



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 82-2012

To amend By-law 270-2004, as amended,

for properties located at 1 Steeles Avenue East and 0 Hurontario Street
(Southeast corner of Steeles Avenue East and Hurontario Street)

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 adding to Section 3.1.2 the following zone:

“Hurontario Corridor Mixed-Use One HMU1”

(2) by adding thereto the following sections:

“29.2 the lands zoned HMU1 on Schedule A to this by-law

29.2.1 shall only be used for the following purposes:

a. Commercial

- (1) a retail establishment that has a gross floor area of less than 1,500 square metres.
- (2) a service shop
- (3) a personal service shop
- (4) a bank, trust company, or finance company
- (5) a dry cleaning and laundry distribution station
- (6) a laundromat
- (7) a dining room restaurant, a take-out restaurant
- (8) a printing or copying establishment
- (9) a commercial school
- (10) a community club
- (11) a health centre
- (12) a taxi or bus station
- (13) an art gallery, museum or art/photo studio
- (14) a convenience store or grocery store
- (15) a travel agency
- (16) an office
- (17) a hotel or motel
- (18) a shopping centre
- (19) a banquet hall
- (20) a place of commercial recreation

- (21) a supermarket with a gross floor area of 930 square metres or less and which forms part of a mixed use development
- (22) animal hospital
- (23) movie theatres

b. Institutional

- (1) a place of worship
- (2) a day nursery
- (3) a private or public school
- (4) library

c. Residential

- (1) an apartment dwelling, provided that the portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street or Steeles Avenue East is used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies.
- (2) a nursing home
- (3) a retirement home
- (4) seniors residence
- (5) a supportive housing facility
- (6) live work townhouse dwelling
townhouse dwelling, only as part of a mixed-use development

d. Other

- (1) mixed use development
- (2) a community centre
- (3) purposes accessory to the other permitted uses

29.2.2 shall not be used for the following purposes:

a. Prohibited Uses

- (1) an adult video store
- (2) an adult entertainment parlour
- (3) an amusement arcade
- (4) a body art and/or tattoo parlour
- (5) a massage or body rub parlour
- (6) outside storage of goods, materials or machinery
- (7) a drive-through facility
- (8) a gas bar, service station, motor vehicle repair shop, motor vehicle body shop, motor vehicle sales establishment, motor vehicle washing establishment.

29.2.3 shall be subject to the following requirements and restrictions:

- a. Maximum Floor Space Index (FSI): 3.0
- b. Minimum Street Line Setback: 0 metres, plus an additional 2.5 metres from the exterior wall for that portion of the building that is 22.0 metres or greater above grade.
- c. Continuous Street Wall: A building wall at grade level, must occupy at least 75% of the entire available frontage facing a public street having a minimum right-of-way width of 26 metres. Available frontage shall be

the total frontage excluding any required side yard setback and approved access locations.

- d. Minimum Building Height: 11.0 metres or 3 storeys
- e. Maximum Building Height: 63.0 metres, excluding mechanical penthouses and architectural features
- f. Special Setbacks for Residential Living Areas from Interior Side or Rear Lot Lines: Notwithstanding any other provisions in this By-law, any portion of a building that is 22.0 metres or greater above grade having windows for a dwelling unit shall be located no less than 6.0 metres from an interior side or rear lot line.
- g. Minimum Ground Floor Height: 4.0 metres for all non-residential uses
- h. Windows and Doors at Grade: On any wall adjacent to a streetline, 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.
- i. Rooftop Mechanical Equipment: mechanical equipment on the roof of a building shall be screened in an articulated manner,
- j. Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road.
- k. Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the same building containing the use.
- l. Motor Vehicle Parking:
 - i) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed 10% of the total lot area.
 - ii) Motor vehicle surface parking is not permitted between a building and Hurontario Street or at intersections.
 - iii) Setback: 0 metres to any portion of a parking garage that is located below grade.
 - iv) Above ground parking structures that front onto a public street shall have a minimum ground floor height of 4 metres.
 - v) Parking spaces are required as follows:
 - 1) For Residential uses: minimum 1.0 spaces per dwelling unit, plus minimum 0.15 spaces for visitors.
 - 2) For Commercial uses: minimum 1 parking space for each 32 square metres of gross commercial floor area or portion thereof.
 - 3) For Institutional and Other uses: in accordance with the general parking provisions of this by-law.

- n. Bicycle parking:
- i) Bicycle parking must be located on the same lot as the use or building for which it is required.
 - ii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - iii) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) a building or structure
 - (2) a secure area such as a supervised parking lot or enclosure; or
 - (3) bicycle lockers
 - iv) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
 - v) Dimensions:
 - (1) if located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - (2) if located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
 - vi) Rates:
 - (1) For Residential uses: 0.50 spaces per dwelling unit.
 - (2) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.

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

From:	To:
Commercial One – Section 2625 (C1 - 2625)	Hurontario Corridor Mixed-Use One (Holding) - Section 2120 (HMU1(H) – 2120)

(4) by adding thereto the following sections:

“2120 the lands zoned HMU1(H)- 2120 on Schedule A to this by-law:

2120.1 shall only be used for the following purposes while the holding symbol remains in effect:

- 1) those uses permitted in a C1 zone with the exception of a convenience restaurant

2120.2 shall be subject to the following requirements and restrictions while the holding symbol remains in effect:

- a. Minimum Front Yard Depth: 0 metres
- b. Minimum Exterior Side Yard Width: 0 metres
- c. Minimum Interior Side Yard Width: 6.0 metres

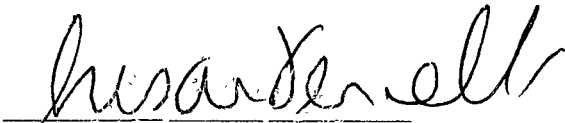
- d. Minimum Rear Yard Depth:
 - i) Where it abuts a Commercial Zone: 0 metres
 - ii) Where it abuts an Institutional Zone: 3.0 metres
 - iii) Where it abuts a Residential Zone: 6.0 metres.
- e. Minimum Building Height: 2 storeys or 6 metres
- f. Minimum Landscaped Open Space: 3.0 metres abutting all Institutional and Open Space Zones.
- g. Minimum Parking Requirements shall be in accordance with the general parking provisions of this by-law.
- h. all lands zoned Hurontario Corridor Mixed-Use One (Holding) – Section 2120 (HMU1(H) – 2120) shall be treated as a single lot for zoning purposes.

2120.3 removal of the holding symbol (H) shall not occur until such time as a Functional Servicing Report has been approved by the Region of Peel and one of the following conditions has been fulfilled:

- (i) after it has been determined that funding has been committed for the development of higher order transit infrastructure on the Hurontario Corridor as recommended by the Hurontario/Main Street Corridor Master Plan (October 2010), which may also include the requirement for a Traffic Impact Study; or,
- (ii) in the instance that there is no commitment of funding for the development of higher order transit infrastructure on the Hurontario Corridor as recommended by the Hurontario/Main Street Corridor Master Plan (October 2010), a Traffic Impact Study must be approved by the Region of Peel and/or the City of Brampton.


READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,

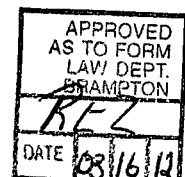
this *28th* day of *March*, 2012.

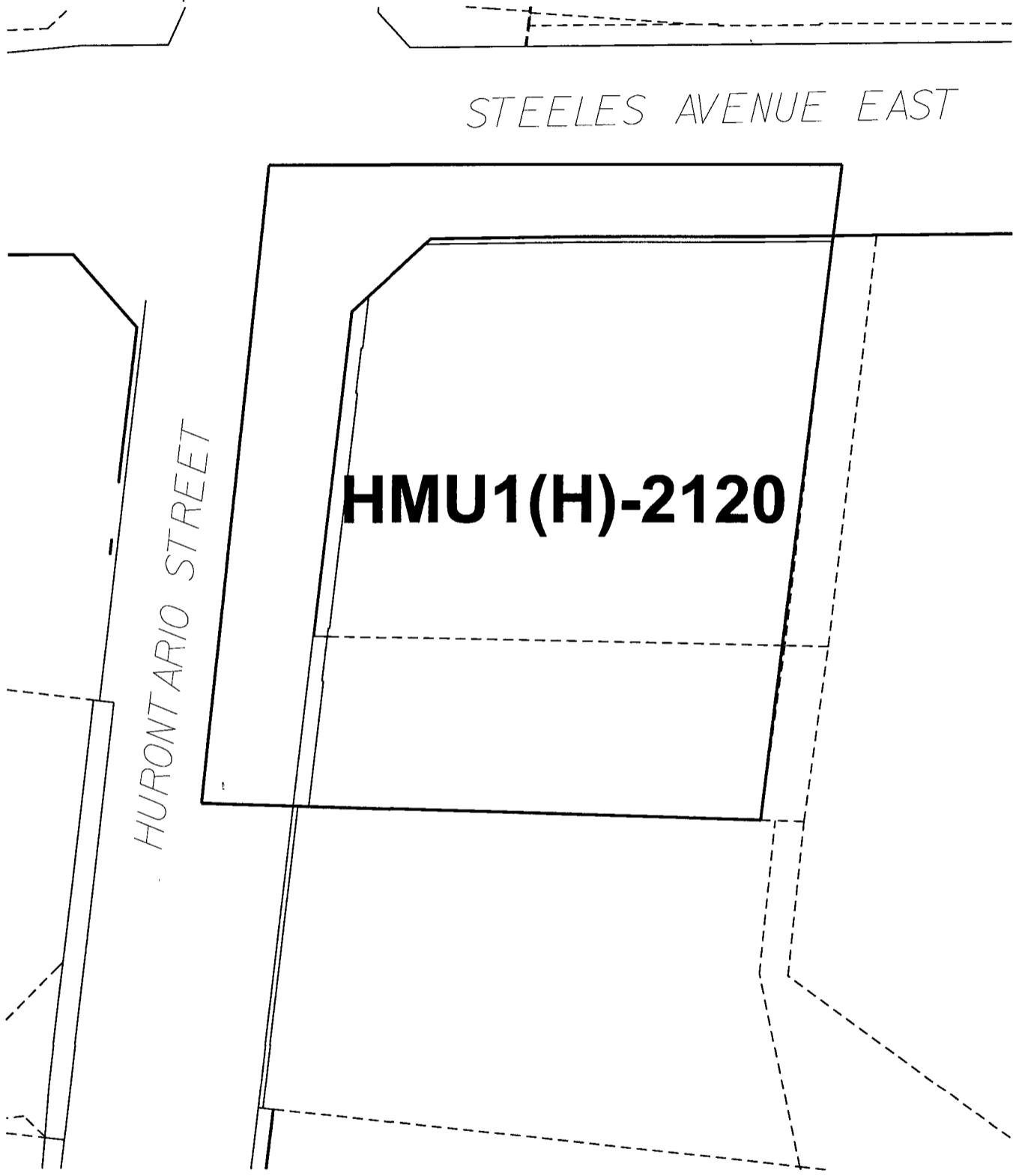

 SUSAN FENNELL - MAYOR


 PETER FAY - CITY CLERK

Approved as to Content:


 Henrik Zbogal, MCP, RPP
 Acting Director, Planning Policy & Growth Management





STEELES AVENUE EAST

HURONTARIO STREET

HMU1(H)-2120

LEGEND

—— ZONE BOUNDARY

PART LOT 15, CONCESSION 1 E.H.S (TOR.)



CITY OF BRAMPTON

Planning, Design and Development

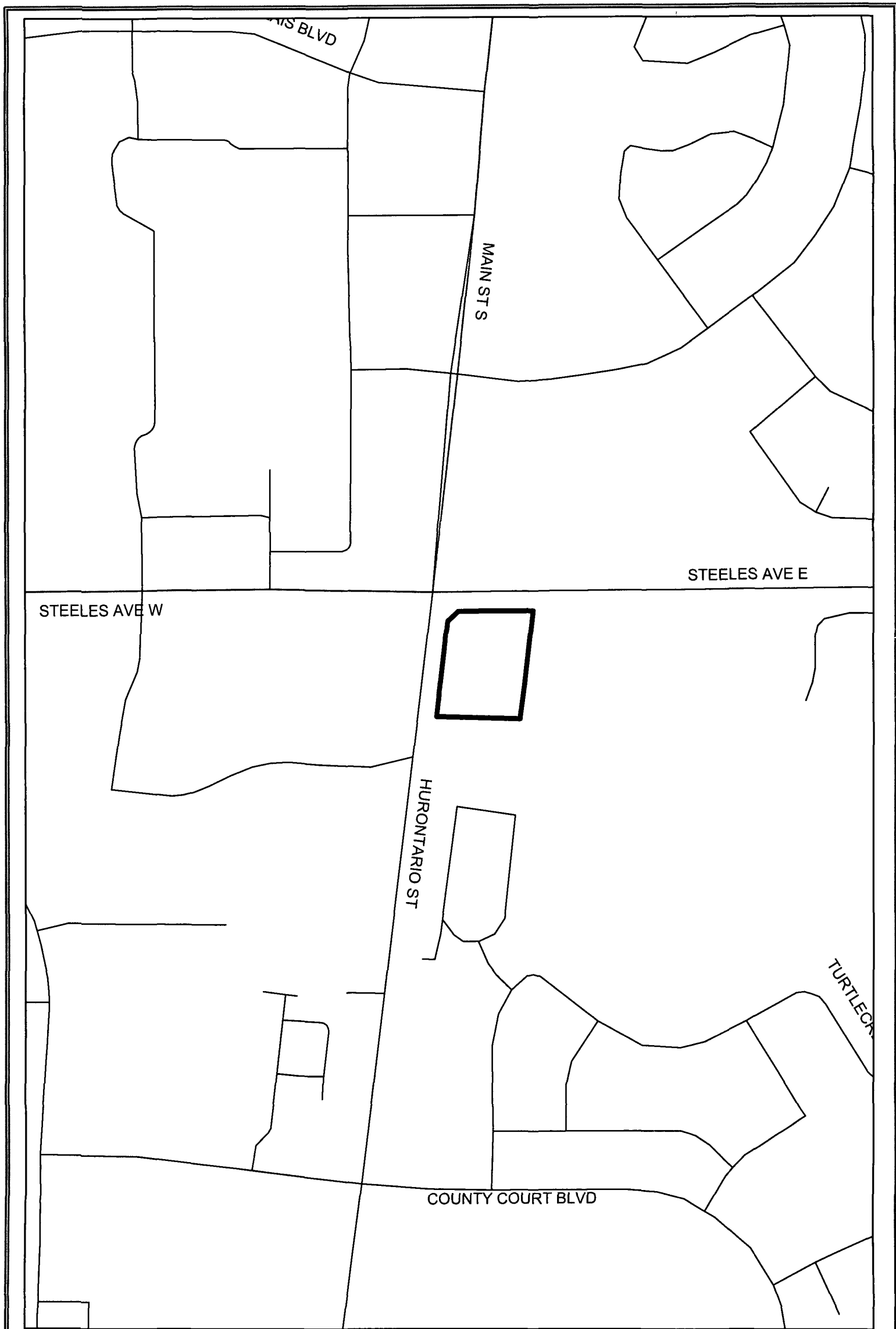
Date: 2010 12 16

Drawn by: CJK

By-Law 82-2012

Schedule A

File no. C110_011_ZBLA



PLANNING,
DESIGN &
DEVELOPMENT



Date: 2010/12/22 Drawn By: CJK
File: C110_011zkm

Key Map By-Law *82-2012*

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 81-2012 being a by-law to adopt Official Plan Amendment OP2006-065 and By-law 82-2012 to amend Zoning By-law 270-2004 as amended - City of Brampton Initiated Proposed Official Plan and Zoning By-law Amendments - Hurontario-Main Street Corridor Master Plan (File CI10.011).

DECLARATION

I, Earl Evans, of the City of Brampton, in the Region of Peel, hereby make oath and say as follows:

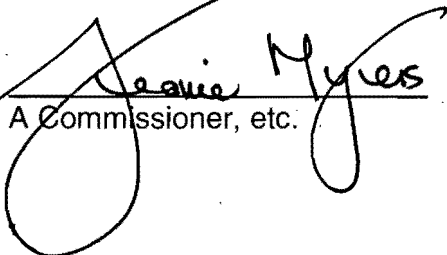
1. I am the Deputy Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared:
2. By-law 81-2012 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 28th day of March, 2012, to adopt Amendment Number OP2006-065 to the 2006 Official Plan;
3. By-law 82-2012 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 28th day of March, 2012, to amend Zoning By-law 270-2004, as amended.
4. Written notice of By-law 81-2012 as required by section 17(23) and By-law 82-2012 as required by section 34(18) of the *Planning Act* was given on the 12th day of April, 2012, 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. 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.
6. In all other respect the Official Plan Amendment and Zoning By-law have been processed in accordance with all of the *Planning Act* requirements including regulations for notice.
7. OP2006-065 is deemed to have come into effect on the 3rd day of May, 2012, in accordance with Section 17(27) 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)
10th day of May, 2012)



Earl Evans



A Commissioner, etc.

Jeannie Cecilia Myers,
a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Brampton.
Expires April 8, 2015.