



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

NUMBER _____-2021

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 in Schedule A to this by-law:

From:	To:
Downtown Commercial One (DC1) Residential Extended One (R2B(1))	Downtown Commercial One – Section XXXX (DC1-Section XXXX)

2. By adding thereto the following Section:

XXXX The lands designated DC1-Section XXXX on Schedule A to this By-law:

XXXX.1 Notwithstanding the provisions of Section 5.0, the following definitions shall apply:

- a) **FLOOR AREA, GROSS RESIDENTIAL** shall mean the aggregate of the area of all floors in a building, whether at, above, or below established grade, measured from the exterior of the outside walls, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or

service equipment, stairwells or elevators, loading areas, common laundry facilities, common washrooms, common children's play area, recreation area, parking of motor vehicles, or storage.

- b) **GRADE, ESTABLISHED** shall be 211.75 metres
- c) **LOT LINE, FRONT** shall be the lot line abutting George Street North.
- d) **RESTAURANT, DINING ROOM** shall mean a building or place where food and drink are prepared and offered for sale to the public for consumption either on or off the premises, and does not include a drive-through facility or window.
- e) **COMMUNITY CENTRE** shall mean a building or place used for community activities of a social, cultural or recreational character and may be operated on a non-profit basis.

XXXX.2 Shall only be used for the following purposes:

- a) The commercial uses permitted under 28.2.1(a), including a retail establishment, a grocery store or supermarket, a service shop, a personal service shop, a bank, trust company, or financial company, an office, a dry cleaning and laundry distribution station, a laundromat, a parking lot, a dining room restaurant, a convenience restaurant, or a takeout restaurant, a printing or copying establishment, a commercial school, a temporary open air market, a place of commercial recreation, a community club, a health or fitness centre, a theatre, an art gallery or studio, a hotel or motel, an animal hospital, or an administrative office of any public authority;
- b) A community centre;
- c) An apartment dwelling; and,
- d) The other uses permitted under 28.2.1(c), including a place of worship and purposes accessory to the other permitted purposes.

XXXX.3 Notwithstanding the provisions of Section 6.13, balconies, architectural features, parapets, signage, canopies, antennas, railings, and mechanical equipment are permitted to project 1.5 metres into any minimum yard

XXXX.4 Notwithstanding the provisions of Section 28.2.3, the lands subject to this by-law shall only be subject to the following requirements and restrictions:

- a) Minimum Front Yard (George St N): 0.0 metres
- b) Minimum Exterior Side Yard (Nelson St): 0.3 metres
- c) Minimum Flankage Yard (Elizabeth St N): 3.0 metres
- d) Minimum Interior Side Yard Width
 - a. Where the interior side lot line abuts a Commercial Zone: 0.0 m

- b. Where the interior side lot line abuts a zone other than a Commercial Zone: 1.5 m
- e) Maximum Building Height: 146.1 metres, excluding mechanical penthouses, architectural features, parapets, signage, canopies, antennas, and railings
- f) If mechanical equipment is not located within a screen or enclosed penthouse, then the mechanical equipment shall be located no less than 5 metres from any exterior wall on the building and occupy no more than 35% of the total area of the roof
- g) The parking of motor vehicles on a lot is subject to the following provisions:
 - a. All motor vehicle parking on a lot shall be located within a parking garage
 - b. No setback from any lot line is required for any portion of a parking garage that is below grade
 - c. No portion of a parking garage is permitted to be located any closer to an interior side or rear lot than any other building on a lot.
- h) The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the use it is accessory to
- i) Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road, nor shall be located in the yard adjacent to a Residential Zone or a public road
- j) All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the same building containing the use
- k) There shall be no habitable space below the Regional Storm flood elevation
- l) A designated emergency access (for residential and hotel uses) to the outside of the building shall be established at a minimum of the Regional storm flood elevation unless an emergency access is provided outside of the Regulatory Floodplain Limit.
- m) All buildings and structures shall be dry passively floodproofed to a minimum of the 1:350 year storm flood elevation, as of the date of enactment of this by-law, and as provided by the TRCA

ENACTED and PASSED this _____ day of _____, 2021.

<p>Approved as to form.</p> <p>____/____/____</p> <p>_____</p>
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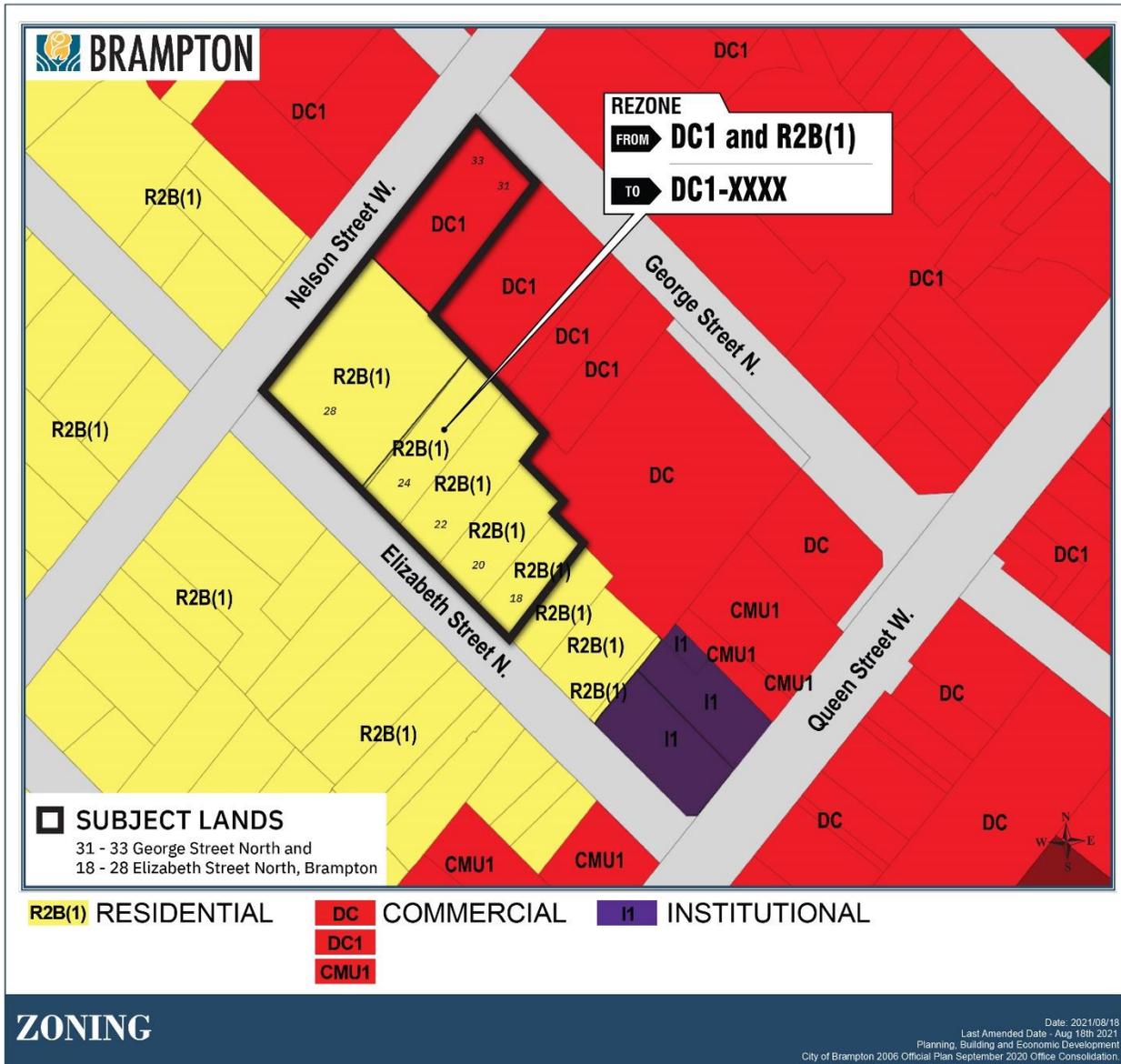
Patrick Brown, Mayor

Approved as to
content.

____/____/____

Peter Fay, City Clerk

SCHEDULE A TO BY-LAW XX-2021



EXPLANATORY NOTE

THE PURPOSE OF BY-LAW _____

The purpose of By-law _____ is to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Greenwin Corp. and Sweeny Holdings Inc. (File ____).

EFFECT OF THE BY-LAW

The effect of By-law _____ is to rezone the lands from Downtown Commercial One (DC1) and Residential Extended One (R2B(1)) to Downtown Commercial One – Section XXXX (DC1-Section XXXX) and amend the site-specific zoning requirements for the Downtown Commercial One (DC1). The development will yield approximately 771 residential rental apartment units, including 40 affordable rental units, 205 hotel suites, and 694 square metres of retail space.

LOCATION OF LANDS AFFECTED

The lands affected by By-law _____ are located south of Nelson Street West, between Elizabeth Street North and George Street North within the Downtown Core precinct of the City's Central Area, as well as the Urban Growth Centre, Downtown Brampton GO Major Transit Station Area, and the City's Anchor Mobility Hub.