



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 74-97

To amend By-law 200-82, as amended

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

1. By-law 200-82, as amended, is hereby further amended:
 - (1) by changing on Sheet 32 of Schedule A thereto, the zoning designation of the lands shown outlined on Schedule A to this by-law from INDUSTRIAL TWO - SECTION 382 (M2 - SECTION 382) to SERVICE COMMERCIAL - SECTION 382 (SC - SECTION 382).
 - (2) by deleting therefrom SECTION 382 and substituting therefor the following:

"382.1 The lands designated SC - SECTION 382 on Sheet 32 of Schedule A to this by-law:

382.1.1 shall only be used for the following purposes:

either:

 - A.
 - 1) a home furnishings or home improvement retail warehouse;
 - 2) a retail establishment having no outside storage;
 - 3) a service shop;
 - 4) a personal service shop;
 - 5) a printing or copying establishment;
 - 6) a bank, trust company or finance company;
 - 7) a health centre;
 - 8) a billiard hall; and,
 - 9) purposes accessory to the other permitted purposes.
 - or:
 - B.
 - 1) a retail establishment having no outside storage;
 - 2) a convenience store or supermarket;
 - 3) a service shop;
 - 4) a personal service shop;

- 5) a bank, trust company or 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, and a take out restaurant;
- 11) a printing or copying establishment;
- 12) a commercial school;
- 13) a temporary open air market;
- 14) a place of commercial recreation;
- 15) a community club;
- 16) a health centre;
- 17) a taxi or bus station;
- 18) a theatre;
- 19) a custom workshop;
- 20) an apartment dwelling;
- 21) a hotel or motel;
- 22) an indoor or outdoor recreation facility;
- 23) a public or private school;
- 24) a religious institution;
- 25) a day nursery;
- 26) a college or university;
- 27) a community centre;
- 28) a hospital, public or private;
- 29) a library;
- 30) a nursing home; and,
- 31) purposes accessory to the other permitted purposes.

382 1.2 shall be subject to the following requirements and restrictions:

A. for those purposes permitted in section 382.1.1.A. the following requirements and restrictions shall apply:

- 1) maximum building height: one storey;
- 2) the maximum gross floor area shall not exceed 4318 square metres;
- 3) all garbage and refuse containers shall be enclosed;
- 4) 167 parking spaces shall be provided;
- 5) minimum landscaped open space: 20 percent of the minimum required front yard depth;
- 6) shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 382.1.2.A.

B. for those purposes permitted in section 382.1.1.B the following requirements and restrictions shall apply:

- 1) minimum lot area: 0.4 hectares
- 2) minimum lot width: 50.0 metres
- 3) minimum lot depth: 50.0 metres
- 4) maximum floor space index: 3.5 but no more than 2.0 for residential purposes
- 5) maximum lot coverage for residential uses: 70 percent
- 6) the total gross floor area devoted for retail establishments, personal service shops, service shops and restaurants, shall not exceed 30% of the gross floor area of the site;
- 7) minimum building setback: 0 metres except that where it abuts a public street, the minimum requirement is 3.0 metres
- 8) building height:
 - a) within 6.0 metres of Queen Street, no building shall exceed a building height of 3 storeys;
 - b) a minimum building height of 3 storeys in all other locations;
- 9) all buildings shall be setback a maximum of 6.0 metres from Queen Street East;
- 10) no part of any building shall penetrate beyond a 45 degree angle plane calculated from 32 metres projected from the lot line at Queen Street to the opposite side of Queen Street
- 11) minimum landscaped open space:
 - a) a 3.0 metre wide landscaped open space area shall be provided along a lot line abutting a public road except at approved driveway locations; and,
 - b) in addition to a) above, a minimum of 1% of the lot area shall be provided as landscaped open space at ground level abutting the minimum required 3.0 metre wide landscaped open space area along the lot line abutting the public road.
- 12) no drive through facilities shall be permitted;

- 13) all garbage, refuse and waste containers for a restaurant, including any containers for the storage of recyclable materials shall be enclosed;
- 14) all garbage and refuse storage other than for a restaurant, including any containers for the storage of recyclable materials shall be enclosed;
- 15) parking shall be provided in accordance with the following only if a development conforms to all of the requirements and restrictions set out in section 382.1.1.B:

Parking Standards

- (i) a) notwithstanding section 20.3, for all offices (including a physician, dentist, or drugless practitioner's office, and a real estate office) parking shall be provided at the rate of 1 space for every 48 square metres of gross floor area or portion thereof;
- b) notwithstanding section 20.3, for all other retail and commercial purposes:
 - (i) where the total floor area does not exceed 2,323 square metres, parking shall be provided at the rate of 1 space for every 29 square metres of gross floor area or portion thereof;
 - (ii) where the total gross floor area exceeds 2,323 square metres, parking shall be provided at the rate of 1 space for every 20 square metres of gross floor area or portion thereof;
- c) for restaurants, including a dining room restaurant, a standard restaurant, and a take-out restaurant permitted by section 382.1.1.B(10) and having a gross floor area of less than 93 square metres, no parking shall be required. Restaurants having a gross floor area of 93 square metres or more, shall provide parking at the rate of 1 space for every 10 square metres of gross floor area or portion thereof;

- d) for mixed use developments, parking requirements shall be calculated using the following schedule:

PERCENT OF PEAK PERIOD (WEEKDAY)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	100	90	95	10
Retail and Commercial	80	90	100	100
Other	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Theatre	0	40	60	85

PERCENT OF PEAK PERIOD (SATURDAY)

LAND USE	MORNING	NOON	AFTERNOON	EVENING
Office	10	10	10	10
Retail and Commercial	80	100	100	30
Other	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Theatre	20	70	70	100

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totaled for weekdays and Saturdays. The maximum figure obtained from all the periods shall become the parking requirement for that specific mixed use development.

- (ii) On-site parking is required for each dwelling unit in an apartment dwelling in accordance with the following:

DWELLING UNIT TYPE	REQUIRED ON-SITE PARKING
(a) Rental Apartment:	
Bachelor Unit	0.75 spaces per unit
One Bedroom Unit	1.00 spaces per unit
Two Bedroom Unit	1.25 spaces per unit
Three Bedroom Unit	1.50 spaces per unit
(b) Condominium Units	
Bachelor	0.8 spaces per unit
One Bedroom Units	1.25 spaces per unit
Two Bedroom Units	1.50 spaces per unit
Three Bedroom Units	1.75 spaces per unit
(c) Senior Citizen Units	1.0 spaces per unit

382.1.3 shall also be subject to the requirements and restrictions relating to the SC zone and all the general provisions of this by-law which are not in conflict with the ones set out in section 382.1.2.

382.2 For the purposes of this section,

DRIVE THROUGH FACILITY shall mean a structure or portion thereof designed to provide for the pick up or drop off of goods and/or services to prospective customers travelling in motor vehicles which are driven onto the site where such activity is carried out while normally the customer remains in the vehicle."

READ a FIRST, SECOND and THIRD TIME and PASSED in OPEN COUNCIL,
this 2nd day of April, 1997 .

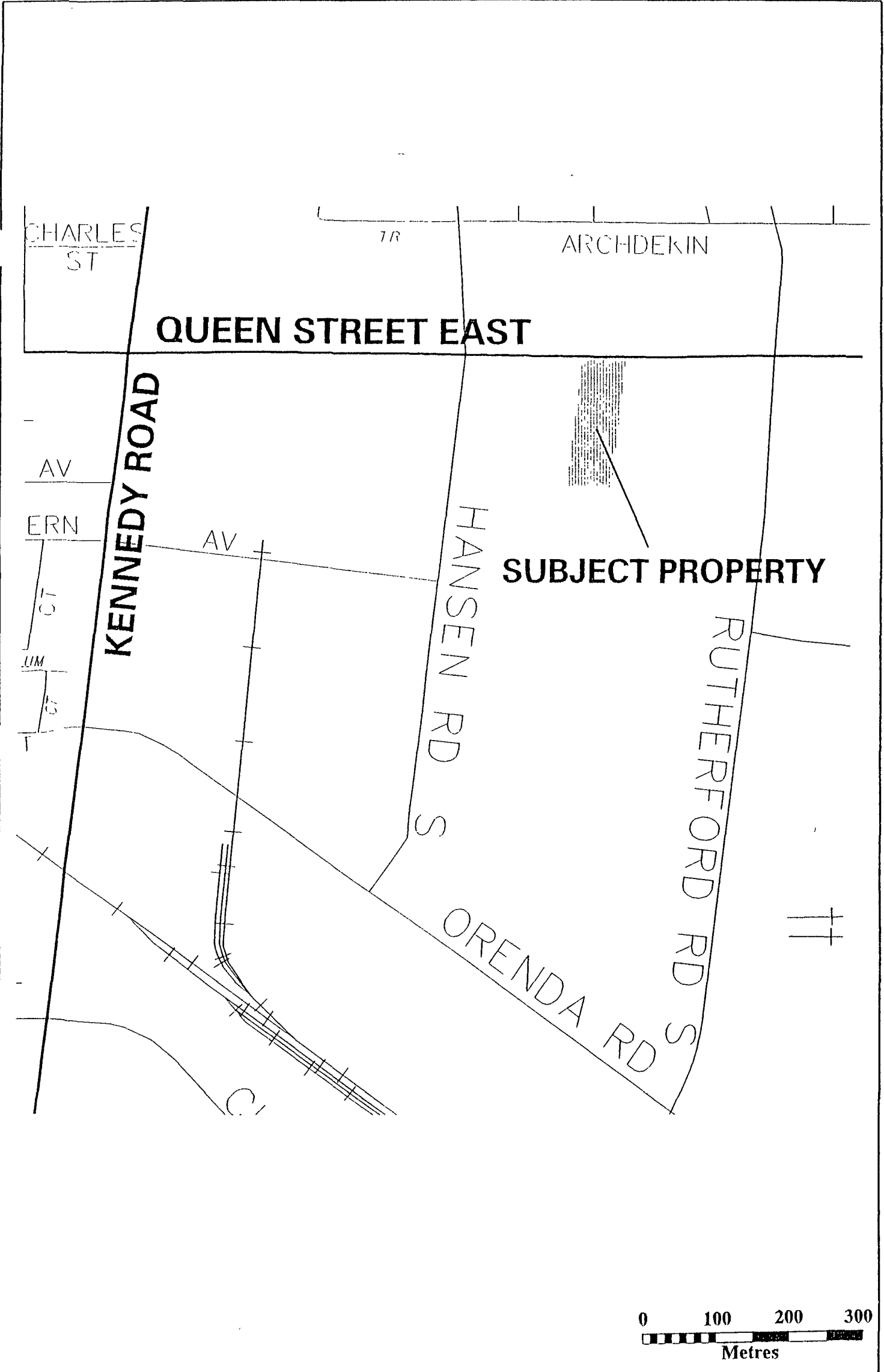


Peter Robertson - Mayor

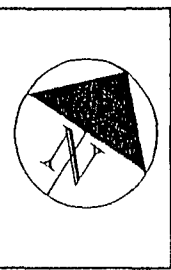


Leonard J. Mikulich - City Clerk

APPROVED AS TO FORM LAW DEPT BRAMPTON
<i>[Signature]</i>
DATE <i>03/26</i>

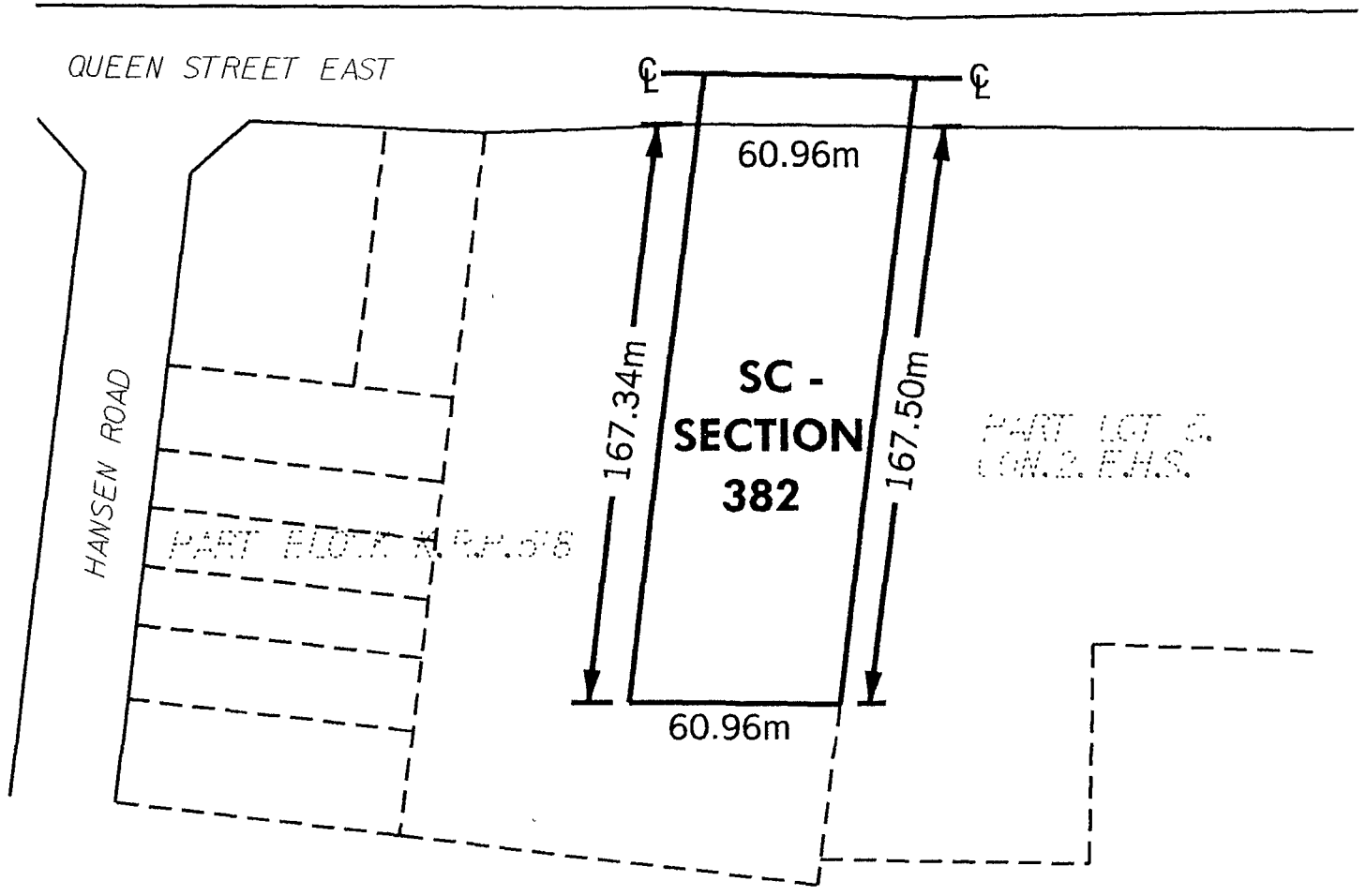


Key Map By-Law 74-97






CITY OF BRAMPTON
 Planning and Building

Date: 1996 06 13 Drawn by: CJK
 File no. C2E5 24 Map no 61-64C



LEGEND

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
-  METRES



PART LOT 5, CONCESSION 2, E.H.S.

BY-LAW 200-82

SCHEDULE A

By-Law 74-97

Schedule A



CITY OF BRAMPTON
Planning and Development

Date. 1996 11 18

Drawn by: CJK

File no. C2E5.24

Map no. 61-64E