



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 7-97

To amend By-law 56-83, as amended.

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The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 56-83, as amended, is hereby further amended:

(1) by adding to section 3.1 thereof, the following zone and symbol within the commercial category:

“Commercial One C1”

(2) by adding thereto the following section:

“SECTION 22.1 COMMERCIAL ONE ZONE C1

22.1 The lands designated C1 on Schedule A to this by-law:

Permitted Purposes

22.1.1 shall only be used for the following purposes:

(a) Commercial

- (1) a retail establishment having no outside storage;
- (2) a convenience store;
- (3) a service shop;

- (4) a personal service shop;
- (5) a bank, trust company, finance company;
- (6) an office;
- (7) a dry cleaning and laundry distribution station;
- (8) a laundromat;
- (9) a parking lot;
- (10) a dining room restaurant, a standard restaurant, a take-out restaurant; and,
- (11) an animal hospital.

(b) Non-Commercial

- (1) a religious institution, including an associated place of public assembly; and,
- (2) a library.

(c) Accessory

- (1) purposes accessory to the other permitted purposes.

Requirements and Restrictions

22.1.2 shall be subject to the following requirements and restrictions:

- (a) Minimum Front Yard Depth: 15 metres
- (b) Minimum Interior Side Yard Width: 3 metres, except where the interior side yard abuts a residential or institutional zone, the minimum interior side yard width shall be 6 metres.

- (c) Minimum Exterior Side Yard Width: 6 metres.
- (d) Minimum Rear Yard Depth: 6 metres except that where the rear yard abuts a residential or institutional zone, the minimum rear yard depth shall be 9 metres.
- (e) Minimum Lot Width: 38 metres.
- (f) Maximum Building Height: 2 storeys.
- (g) Minimum Landscaped Open Space:
- (1) in the front yard, 20 per cent of the minimum required front yard depth; and,
  - (2) in the exterior side yard, 50 per cent of the minimum required exterior side."

(3) by changing, on Sheet 14 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from INSTITUTIONAL ONE - SECTION 589 (I1-SECTION 589) and RESIDENTIAL ESTATE HOLDING (REH) to INSTITUTIONAL ONE - SECTION 589 (I1-SECTION 589), COMMERCIAL ONE - SECTION 647 (C1-SECTION 647), RESIDENTIAL FOUR A - SECTION 648 (R4A-SECTION 648), RESIDENTIAL FOUR A (HOLDING) - SECTION 649 (R4A(H)-SECTION 649), RESIDENTIAL FOUR A (HOLDING) - SECTION 650 (R4A(H)-SECTION 650), RESIDENTIAL FOUR A (HOLDING) - SECTION 651 (R4A(H)-SECTION 651), INSTITUTIONAL ONE (HOLDING) - SECTION 652 (I1(H)-SECTION 652), and OPEN SPACE (OS).

(4) by deleting therefrom Section 589 in its entirety, and substituting therefor the following:

"589.1 The lands designated I1-SECTION 589 on Sheet 14 of Schedule A to this by-law:

589.1.1 shall only be used for the following purposes:

- (a) a religious institution;
- (b) a retirement home;
- (c) a nursing home;
- (d) only in conjunction with a religious institution, a day nursery, a conference centre and one (1) residential dwelling unit;
- (e) only in conjunction with a conference centre, a conference centre lodging facility; and,
- (f) purposes accessory to other permitted purposes.

589.1.2 shall be subject to the following requirements and restrictions:

- (a) no building or structure shall be located closer than 10.0 metres or half the height of the building, whichever is the greater, from any non-institutional zone boundary, and from the easterly limit of the Goreway Drive right-of-way;
- (b) landscaped open space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut Goreway Drive, except at approved driveway locations;
- (c) maximum gross commercial floor area devoted to those uses permitted in sections 589.1.1(b) and (c)
  - 3,400 square metres; and,
- (d) maximum gross commercial floor area devoted to those uses permitted in sections 589.1.1(d) and (e)
  - 3,100 square metres.

589.1.3 shall also be subject to the requirements and restrictions relating to the I1 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 589.2;

589.2 for the purposes of Section 589:

CONFERENCE CENTRE shall mean a building or place which is used for the assembly of persons for private and public activities of a religious, political, charitable, educational, social, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function.

CONFERENCE CENTRE LODGING FACILITY shall mean a building or place operating in conjunction with a conference centre which provides overnight sleeping accommodation for persons engaging in the activities associated with the conference centre, and which does not contain individual cooking facilities, but shall not include:

- (i) a place maintained and operated primarily for the temporary care of, and occupied by, inmates or adults placed on probation or released on parole;
- (ii) a place maintained and operated primarily for the temporary care of, and occupied by, transient or homeless persons; or,
- (iii) a place maintained and operated primarily for the treatment and rehabilitation of, and occupied by, persons who are addicted to drugs and alcohol.

(5) by adding thereto, the following sections:

“647 The lands designated C1-SECTION 647 on Sheet 14 of Schedule A to this by-law:

647.1 shall only be used for those purposes permitted in a C1 zone by Section 22.1.

647.2 shall be subject to the following requirements and restrictions:

(a) no building shall be located closer than:

(1) 6.0 metres to a public street; and,

(2) 1.2 metres to a zone boundary.

- (b) maximum gross commercial floor area shall not exceed 475.0 square metres;
- (c) minimum lot width: 30.0 metres; and,
- (d) landscaped open space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut Goreway Drive, as widened, except at approved driveway locations.

647.3 shall also be subject to the requirements and restrictions relating to the C1 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 647.2.

648.1 The lands designated R4A-SECTION 648 on Sheet 14 of Schedule A to this by-law:

648.1.1 shall only be used for the following purposes:

- (a) multiple family dwellings;
- (b) apartment dwellings;
- (c) only in conjunction with an apartment dwelling, a visitor lodging unit, subject to the requirements set out in Section 648.1.2(e); and,
- (d) purposes accessory to the other permitted purposes.

648.1.2 shall be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units - 210;
- (b) maximum number of apartment dwelling units - 185;

- (c) maximum number of multiple family dwelling units - 28;
- (d) maximum number of dwelling units in a multiple family dwelling - 8;
- (e) maximum number of visitor lodging units - 4;
- (f) minimum front yard depth - 11.0 metres;
- (g) minimum side yard width and rear yard depth for all dwellings - 0 metres, except for the following:
  - (1) where the side yard or rear yard abuts an OS zone, in which case 7.5 metres shall be provided; and,
  - (2) where the side yard or rear yard abuts an C1-Section 647 zone, in which case 9.0 metres shall be provided;
- (h) no apartment dwelling shall be located closer than 70.0 metres to Goreway Drive;
- (i) no apartment dwelling greater than 6 storeys in height shall be located closer than 140.0 metres to Goreway Drive;
- (j) no apartment dwelling greater than 8 storeys in height shall be located closer than 170.0 metres to Goreway Drive;
- (k) minimum separation distance between dwellings - 15.0 metres;
- (l) notwithstanding section 648.1.2(k) the minimum separation distance between multiple family dwellings shall be provided as follows:
  - (1) between two exterior walls which contain no windows or doors to habitable rooms - 3 metres;

- (2) between two exterior walls, one or both of which contains windows to habitable rooms - 7.5 metres;  
and,
  - (3) between two exterior walls one or both of which contains doors to habitable rooms - 10.0 metres;
- (m) maximum building height:
- (1) for an apartment dwelling - 9 storeys;
  - (2) for a multiple family dwelling - 1 storeys;
  - (3) notwithstanding clause (2), of this subsection, two units of the multiple family dwellings may be increased to 2 storeys in height;
- (n) maximum floor area per dwelling unit:
- (1) for an apartment dwelling:
    - (i) 45.0 square metres for a bachelor dwelling unit;
    - (ii) 65.0 square metres for a one (1) bedroom dwelling unit; and,
    - (iii) 122.0 square metres for a two (2) bedroom apartment dwelling unit; and,
  - (2) for a multiple family dwelling:
    - (i) 130.0 square metres;
- (o) maximum number of bedrooms per dwelling unit - 2;
- (p) parking shall be provided in accordance with the following standards:



(1) Apartment and Multiple Family Dwellings shall provide the following number of parking spaces per dwelling unit:

<u>UNIT TYPE</u>	<u>RESIDENT</u>	<u>VISITOR</u>	<u>TOTAL</u>
Bachelor	1.00	0.23	1.23
1 Bedroom	1.18	0.23	1.41
2 Bedroom	1.36	0.23	1.59

- (q) an underground parking garage shall not be located closer than 1.5 metres to Goreway Drive as widened or any property zoned OS, REH, or RE2-Section 556;
- (r) minimum landscaped open space - 35 per cent of the lot area;
- (s) landscaped open space, having a minimum width of 6.0 metres, shall be provided and maintained where the subject lands abut a RE2-Section 556 zone and any portion of Goreway Drive, as widened, except at approved driveway locations;
- (t) all garbage and refuse containers shall be enclosed within a building or structure.

648.1.3 shall also be subject to the requirements and restrictions relating to the R4A zone and all the general provisions of this by-law which are not in conflict with those set out in Section 648.1.2.

648.2 for the purposes of Section 648:

VISITOR LODGING UNIT shall mean one or more habitable rooms designed or intended to be used for overnight sleeping accommodation for persons visiting residents of apartment dwellings and multiple family dwellings, and which does not contain individual cooking facilities.

649 The lands designated R4A(H)-SECTION 649 on Sheet 14 of Schedule A to this by-law:

649.1.1 shall only be used for the following purposes:

- (a) multiple family dwellings;
- (b) apartment dwellings; and,
- (c) purposes accessory to the other permitted purposes.

649.2 shall be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units - 190;
- (b) maximum number of apartment dwelling units - 172;
- (c) maximum number of multiple family dwelling units - 20;
- (d) minimum side yard width and rear yard depth for all dwellings - 0 metres, except for the following:
  - (1) no multiple family dwelling shall be located closer than 9.0 metres to a RE2-Section 556 zone;
  - (2) no apartment dwelling shall be located closer than 40.0 metres to a RE2-Section 556 zone;
  - (3) no multiple family or apartment dwelling shall be located closer than 10.0 metres to an OS zone;
  - (4) notwithstanding clause (3) of this subsection, the minimum setback for a multiple family dwelling to an OS zone, may be reduced to 7.5 metres, provided that the dwelling unit is fully located within 202.0 metres of Goreway Drive.
- (e) maximum number of dwelling units in a multiple family dwelling - 9;
- (f) minimum landscaped open space - 55 per cent of the lot area;

- (g) the holding (H) symbol shall not be removed until:
- (1) 70 per cent of the units located within the R4A-Section 648 zone have been occupied; and,
  - (2), the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that:
    - (i) the need for the next phase is justified;
    - (ii) essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's public transit system, have been provided and will be expanded to meet the needs of the next residential phase;
    - (iii) the impact of the existing residential phases on public community services including traffic impact on the surrounding road network is minimal; and,
    - (iv) the continued use of the rental parking standards for the residential phase is appropriate through the submission of a parking demand analysis of earlier phases;
- (h) until the holding (H) symbol is removed, the lands designated R4A(H)-SECTION 649, shall only be used for those purposes permitted in the OS zone as set out in Section 44.1.1, subject to the requirements and restrictions of the OS zone, and all the general provisions of this by-law.

649.3 shall also be subject to the requirements and restrictions relating to the R4A-SECTION 648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 649.2.

650 The lands designated R4A(H)-SECTION 650 on Sheet 14 of Schedule A to this by-law:

650.1 shall only be used for the following:

- (a) apartment dwellings; and,
- (b) purposes accessory to the other permitted purposes.

650.2 shall be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units - 160;
- (b) no dwelling shall be located closer than 10.0 metres to lands within any other zone, except along the easterly boundary where it shall be 7.5 metres;
- (c) minimum lot width - 0 metres;
- (d) Section 6.6 of the By-law shall not apply;
- (e) maximum floor space index - 1.2;
- (f) minimum landscaped open space - 55 per cent of the lot area;
- (g) the holding (H) symbol shall not be removed until:
  - (1) 70 per cent of the units located within both the R4A-Section 648 and R4A-Section 649 zones have been occupied; and,
  - (2) the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that:
    - (i) the need for the next phase is justified;

- (ii) essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's public transit system, have been provided and will be expanded to meet the needs of the next residential phase;
- (iii) the impact of the existing residential phases on public community services including traffic impact on the surrounding road network is minimal; and,
- (iv) the continued use of the rental parking standards for the residential phase is appropriate through the submission of a parking demand analysis of earlier phases; and,
- (h) until the holding (H) symbol is removed, the lands designated R4A(H)-SECTION 650, shall only be used for those purposes permitted in the OS zone as set out in Section 44.1.1, subject to the requirements and restrictions of the OS zone, and all the general provisions of this by-law.

650.3 shall also be subject to the requirements and restrictions relating to the R4A-SECTION 648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 650.2.

651 The lands designated R4A(H)-SECTION 651 on Sheet 14 of Schedule A to this by-law:

651.1 shall only be used for the following purposes:

- (a) apartment dwellings; and,
- (b) purposes accessory to the other permitted purposes;

651.2 shall be subject to the following requirements and restrictions:

- (a) maximum number of dwelling units - 123.0 units per hectare;
- (b) the holding (H) symbol shall not be removed until:
  - (1) the re-alignment of Goreway Drive has been approved by City Council;
  - (2) 70 per cent of the units located within the R4A-Section 648, R4A-Section 649 and R4A-Section 650 zones have been occupied;
  - (3) the owner has submitted documentation satisfactory to the Council of the City of Brampton which demonstrates that the site can be developed in a comprehensive manner with the abutting residential property to the west and for these combined lands that:
    - (i) the need for the next phase is justified;
    - (ii) essential services and facilities to serve the existing residential phase(s) including a private transit service integrated with the City's public transit system, have been provided and will be expanded to meet the needs of the next residential phase;
    - (iii) the impact of the existing residential phases on public community services including traffic impact on the surrounding road network is minimal; and,
    - (iv) the continued use of the rental parking standards for the residential phase is appropriate through the submission of a parking demand analysis of earlier phases; and,

- (d) until the holding (H) symbol is removed, the lands designated R4A(H)-SECTION 651, shall only be used for those purposes permitted in the OS zone as set out in Section 44.1.1, subject to the requirements and restrictions of the OS zone, and all the general provisions of this by-law.

651.3 shall also be subject to the requirements and restrictions relating to the R4A-SECTION 648 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 651.2.

652 The lands designated I1(H)-SECTION 652 on Sheet 14 of Schedule A to this by-law:

652.1 shall only be used for the following purposes:

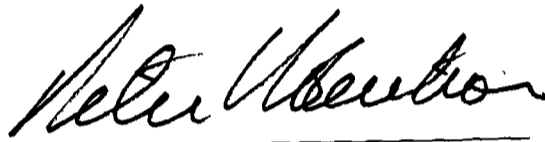
- (a) those uses permitted in a I1-SECTION 589 zone; and,
- (b) a parking lot.

652.2 shall be subject to the following requirements and restrictions:

- (a) a landscaped area having a minimum width of 15.0 metres, shall be provided and maintained along the southerly property boundary for a minimum distance of 110.0 metres easterly from Goreway Drive, as widened;
- (b) the holding (H) symbol shall not be removed until the re-alignment of Goreway Drive has been approved by City Council;
- (c) until the holding (H) symbol is removed, the lands designated I1(H)-SECTION 652 shall only be used for those purposes permitted in Section-652(b) and the OS zone as set out in Section 44.1.1, subject to the requirements and restrictions of the OS zone and all the general provisions of this by-law.

652.3 shall also be subject to the requirements and restrictions relating to the I1-SECTION 589 zone and all the general provisions of this by-law which are not in conflict with those set out in Section 652.2."


READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 13th day of January, 1997.



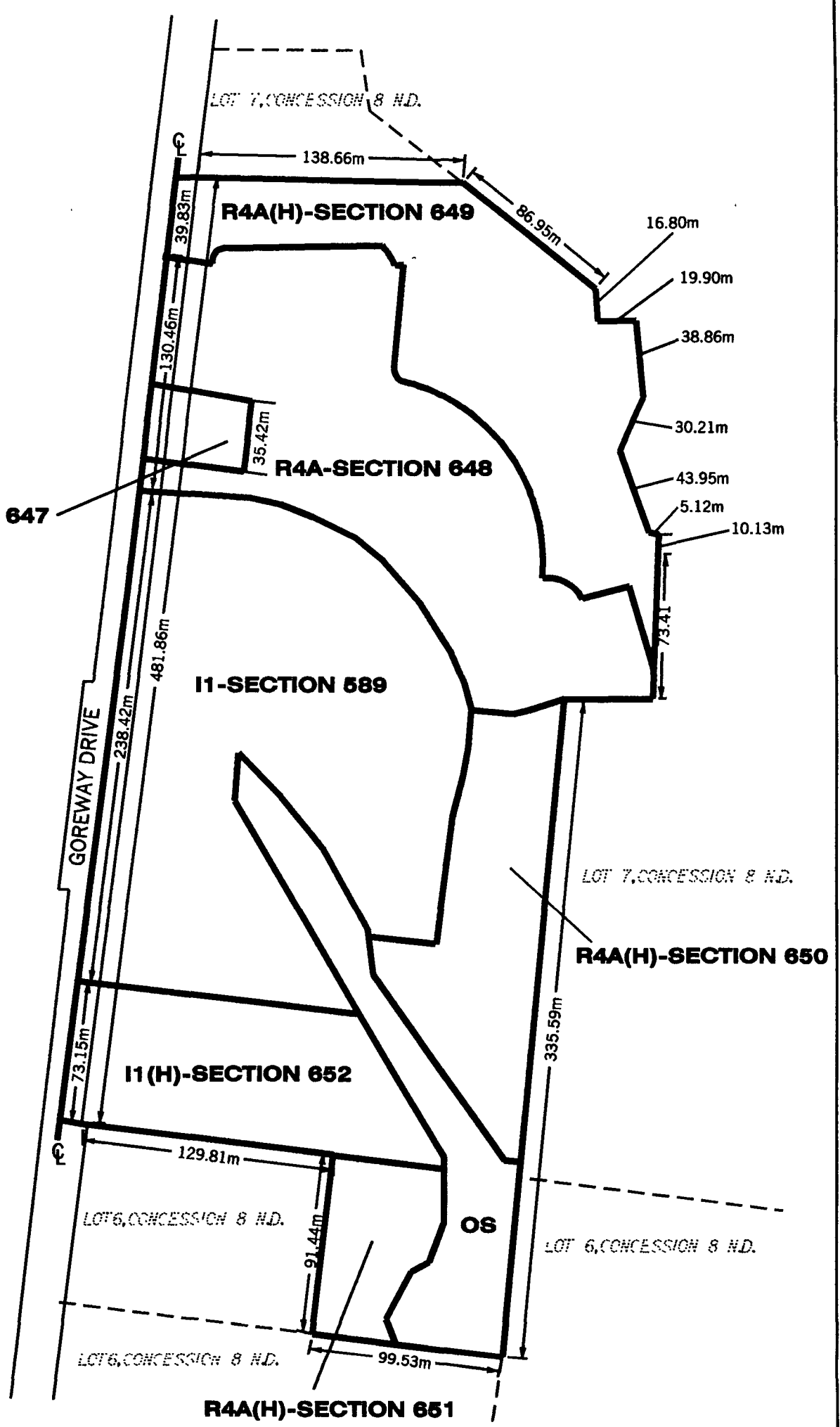
PETER ROBERTSON - MAYOR





LEONARD J. MIKULICH - CITY CLERK

APPROVED  
A310 FORM  
LAW DEPT  
BRIMPTON  
  
DATE 01/10/97





**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



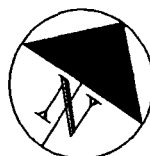
**PART LOT 6, CONCESSION 8 E.H.S.**

**BY-LAW** \_\_\_\_\_

**SCHEDULE A**

**By-Law** 7-97

**Schedule A**



**CITY OF BRAMPTON**  
Planning and Building

Date: 1996 04 21

Drawn by: CJK

File no. C8E5.4

Map no. 50-10K

