



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 197 - 2023

To Amend Comprehensive Zoning By-law 270-2004

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:
 - a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
DOWNTOWN COMMERCIAL (DC) – SECTION 3154 (DC-3154)	DOWNTOWN COMMERCIAL (DC) – SECTION 3746 (DC-3746)

- (2) By adding the following Sections:

“3746 The lands designated DC – 3746 on Schedule A to this by-law:

3746.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4A zone
- 2) Student residence
- 3) Senior citizen residence
- 4) Residential care home
- 5) Non-residential uses:
 - a. A retail establishment, with or without outdoor display and sales
 - b. An office, including an office of a physician, dentist, or drugless practitioner
 - c. A grocery store or supermarket
 - d. A service shop
 - e. A personal service shop, excluding a massage or body rub parlour
 - f. A bank, trust company or finance company
 - g. A dry cleaning and laundry distribution establishment
 - h. A laundromat
 - i. A dining room restaurant, or take-out restaurant
 - j. A printing or copying establishment
 - k. A custom workshop

- l. A day nursery
- m. A commercial school
- n. A health or fitness centre
- o. A hotel

6) Purposes accessory to the other permitted purposes

3746.2 Shall be subject to the following requirements and restrictions:

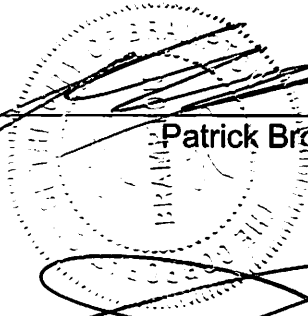
- 1) Minimum Lot Area: No requirement
- 2) Minimum Lot Width: No requirement
- 3) Minimum Lot Depth: No requirement
- 4) For the purposes of this Section:
 - a. The lot line abutting John Street shall be the front lot line
 - b. The lot line abutting Chapel Street shall be the exterior side yard
- 5) Minimum Front Yard Depth: 0.0 metres
- 6) Minimum Exterior Side Yard Width: 3.0 metres
- 7) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres
- 8) Minimum Setback for an Underground Parking Garage: 0.0 metres
- 9) Minimum Interior Side Yard Width:
 - a. For any portion of a building 10 storeys in height or less: 2.3 metres
 - b. For any portion of a building 11 to 39 storeys in height: 5.5 metres
- 10) Minimum Interior Side Yard Width for building(s) located within 20 metres of the exterior lot line:
 - a. For any portion of a building 1 storey in height or less: 1.0 metres
 - b. For any portion of a building 2 to 39 storeys in height: 2.8 metres
- 11) Minimum Rear Yard Width:
 - a. For any portion of a building 2 storeys in height or less: 1.2 metres
 - b. For any portion of a building 3 to 10 storeys: 3.9 metres
 - c. For any portion of a building 11 to 39 storeys: 5.76 metres
- 12) Maximum Building Height: 39 Storeys
(Exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16)
- 13) Maximum Floor Space Index (FSI): 22.0
(Exclusive of a below grade parking garage)
- 14) Maximum Lot Coverage: No requirement
- 15) Minimum Landscaped Open Space: No requirement
- 16) Minimum Ground Floor Height: 4.5 metres


- 17) Minimum Setback to a Hydro Transformer in any yard: 0 metres
 - 18) Windows and Doors at Grade:
For the first storey of any wall adjacent to a street, a minimum of 60% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors
 - 19) Visitor parking for a senior citizen residence, residential care home, shall be provided at a rate of 0.20 visitor parking spaces per dwelling unit
 - 20) Bicycle parking:
 - a. Resident: 0.05 spaces per apartment dwelling unit
 - b. Visitor: 0.05 spaces per apartment dwelling unit
 - c. 0.05 spaces per 100m² of gross commercial floor area or portion thereof
 - 21) Minimum number of loading spaces per building: 1 space
 - 22) Waste Disposal and Storage:
 - a. Loading, unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a public road;
 - b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use
 - 23) All lands zoned DC-3746 shall be treated as a single lot for zoning purposes
 - 24) A drive-through facility shall not be permitted in association with any use
 - 25) Shall also be subject to the requirements and restrictions of the DC zone and all the general provisions of this By-law, which are not in conflicts with those set out in Section 3746
- 3746.3 For the purposes of this Section 3746:
Student Residence shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.
- 3746.4 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of the DC-3154
- 3746.5 That the Holding (H) symbol shall not be removed until such time as the following have been provided:
- 1) Confirmation that a Quantitative Wind Study have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management."

ENACTED and PASSED this 1st day of November, 2023.


Approved as to
form.
2023/10/30
SDSR

Approved as to
content.
2023/10/30
AAP





Patrick Brown, Mayor



Peter Fay, City Clerk

(OZS-2022-0035)

QUEEN STREET EAST

CHAPEL STREET

DC-3746



JOHN STREET

JOHN STREET

CHAPEL STREET

WELLINGTON STREET EAST

LEGEND

-  LANDS SUBJECT to AMENDMENT
-  ZONE BOUNDARY

DC - SECTION 3764 DOWNTOWN COMMERCIAL

SCHEDULE A
ZONING BY-LAW 270-2004
22, 24, 26, 28, 32 JOHN STREET
PART of LOTS 1, 2 and 3, REGISTERED PLAN BR-22
CITY of BRAMPTON

By-law 197-2023

P.N.: 21.2883

Scale: N.T.S.

Drawn By: D.S.

Revised:

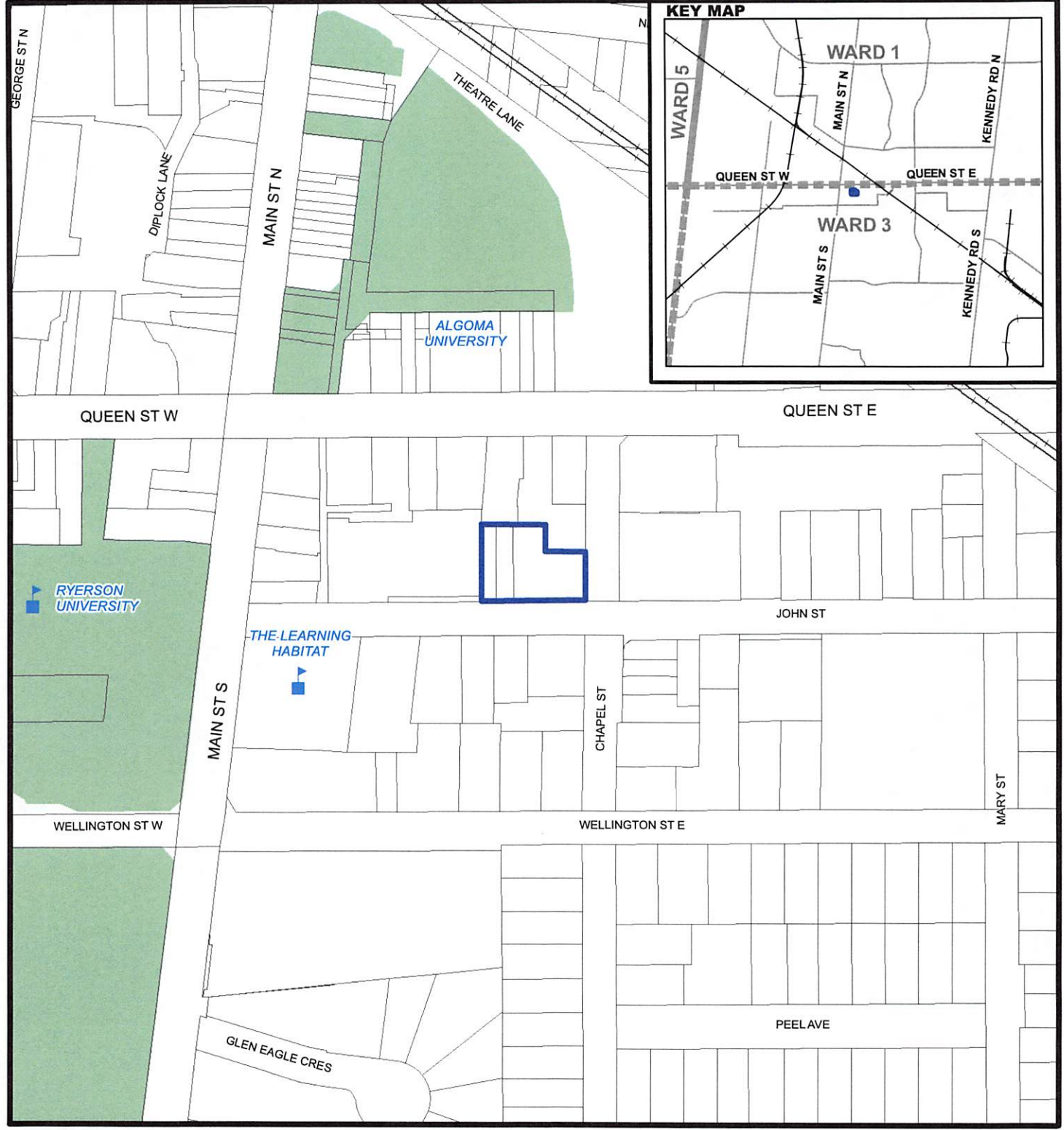
File No.: 2883 ZBLA_MAY_2023



GWD
 Gagnon Walker Domes
 PROFESSIONAL PLANNERS

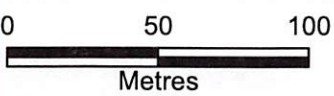
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APPENDIX 2



- SUBJECT LAND
- GREENSPACE
- SCHOOLS
- PROPERTY LINE
- RAILWAYS

BRAMPTON
 Flower City
 PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



Author: ckovac
 Date: 2022/07/19

APPENDIX 2
LOCATION MAP
GAGNON WALKER DOMES LTD.
MARIO MATTEO, GUIDO D'ALESIO
AND 2088205 ONTARIO LTD.
 CITY FILE: OZS-2022-0035

By-law 197-2023

Number 2023-008

City Council Meeting – Adoption of By-laws

Under the *Municipal Act, 2001*,

I, Patrick Brown, Mayor of the City of Brampton, hereby approve the following by-laws passed at the Brampton City Council meeting of November 1, 2023, in accordance with subsection 284.11(4)(a)(i) of the *Municipal Act, 2001*:

- By-laws as considered and enacted under the By-laws Section (Council Agenda Item 18)
- Confirming By-law (Council Agenda Item 20)

Dated at Brampton, this 1st day of November, 2023.



Patrick Brown
Mayor