised parking lot or enclosure; or
 - iii. Within bicycle lockers.
 - d. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle

rack that is securely anchored to the ground and attached to a heavy base such as concrete.

e. Dimensions:

- i. If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
- ii. If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.

f. Rates:

- i. For Residential uses: 0.50 spaces per dwelling unit;
- ii. For Commercial uses: 1 parking space for each 500 m² of gross commercial floor area or portion thereof.

11) Outside storage of waste or recyclable materials is prohibited.

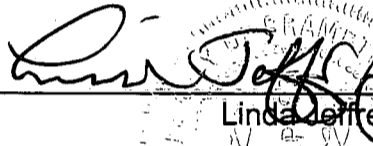
12) For the purposes of the Zoning By-law, the entire land zoned DC-2548 shall be considered as one lot for zoning purposes.”


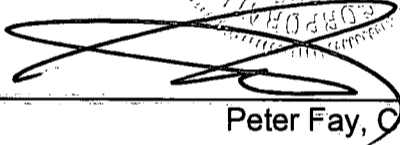
ENACTED and PASSED this 11th day of July, 2018.

Approved as to form. 2018/06/27 AWP
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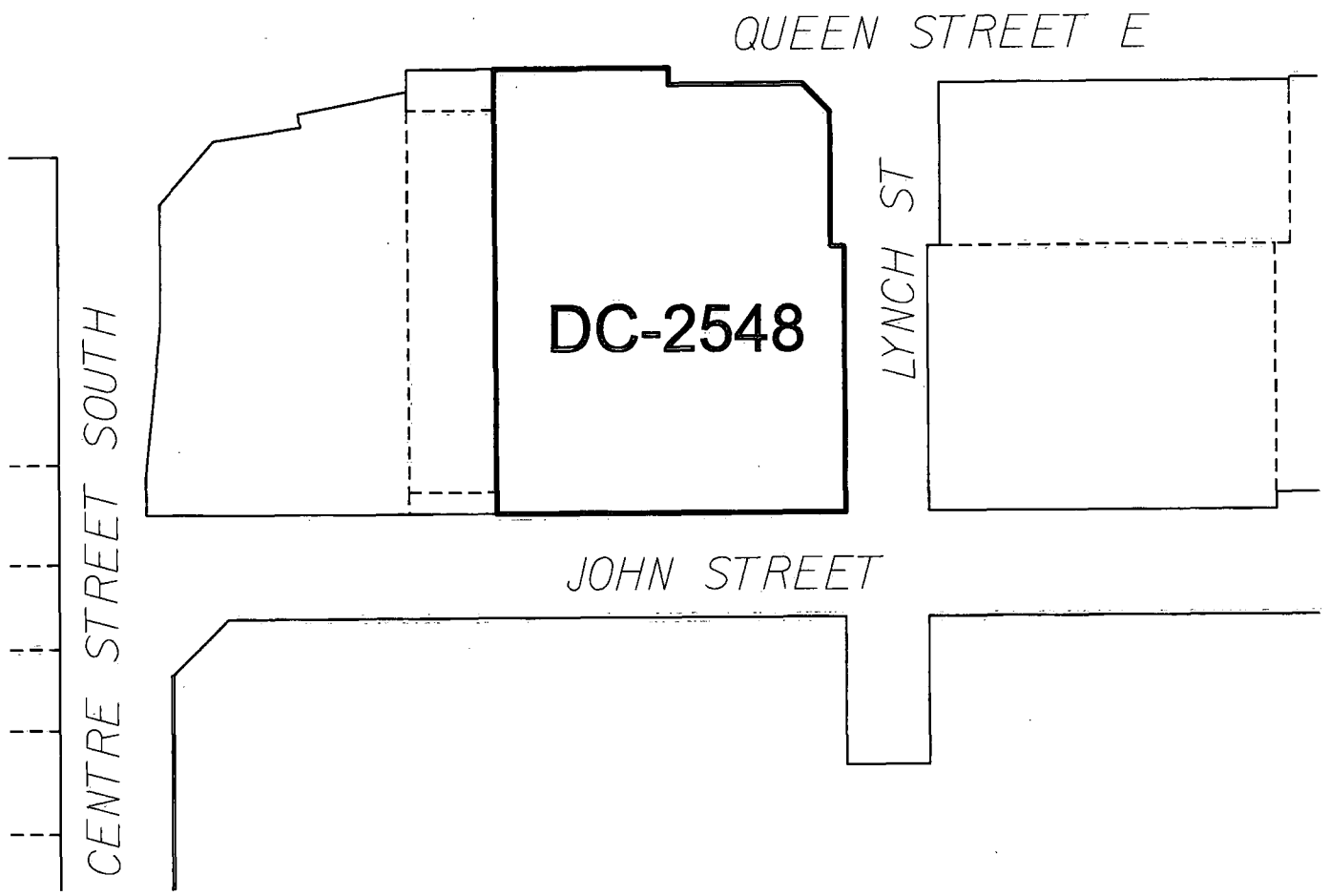
Approved as to content. 2018/06/27 AP
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(File: C01E05.059)



Linda Jeffrey, Mayor



Peter Fay, City Clerk



LEGEND

— ZONE BOUNDARY

PART LOT 5, CONCESSION 1 E.H.S.

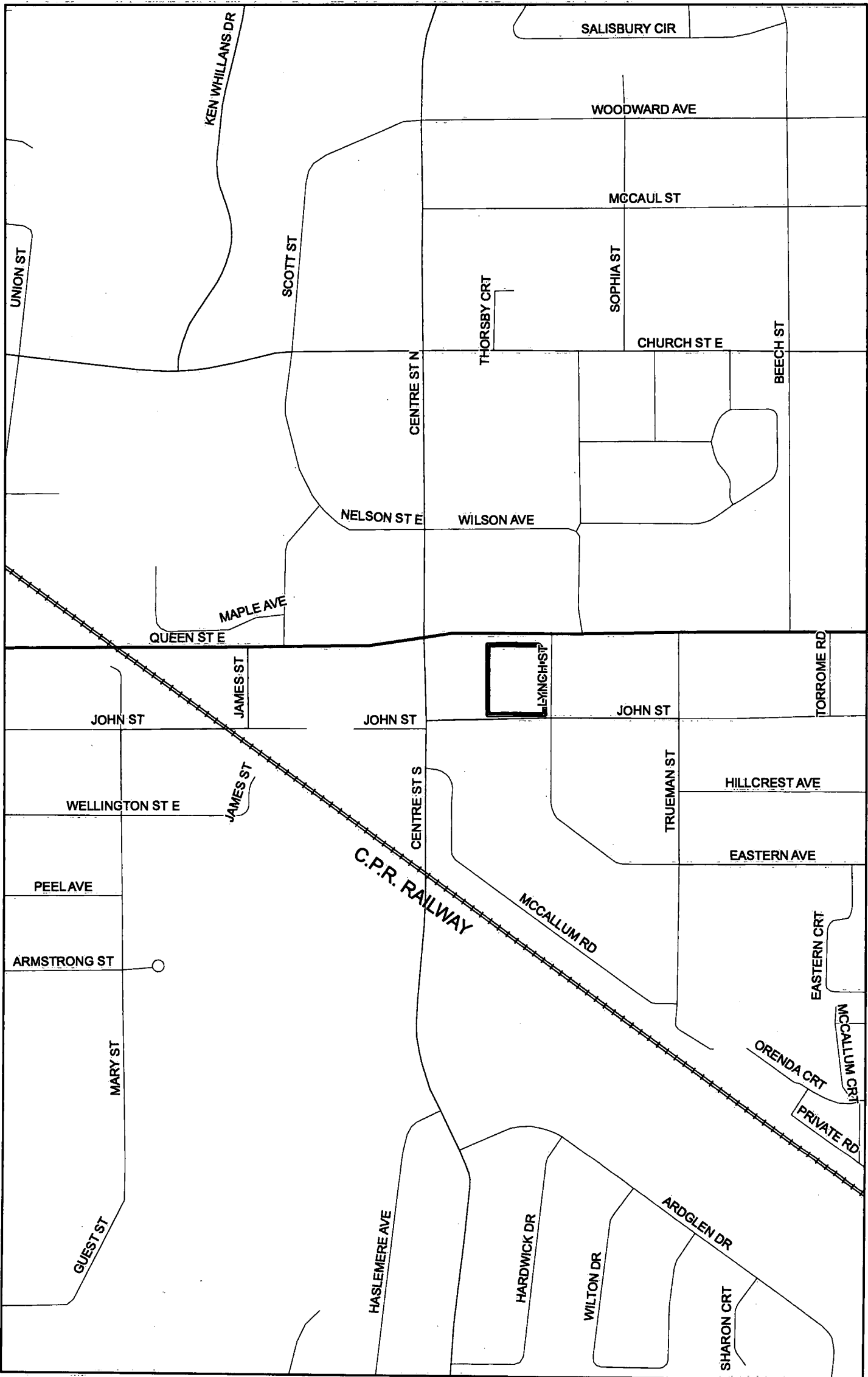
By-Law 148-2018 **Schedule A**



CITY OF BRAMPTON
 Planning and Development Services

Date: 2018 06 18 Drawn by: CJK

File no. C01E05.059_ZBLA



 SUBJECT LANDS

 **BRAMPTON**
Flower City
PLANNING AND DEVELOPMENT SERVICES



KEY MAP

File: C01E05.059_ZKM
Date: 2018 06 18
Drawn By: CJK

BY-LAW 148-2018