



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 183-87

A by-law applicable to part of
the area subject to By-law
200-82 (Central Area)

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 deleting section 20.4 thereto, and substituting therefor the following:

"20.4 Central Area Parking Requirements

1. Parking spaces shall be required in Commercial Zones within the Central Area, as shown outlined on Schedule B-2 of this by-law, only when the following public parking facilities (also shown outlined on Schedule B-2 of this by-law) reach a combined average day-time occupancy of 75 percent:
 - (a) the Queen's Square and Nelson Square parking garages; or,
 - (b) the Queen's Square, Nelson Square and George Street parking garages; or,
 - (c) whichever combination of parking garages specified in 20.4(1)(a) or 20.4(1)(b) reaches an average day-time occupancy of 75 percent first.

For the purposes of this section, Average Day-Time Occupancy shall be calculated monthly, and shall mean the number of occupied spaces observed during 1 hour time intervals, expressed as a percent of total capacity in a parking facility, averaged on a daily basis from 9:00 a.m. to 6:00 p.m., Monday to Friday, all inclusive.

2. Only when the conditions specified in section 20.4(1) have been satisfied, parking spaces are required in Commercial Zones within the Central Area, in accordance with the requirements of section 20.3 and the following:

(a) for commercial and retail development (excluding offices), the first 150.0 square metres of gross commercial floor area shall be exempt from the requirements of section 20.3; and,

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

PERCENT OF PEAK PERIOD (WEEKDAY)

<u>Land Use</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Evening</u>
Office	100	90	95	10
Retail/Commercial	80	90	100	100
Restaurant	20	100	30	100
Residential	80	55	80	100
Cinema	0	40	60	85

PERCENT OF PEAK PERIOD (SATURDAY)

<u>Land Use</u>	<u>Morning</u>	<u>Noon</u>	<u>Afternoon</u>	<u>Evening</u>
Office	10	10	10	10
Retail/Commercial	80	100	100	30
Restaurant	20	100	50	100
Residential	100	100	100	100
Cinema	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 totalled for weekdays and Saturdays. The maximum figure obtained from all the periods shall become the parking requirement for that specific mixed use development.

(c) for office uses, parking requirements shall be provided in accordance with the following:

(i) Physician, dentist or drugless practitioner's office:

- 1 parking space for each 12 square metres of gross commercial floor area or portion thereof.

(ii) Real Estate Office:

- 1 parking space for each 20 square metres of gross commercial floor area or portion thereof.

(iii) Other Offices:

- 1 parking space for each 47 square metres of gross commercial floor area or portion thereof.

(d) for restaurant uses, parking requirements shall be provided in accordance with the following:

(i) 1 parking space for each 10.0 square metres of gross commercial floor area; and,

(ii) the first 200.0 square metres of gross commercial floor area shall be exempt from the requirements of section 20.4(d)(i).

3. Parking requirements within the Central Area, as defined on Schedule B-2, shall be satisfied through the provision of on-site parking, or payment to the City in lieu of all or part of the requirements contained in section 20.4, in any proportion deemed appropriate by Council, with the remainder to be provided on-site."

(2) by adding to section 5.0 (Definitions) thereto, the following:

"MIXED USE DEVELOPMENT shall mean:

a premises upon which any combination of office, retail, commercial, or residential uses have been developed and managed as a unit."

(3) by deleting Schedule B-2 thereto, and substituting therefor Schedule A to this by-law.

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

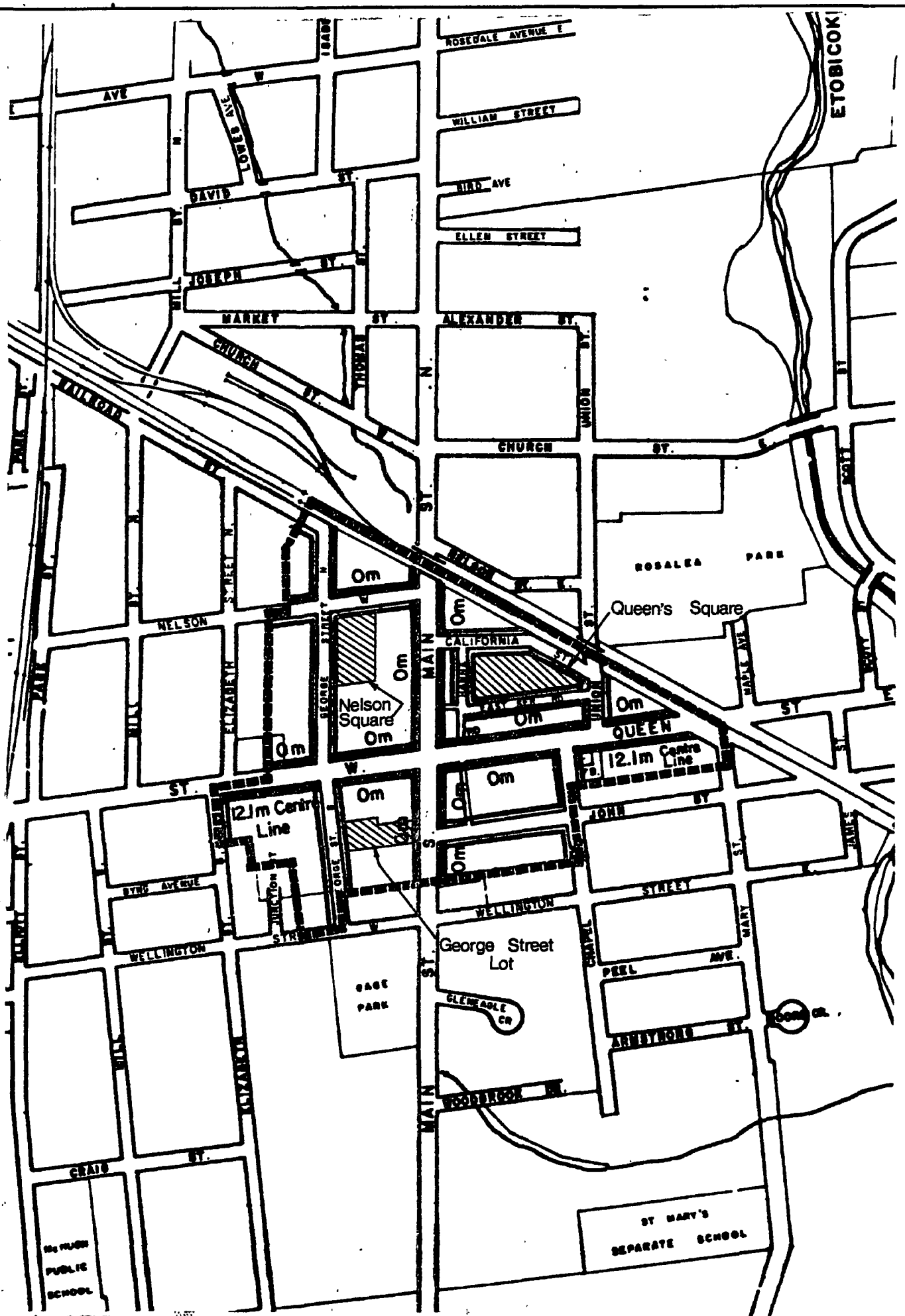
this 10th day of August, 1987.


KENNETH G. WHILLANS - MAYOR






LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON


63-87/9



LEGEND

-  Streetline Setback as marked
-  2.1 metre Streetline Setback
-  Central Area Boundary
-  Public Parking Lots

Schedule B-2
 BY-LAW 200-82
 Schedule A
 By-law 183-87



CITY OF BRAMPTON
 Planning and Development

Date: 87 07 24 Drawn by: RB
 File no. Map no.

ATTACHMENT 2

DOWNTOWN PARKING POLICY

1. Council recognizes the importance of ensuring that an adequate supply of parking is provided and maintained to serve the needs of the downtown. Accordingly, Council may, at its discretion, undertake parking facility expansions or improvements to satisfy demand from development/redevelopment within the defined area as identified on Map 1, attached hereto. To finance such expansions or improvements, Council shall require, from proponents of commercial development/redevelopment, a levy, in the form of a cash payment to the City in lieu of all, or part of the zoning by-law parking requirements.

2. The levy shall be based on the costs associated with the acquisition with of land development costs for the construction of one parking stall in the Central Area. The two basic assumptions of the levy are:
 - (i) the costs of parking provision are averaged based on a 3 storey structure; and,
 - (ii) the development proponent will be required to contribute 50 percent of this cost.

3. The cash-in-lieu levy shall be calculated on an annual basis, as at December 1, using the following formula:

$$C = \frac{(A \times L)}{Y} + (A \times D) \times 0.5 \times R$$

where: C = Developer's contribution.

A = Area of land required to accommodate a parking stall including a proportional share of driveway and aisle space (27.87 square metres).

L = Real Estate Value per square metre of land.

D = Construction costs for land improvements for parking purposes per square metre of land.

R = Number of parking spaces for which payment in lieu is required.

Y = Number of levels in a parking structure (3).

"4. The maximum number of spaces for which payment in lieu may be accepted is 100. Proposals for development/redevelopment requiring 100 or more parking spaces shall provide on-site parking in accordance with the zoning by-law. This requirement may be waived in favour of a full, or partial cash-in-lieu contribution on a site specific basis at the discretion of Council, having regard to such factors as:

- (1) the supply of parking in the Central Area;
- (2) the City's ability to provide the amount of parking required to satisfy demand; and,
- (3) other development proposals in the locality."

IN THE MATTER OF the Planning Act,
1983, section 34;

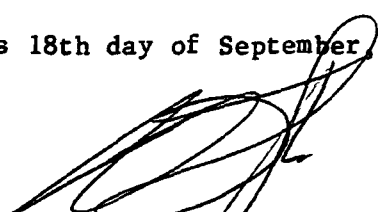
AND IN THE MATTER OF the City of
Brampton By-law 183-87.

DECLARATION

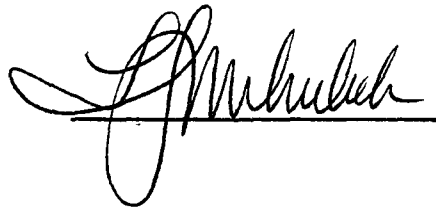
I, LEONARD J. MIKULICH, of the City of Brampton, in the
Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the
City of Brampton and as such have knowledge
of the matters herein declared.
2. By-law 183-87 was passed by the Council of
the Corporation of the City of Brampton at
its meeting held on August 10th, 1987.
3. By-law 183-87 was published in the Brampton
Times and the Brampton Guardian on August
19th and 26th, 1987.
4. Written notice of By-law 183-87 as required
by section 34 (17) of the Planning Act, 1983
was given on August 17th in the manner and
in the form and to the persons and agencies
prescribed by the Planning Act, 1983.
5. No notice of appeal under section 34(18) of
the Planning Act, 1983 has been filed with
me to the date of this declaration.

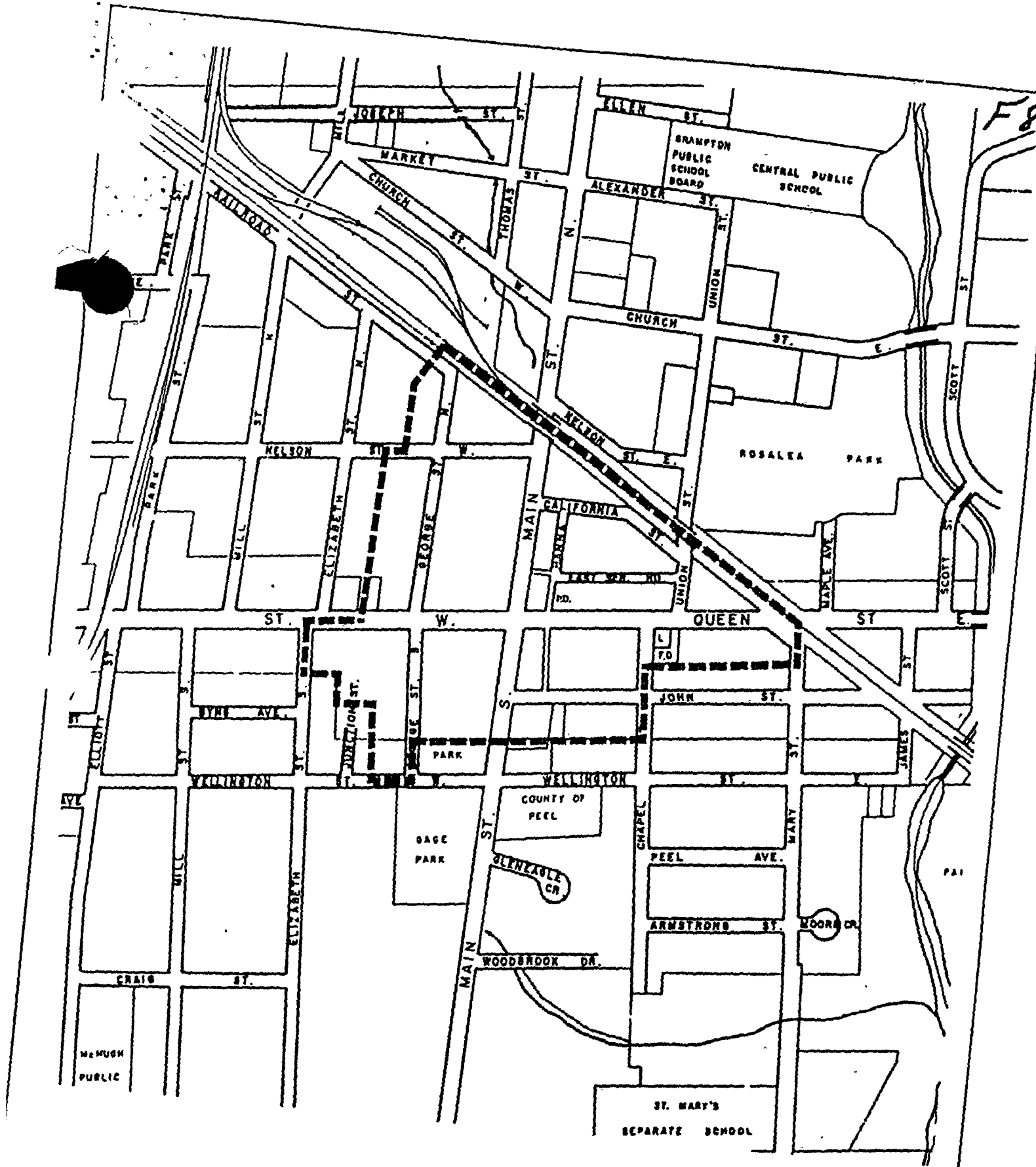
DECLARED before me at the City of)
Brampton in the Region of Peel)
this 18th day of September, 1987.)



A commissioner, etc.



ROBERT D. TUFTS, a Commissioner,
etc., Judicial District of Peel, for The
Corporation of the City of Brampton.
Expires May 25th, 1988.



MAP 1

DEFINED AREA BOUNDARY.



CITY OF BRAMPTON
 Planning and Development