



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 54 - 2019

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:
Service Commercial - Section 3453 (SC – Section 3453)	Downtown Commercial One – Special Section 2913 (DC1- Section 2913)

(2) by adding thereto the following section:

“2913 The lands designated DC1 – Section 2913 on Schedule A to this By-law:

2913.1 Shall only be used for the following purposes:

- (1) An apartment dwelling
- (2) An office
- (3) The purposes permitted in Section 28.2.1 (a) of the Downtown Commercial - One Zone only if in conjunction with an apartment dwelling or an office use within the same building.
- (4) Purposes accessory to the other permitted purposes.

2913.2 Shall be subject to the following requirements and restrictions:

- (1) Maximum Gross Floor Area:
 - i. Overall Gross Floor Area 22,600 square metres (exclusive of above and below grade parking):

- ii. Commercial Gross Floor Area: 16,600 square metres
 - iii. Gross Floor Area for Medical Office Uses: 10% of the total gross floor area of the building
- (2) Minimum Gross Floor Area: 12,000 square metres
- (3) Commercial Uses at Grade:
- i. The portion of the floor area within 6.0 metres of the front lot line within the first floor shall only be used for commercial purposes.
 - ii. Notwithstanding the above, entrances and lobbies accessory to residential uses are permitted on the first floor provided that no more than 30% of the wall facing the front lot line may be occupied by entrances and lobbies.
- (4) Minimum Building Height: 15.0 metres
- (5) Maximum Building Height: 69.0 metres including the mechanical penthouse
- (6) Minimum Ground Floor Height: 4.5 metres
- (7) Minimum Front Yard Depth:
- i. For any portion of the building equal to 4.5 metres or less above grade: 2.0 metres
 - ii. For any portion of the building greater than 4.5 metres above grade: 0 metres
- (8) Maximum Front Yard Depth: 3.0 metres
- (9) Minimum Side Yard Width:
- i. For any portion of the building equal to 12.0 metres or less above grade: 0 metres
 - ii. For any portion of the building greater than 12.0 metres above grade: 5.0 metres
- (10) Minimum Rear Yard Depth:
- i. For any portion of the building equal to 12.0 metres or less above grade: 3.0 metres
 - ii. For any portion of the building greater than 12.0 metres above grade: 10.0 metres
 - iii. Any storey greater than 12.0 metres above grade and containing a

residential dwelling unit:

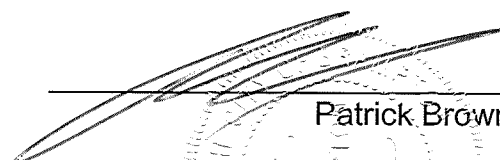
- (11) Minimum Setback for Underground Parking Garage:
- i. Front: 0 metres
 - ii. Side: 0 metres
 - iii. Rear: 3 metres
- (12) Continuous Street Wall: A building wall with a minimum height of 11.5 metres must occupy at least 75% of the available frontage facing a public street.
- (13) Ground Floor Arcade: The second and third storeys must be a minimum of 2.0 metres closer to the front lot line than the first storey.
- (14) Maximum Residential Footprint: Any storey greater than 12.0 metres above grade and containing a residential dwelling unit shall have a maximum floor area of 800 square metres.
- (15) Maximum Tower Width: The width of any portion of the building greater than 12.0 metres above grade shall not exceed 50% of the width of the building at grade.
- (16) Windows and Doors at Grade: On the wall adjacent to the front lot line and the portion of both side walls within 6.0 metres of the front lot line, a minimum 70% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
- (17) Building Materials: A minimum of 80% of the gross area of the portion of the front wall that is greater than 4.5 metres above grade shall have glazed surfaces.
- (18) Minimum Landscaped Open Space:
- i. A minimum 3 metre wide landscaped strip shall be provided along the rear lot line.
 - ii. A minimum of 1200 square metres shall be provided on a rooftop terrace on the podium.
 - iii. If residential uses are provided, an additional 500 square metres of amenity area shall be provided exclusively for use by residents.
- (19) Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within the same building containing the use.


- (20) Rooftop Mechanical Equipment: Rooftop mechanical equipment shall be located a minimum of 5 metres from any front or side exterior wall and occupy no more than 35% of the area of the roof.
- (21) Motor Vehicle Parking and Loading:
- i. All motor vehicle parking shall be provided within a parking garage located below or above grade, which may include surface parking located within a parking garage.
 - ii. Except for areas used for vehicular and pedestrian access, no part of the parking garage shall be located within 6.0 metres of the front lot line. Notwithstanding this requirement, no setback from the front lot line is required for any portion of the parking garage that is below grade.
 - iii. On-site parking shall be provided in accordance with the following:
 - 1. Residential Uses A minimum of 1.35 spaces per unit inclusive of visitor parking.
 - 2. Commercial Uses 1.0 space per 30.0 square metres of gross commercial floor area
 - iv. A minimum of 1 loading space shall be provided.
- (22) Section 28.2.3 (b), (g) and (j) shall not be applicable.
- (23) All lands zoned DC1-Section 2913 shall be considered as one lot for zoning purposes.”

ENACTED and PASSED this 6th day of March, 2019.

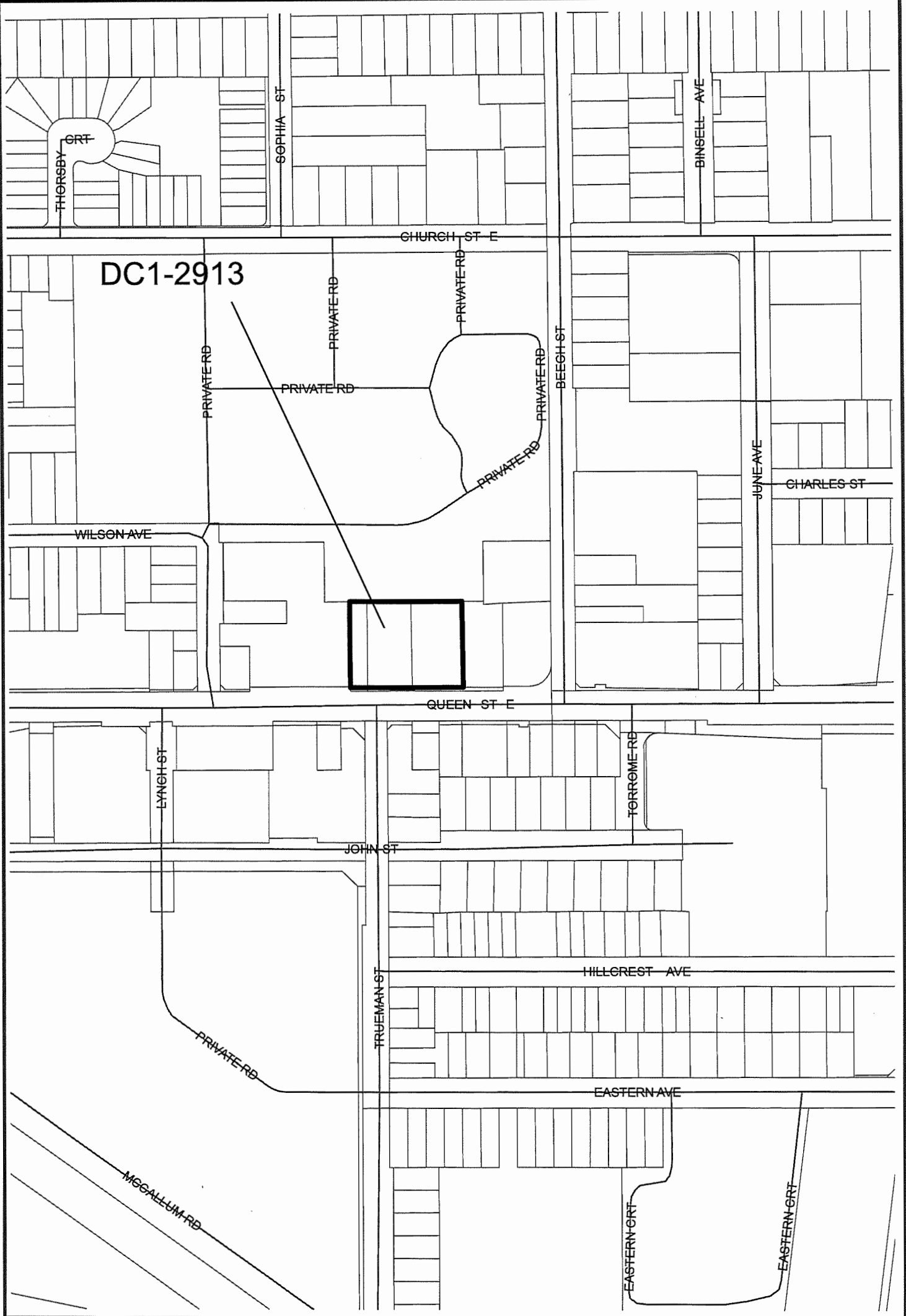
Approved as to form.
2019/02/21
MR


Approved as to content.
2019/02/12
AAP


Patrick Brown, Mayor

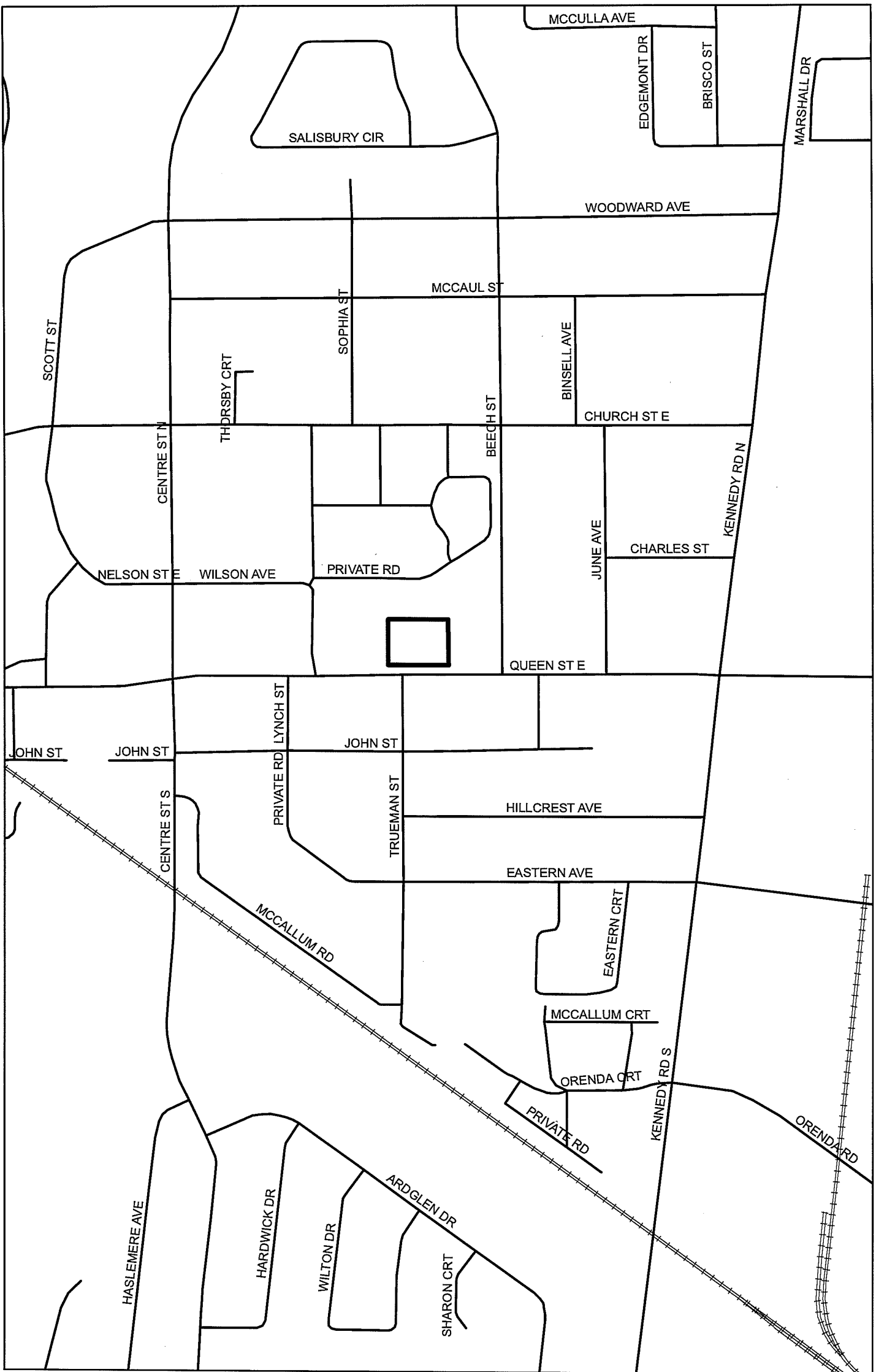

Peter Fay, City Clerk

(C01E06.053)



 SUBJECT LANDS





 SUBJECT LANDS

KEY MAP

BY-LAW 54-2019

IN THE MATTER OF the *Planning Act*, R.S.O.
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 53-2019 being a by-law to adopt Official Plan Amendment OP2006-157, and By-law 54-2019 to amend Zoning By-law 270-2004, as amended – Glen Schnarr & Associates Inc. – 13335338 Ontario Ltd. – William Hewson and 6602142 Canada Ltd.
(File C01E06.053).

DECLARATION

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


1. I am the Deputy City Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 53-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 6th day of March, 2019, to adopt Amendment Number OP2006-157 to the 2006 Official Plan.
3. By-law 54-2019 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 6th day of March, 2019, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 53-2019 as required by section 17(23) of the *Planning Act* was given on the 15th day of March, 2019, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. Written notice of By-law 54-2019 as required by section 34(18) of the *Planning Act* was given on the 15th day of March, 2019, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
8. OP2006-157, adopted by By-law 53-2019, is deemed to have come into effect on the 6th day of March, 2019, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.
9. Zoning By-law 54-2019 is deemed to have come into effect on the 6th day of March, 2019, in accordance with Section 34(21) 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)
2nd day of May, 2019)



Charlotte Gravlev



A Commissioner, etc.

Jeanie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton.
Expires April 8, 2021.

