



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 256-91

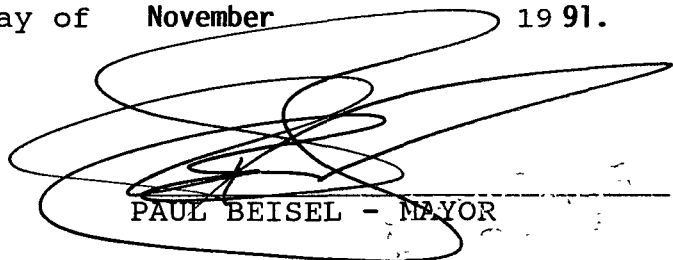
To adopt Amendment Number 209  
to the Official Plan of the  
City of Brampton Planning Area

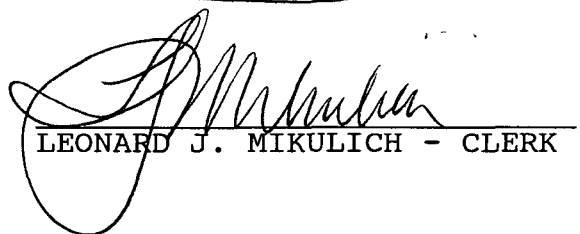
The council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

1. Amendment Number 209 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 209 to the Official Plan of the City of Brampton Planning Area.


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

this 25th day of November 19 91.

  
 \_\_\_\_\_  
 PAUL BEISEL - MAYOR

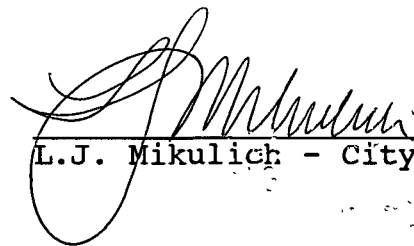
  
 \_\_\_\_\_  
 LEONARD J. MIKULICH - CLERK

APPROVED  
 AS TO FORM  
 LAW DEPT  
 BRAMPTON

  
 \_\_\_\_\_  
 DATE 11/25/91

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 209 to the Official Plan for the City of Brampton Planning Area is a true copy as approved, as modified, by the Ministry of Municipal Affairs on February 12, 1993.

Dated at the City of Brampton this 8th day of June, 1993.

  
\_\_\_\_\_  
L.J. Mikulich - City Clerk

AMENDMENT NO. 209  
TO THE  
OFFICIAL PLAN FOR THE  
CITY OF BRAMPTON

This Amendment No. 209 to the Official Plan for the City of Brampton which was adopted by the Council of the Corporation of the City of Brampton is hereby modified as follows:

1. Section 3.1 (5) is modified by deleting the year "1983" and replacing it with the text "R.S.O., 1990".
2. Section 3.1 (10) is modified by the followings:
  - a) by deleting the words "dwellings" and "1983" in subsection 3.9.1 of the Official Plan on page 3 and replacing them with the words "buildings" and "R.S.O., 1990" respectively;
  - b) by deleting the first word "dwelling" in subsection 3.9.1.1 (a) of the Official Plan on page 3, and replacing it with the word "building";
  - c) by deleting the whole paragraph in subsection 3.9.1.1 (b) of the Official Plan on page 3, and replacing it with the following:

"the mass, side yards and rear yards of the new building should respect and reflect these characteristics of adjacent lots and minimize any detrimental impact on abutting lots in terms of privacy or sunlight loss;"
  - d) by deleting the whole paragraph in subsection 3.9.1.1 (c) of the Official Plan on page 3, and replacing it with the following:

"a front yard depth should be similar to that of adjoining properties will be encouraged and regulated by the comprehensive zoning by-law;"

- e) by deleting the paragraph in subsection 3.9.1.1 (d) of the Official Plan on page 3, and replacing it with the following:

"building designs incorporating architectural features which generate character (e.g. projecting dormers, variation in wall and roof planes, porches, etc.) are encouraged as opposed to featureless structures;"

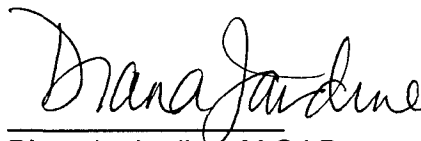
- f) by deleting the paragraph in subsection 3.9.1.1 (e) of the Official Plan on page 4, and replacing it with the following:

"building designs dominated by the massing of a prominent projecting garage when the building is set close to the street are not encouraged;" and

- g) by deleting the words "dwellings" and "dwelling" in subsection 3.9.1.1 (i) of the Official Plan on page 4, and replacing them with the words "buildings" and "building" respectively:

As thus modified, this amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act.

Date: 1993-02-12



Diana L. Jardine, M.C.I.P.  
Director  
Plans Administration Branch  
Central and Southwest  
Ministry of Municipal Affairs

ORIGINAL

AMENDMENT NUMBER 209  
to the Official Plan of the  
City of Brampton Planning Area

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 256-91

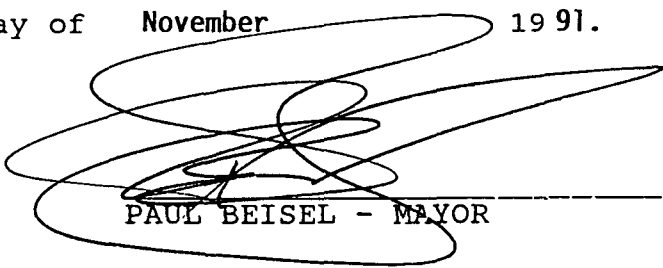
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PAUL BEISEL - MAYOR

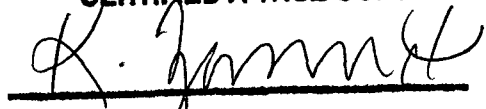


LEONARD J. MIKULICH - CLERK

RECEIVED  
ACTING CLERK  
CITY OF BRAMPTON

DATE 11/21/91

CERTIFIED A TRUE COPY



Deputy Clerk  
City of Brampton

11/29/91 19 91

AMENDMENT NUMBER 209  
TO THE OFFICIAL PLAN  
OF THE CITY OF BRAMPTON  
PLANNING AREA

1.0 PURPOSE

The purpose of this amendment is to designate the Main Street South District as an area subject to site plan control. Site plan control shall only be imposed on new residential dwellings, additions and accessory buildings in excess of 24 square metres (258 square feet). Residential additions and accessory buildings of less than 24 square metres shall not be subject to site plan control.

2.0 LOCATION

The lands subject to this amendment are generally known as the Main Street South District. This area largely entails those properties fronting onto Main Street South (Huronario Street) between Gleneagle Drive and the Etobicoke Creek.

The lands subject to this amendment are more particularly shown and outlined on Schedule B to this amendment.

3.0 AMENDMENT AND POLICIES RELATIVE THERETO

3.1 Amendment Number 209 :

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area 7, and set out in the first paragraph of Section 7.2.7.7 thereof, Amendment Number 209 ;
- (2) by adding to the list of amendments pertaining to Secondary Plan Area 16, and set out in the first paragraph of Section 7.2.7.16 thereof, Amendment Number 209 ;
- (3) by changing on Schedule 'K', Secondary Plan Areas, thereto, the southerly boundary of Secondary Plan Area 7 and the northerly boundary of Secondary Plan Area 16 to include the properties on the southwest corner of

Harold Street and Main Street South, shown outlined on Schedule A to this amendment, as part of Secondary Plan Area 7 and to conversely exclude those properties from Secondary Plan Area 16;

- (4) by changing on Schedule 'L', Community Improvement Policy Areas, thereto, the southerly boundary of the Community Improvement Policy Area to include those lands shown outlined on Schedule A to this amendment;
- (5) by deleting the first paragraph of Section 7.7.3, thereof and substituting therefor the following:

"7.7.3 Unless otherwise specified by a further amendment to this Plan or secondary plan, the following types of development may be undertaken without the approval of plans and drawings otherwise required under Section 40 of the Planning Act, 1999:"

MODIFICATION  
No. 1  
UNDER SECTION 17(4) OF  
THE PLANNING ACT

- (6) by changing on Schedule SP7(a), Brampton Central Planning Area, Land Use, thereto, the southerly boundary of the Central Secondary Plan Area to include those lands shown on Schedule A to this amendment as part of the Brampton Central Secondary Plan Area;
- (7) by changing on Schedule SP7(a), Brampton Central Planning Area, Land Use, thereto, the land use designation of the lands shown outlined on Schedule A to this amendment to "Residential - Low Density";
- (8) by adding to the legend of Schedule SP7(a), Brampton Central Planning Area, Land Use, thereto, a land use category entitled "Special Policy Area 1 (refer to policy 3.9.1)";
- (9) by identifying on Schedule SP7(a), Brampton Central Planning Area, Land Use thereto, the lands shown outlined on Schedule B to this amendment as Special Policy Area 1";
- (10) by adding to Section 3.0, Development Principles, of Chapter 7 - Part IV, thereof, the following new subsections:



"3.9 SPECIAL POLICY AREAS

3.9.1 Special Policy Area 1

The low density residential area known as the Main Street South District, identified as Special Policy Area 1 on Schedule SP7(a), shall be designated as a site plan control area where new residential dwellings, residential additions and accessory buildings in excess of 24 square metres (258 square feet) shall be subject to site plan approval pursuant to Section 40 of The Planning Act, 1983. Residential additions and accessory buildings of less than 24 square metres shall not be subject to site plan control.

MODIFICATION  
No. 2a  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

3.9.1.1 In the processing of any residential site plan applications within Special Policy Area 1, the City shall consider the applications relative to the following design guidelines for future residential development within the Main Street South District:

MODIFICATION  
No. 2b  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

(a) ~~dwelling~~ designs which compliment the scale and character of the Main Street South District are encouraged. The use of standard or repetitious designs will be discouraged;

MODIFICATION  
No. 2c  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

(b) ~~the building mass, side yards and rear yards~~ should respect and reflect these characteristics of adjacent lots and the new dwelling shall not have a detrimental impact on abutting lots in ~~terms of privacy or sunlight loss~~;

MODIFICATION  
No. 2d  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

(c) ~~the front yard depth should be similar to that of adjoining properties~~;

MODIFICATION  
No. 2e  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

(d) ~~the front wall and roof mass of the new dwelling~~ should be designed as a composition of minor architectural elements which generate character (i.e. projecting dormers, variation in wall and roof planes, porches, etc.) as ~~opposed to featureless structures~~;

MODIFICATION  
No. 28  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

(e) ~~domination of the dwelling design by a prominent projecting garage shall be discouraged when the dwelling is set close to the street;~~

(f) the preservation of existing trees, vegetation and landscape elements shall be encouraged. To this end, significant landscape elements shall be identified on the site plan;

(g) the extent of paved surfaces in the front yard shall be kept to a minimum;

(h) the finished grading and drainage of the property must be compatible with adjoining properties;

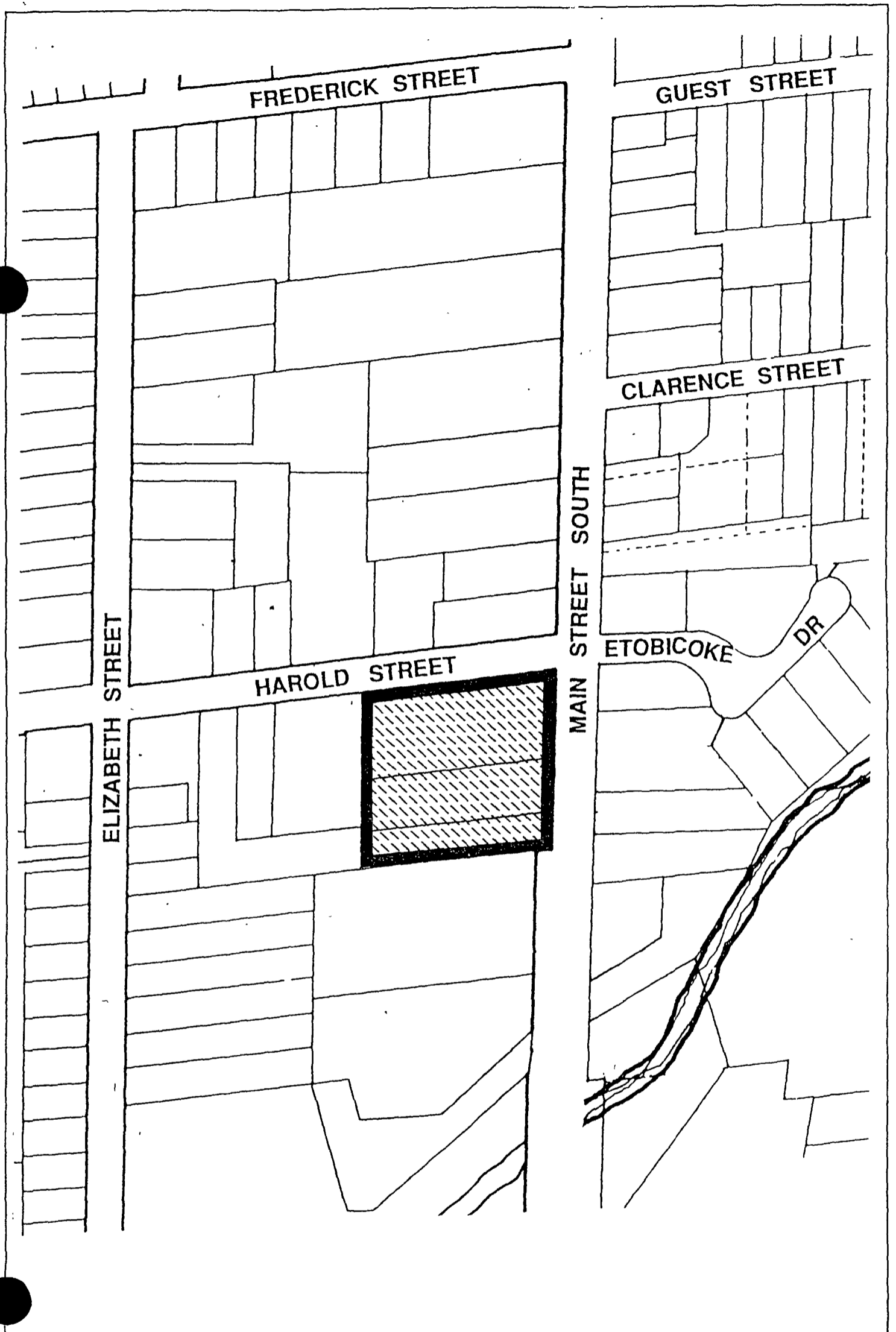
MODIFICATION  
No. 29  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

(i) site plans shall identify existing ~~dwelling~~s on either side of the new ~~dwelling~~; and

(j) additional considerations as appropriate to address site specific conditions or situations."

### 3.2 Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with Chapter 7: Implementation of the Official Plan of the City of Brampton Planning Area.



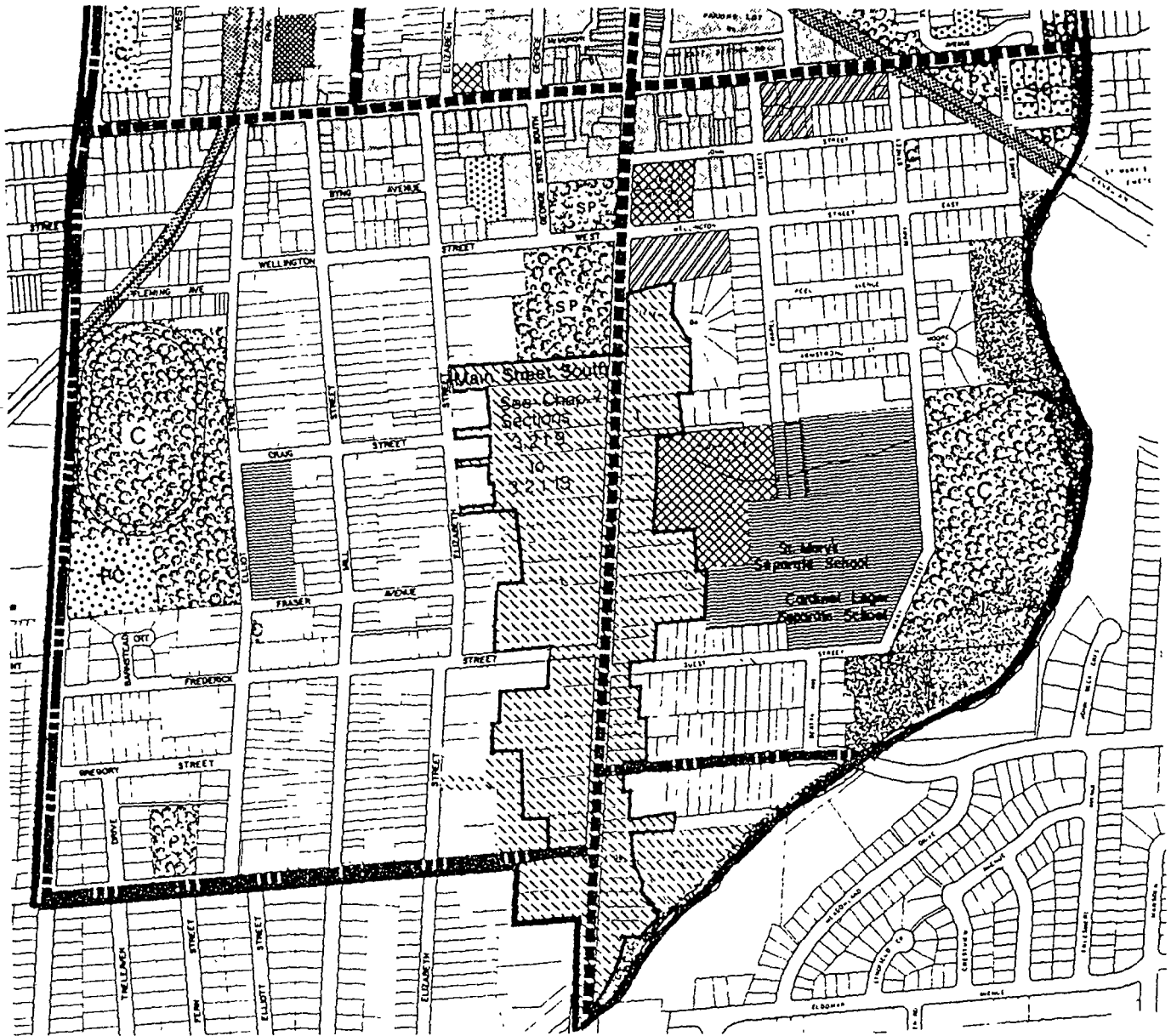
 Area subject to amendment

0 100

Schedule A to Official Plan  
 Amendment No. 209



**CITY OF BRAMPTON**  
 Planning and Development  
 Date: 1991 11 06 Drawn by: SEJ  
 File no. G02BR Map no. 60-44E



## Brampton Central Planning Area

### Schedule SP7(a)

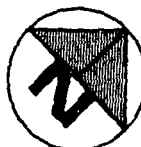
Land Use

— Brampton Central Secondary Plan Area

- |   |  |  |
|---|--|--|
| <p><b>RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li> Low Density</li> <li> Medium Density</li> <li> Medium High Density</li> <li> High Density</li> </ul> <p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li> Downtown Commercial</li> <li> Service Commercial</li> <li> Highway Commercial</li> <li> Convenience Commercial</li> <li> Private Commercial - Recreation</li> </ul> | <p><b>PUBLIC OPEN SPACE</b></p> <ul style="list-style-type: none"> <li> Community Park</li> <li> Specialized Park</li> <li> Parkette</li> </ul> <p><b>HAZARD LANDS</b></p> <ul style="list-style-type: none"> <li> Hazard Lands</li> </ul> <p><b>INSTITUTIONAL</b></p> <ul style="list-style-type: none"> <li> Institutional</li> <li> Church</li> <li> School</li> </ul> <p><b>INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li> Light Industrial</li> </ul> | <p><b>TRANSPORTATION</b></p> <ul style="list-style-type: none"> <li> Transportation Facilities</li> <li> Major Arterial Road</li> <li> Collector Road</li> <li> Minor Collector Road</li> <li> Local Road</li> <li> Proposed Grade Separation</li> <li> Special Study Area</li> <li> Special Policy Area 1<br/><small>(refer to policy 3 9 1)</small></li> </ul> |
|---|--|--|



Schedule B to Official Plan  
Amendment No. 209



**CITY OF BRAMPTON**  
Planning and Development

Date: 1991 11 06 Drawn by: SEJ

File no. GO2BR Map no.60-44F

BACKGROUND MATERIAL TO  
AMENDMENT NUMBER 209

Attached are copies of planning reports, dated April 9, 1990 and October 17, 1991 and the notes of a Public Meeting held on November 6, 1991, after notification in the local newspapers and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the proposed development of the subject lands:

Stark, Hicks, Spragge Architects  
(Michael Pettes)

November 7, 1991

# INTER-OFFICE MEMORANDUM

PC - April 17

Office of the Commissioner of Planning & Development

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April 9, 1990

TO: The Chairman and Members  
of Planning Committee

FROM: Planning and Development Department

RE: Infill Housing Restrictions  
Main Street South District  
Our File Number: B6

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1.0 Executive Summary

At their meeting of December 11, 1989, City Council passed the following resolution:

"THAT the report from Commissioner of Planning and Development dated 1989 12 11 re: Proposed Interim Control By-law Main Street South District, be received; and,

THAT Council direct staff to undertake a review and study of the Main Street South District to devise appropriate land use and development restrictions which would protect the unique residential character of the area; and,

THAT Council enact By-law 320-89 being an interim control by-law applicable to part of the area subject to By-law 200-82 (former Town of Brampton Comprehensive Zoning By-law)."

Interim Control By-law 320-89 restricted the size and height of dwellings within the Main Street South District to 278.7 square metres (3000 square feet) and 9.0 metres (29.5 feet) for a period of 6 months. This report constitutes the study of Main Street South which City Council directed staff to undertake.

Section 3 of this report outlines the approaches taken by other municipalities which have recently dealt with the redevelopment of older low density residential neighbourhoods with "monster homes". The municipalities recently imposing restrictions on infill housing which are polled in this report are Etobicoke, Mississauga, North York and Scarborough.

Section 4.0 of this report discusses the Main Street South District and concludes that three areas of concern required examination. These areas of concern are:

- severance potential on Main Street South;
- maximum floor area of residential dwellings; and,
- maintaining the character of Main Street South.

Section 5.0 of the report recommends the following changes to the land use regulations affecting the Main Street South District:

- that site plan control be imposed for new residential dwellings and additions exceeding 50 square metres (540 square feet) in the Main Street South District and that design guidelines for the processing of site plan applications be incorporated into the Official Plan;
- that the minimum required lot width in the R1A zone affecting Main Street South be increased from 18 metres (59 feet) to 23 metres (75.5 feet);
- that a sliding scale floor space index be implemented to control gross residential floor area on Main Street South. The floor space index of 0.52 times the lot area for lots of 450 square metres (4844 square feet) is reduced by 0.02 points for each additional 50 square metres of lot area to a floor space index of 0.40 times the lot area for lots of 750 square metres (8073 square feet). The floor space index of 0.40 times the lot area is then further reduced by 0.01 points for each additional 50 square metres (540 square feet) of lot area to a base floor space index of 0.35 times the lot area for a lot of 1000 square metres (10764 square feet) or more.
- maximum gross residential floor areas of 750 square metres (8073 square feet) and 550 square metres (5920 square feet) are recommended for the R1A and R1B zones respectively.

2.0

### Background

In 1989, an infill situation was created in the Main Street South District when a new dwelling was constructed at Main Street South and Etobicoke Drive. This event generated some concern among neighbourhood residents and politicians that the Main Street South District may experience redevelopment by the phenomenon that has been coined as "monster homes" construction.

The "monster home" phenomenon has been experienced in other Toronto area municipalities such as North York, Etobicoke and Mississauga (Clarkson). What occurs is that older areas of large lot subdivisions will undergo sporadic redevelopment by the demolition of small, older homes on large lots and the subsequent construction of very large homes that are totally out of character with the existing neighbourhood.

Given the desire to maintain the unique residential character of the Main Street South District, City Council enacted an interim control by-law on December 11, 1989. By-law 320-89 prohibits the construction of residential dwellings in the Main Street South District which would exceed a gross floor area of 278.7 square metres (3,000 square feet) and a building height of 9.0 metres (30 feet). Prior to the expiry of the interim control by-law on June 12, 1990, the City proposed to complete a review of residential development standards for the Main Street South District and to implement any resulting controls. Figure 1 attached indicates the area (Main Street South District) to which the interim control by-law applies.

3.0

### Approaches in Neighbouring Municipalities

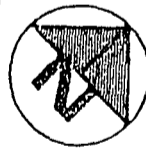
Since many Toronto area municipalities have recently experienced a great deal of residential redevelopment in the form of "monster homes", staff contacted a number to determine resulting municipal policy (development standards). Etobicoke, Mississauga, North York and Scarborough have all recently imposed development restrictions on single family residential redevelopment. Table 1 at the end of section 3.0 summarizes the general approach to infill housing in each of the identified municipalities.





— SUBJECT LANDS

**FIGURE !**  
**INTERIM CONTROL**  
**BY-LAW SCHEDULE**



1: 5445

**CITY OF BRAMPTON**  
 Planning and Development

Date: 90 04 02  
 File no. B6

Drawn by: JRB  
 Map no. 60-44B

3.1 Etobicoke

Etobicoke recently enacted By-law 1990-42 which establishes a maximum floor space index (fsi) of 0.45, excluding a garage, for single family detached dwellings. On a 18.3 X 36.6 metre (60 X 120 foot) lot, this would translate to a maximum floor space of 301 square metres (3240 square feet), excluding the garage. The permitted height of a residential dwelling was also reduced from 11 metres (36 feet) to 9.5 metres (31 feet).

3.2 Mississauga

After a lengthy study process, Mississauga implemented a number of controls on residential redevelopment in the Queen Elizabeth and Lorne Park/Clarkson planning areas. The most significant restrictions imposed on residential redevelopment relate to:

- severance policies
- site plan approvals
- required side yards
- building height
- floor space index (gross floor area restriction)

The severance policies in the secondary plans applying to the Mississauga study areas (Queen Elizabeth and Clarkson/Lorne Park) were amended to convey the principle of preserving area character. To this end, new lots are to represent the average frontage and area of lots on both sides of the same street within 120 metres (400 feet) of the proposed severance.

The City of Mississauga imposed a requirement for site plan approval of residential dwellings within the study area and established a set of design guidelines which were to be applied during the processing of site plans.

The required side yards within the study area are variable depending upon lot width. On 18 metre (60 foot) lots, the interior side yards are 20 percent of lot width for a 1 storey dwelling and 27 percent of lot width for dwellings of more than 1 storey. For 15.2 metre (50 foot) to 18 metre (60 foot) lots, the side yards are 2.4 metres (7.9 feet) plus 0.4 metres (1.3 feet) for every 1.0 metre of lot width greater than 15 metres for a 1 storey dwelling. For a dwelling of more than 1 storey on a 15.2 to 18 metre (50 to 60 foot) lot, the required side yard is 3.6 metres (11.8 feet) plus 0.4 metres (1.3 feet) for every 1.0 metre of lot width greater than 15 metres.

Building height within the Mississauga study area was restricted to 7.5 metres (24.6 feet) for a flat roof and 9.5 metres (31.2 feet) for a peak roof, escalating to 10.5 metres (34.4 feet) for each .6 metres (2.0 feet) of total side yard exceeding the by-law requirements.

On the matter of total floor area, dwellings within the study area were restricted to a floor space index of 0.32 times the lot area to a maximum gross floor area of 600 square metres (6500 square feet).

3.3

North York

In North York, the "infill housing" by-law restricts residential building heights to 9.5 metres (31.2 feet) and either two or three storeys depending upon the applicable residential zone. The by-law also restricts sun decks or balconies at or above the second storey level as to size and the degree they may project into a yard.

Side yards of lots less than 15 metres (50 feet) in width may be reduced by 0.2 metres (0.67 feet) on each side for each metre of lot width less than 15 metres. Side yards can be no less than 1.2 metres.

Rather than impose a floor space index (fsi) requirement on residential dwellings, the North York by-law restricts the maximum length of a dwelling. This restriction is a length of 16.8 metres (55 feet) measured from the required front yard setback (7.5 metres) for a new dwelling.

3.4

Scarborough

In the City of Scarborough, "monster home" regulations seem to vary throughout wards and neighbourhoods within the City. However, the following "typical" standards seem to fall out of the Scarborough data.

Maximum building height has been limited to 9.5 metres (31.2 feet) and 2 storeys, excluding the basement. The maximum basement height is 1 metre (3.3 feet) above grade to the basement ceiling, at the front wall of the dwelling.

Side yard specifications were not altered although minimum rear yard requirements were set at 7.5 metres (25 feet) plus 50% of lot depth greater than 33.5 metres (110 feet). Therefore, if the lot depth was 39.5 metres (130 feet) the minimum rear yard requirement would be 10.5 metres (34.4 feet).

TABLE 1: SUMMARY OF INFILL HOUSING REGULATIONS  
IN IDENTIFIED MUNICIPALITIES

MUNICIPALITY	MAX. FLOOR AREA	MAX. BUILDING HEIGHT	MAX. BUILDING DEPTH	SIDE YARD	REAR YARD	SITE PLAN CONTROL
ETOBICOKE	0.45 X lot area	9.5m(31.2')	-	Standard	Standard	No
MISSISSAUGA	0.32 X lot area to 600m <sup>2</sup> (6500 ft <sup>2</sup> )	9.5 to 10.5 (31.2 to 34.4)	-	1 storey - 20% lot width (60'+) 2 storey - 27% lot width (60'+)	Standard	Yes
NORTH YORK		9.5m(31.2')	16.8m(55')	Reduction for lots less than 15m (49.2')	Standard	No
SCARBOROUGH	0.4 to 0.6 X lot area max 2200 ft <sup>2</sup> on 4400 ft <sup>2</sup> lot  max 3000 ft <sup>2</sup> on 7500 ft <sup>2</sup> lot	9.5m(2 storey)	-	Standard	7.5 metres plus 50% lot depth greater than 33.5m (110')	No

On the matter of maximum floor area, Scarborough implemented a floor space index approach coupled with a maximum permitted floor space. Typical standards are:

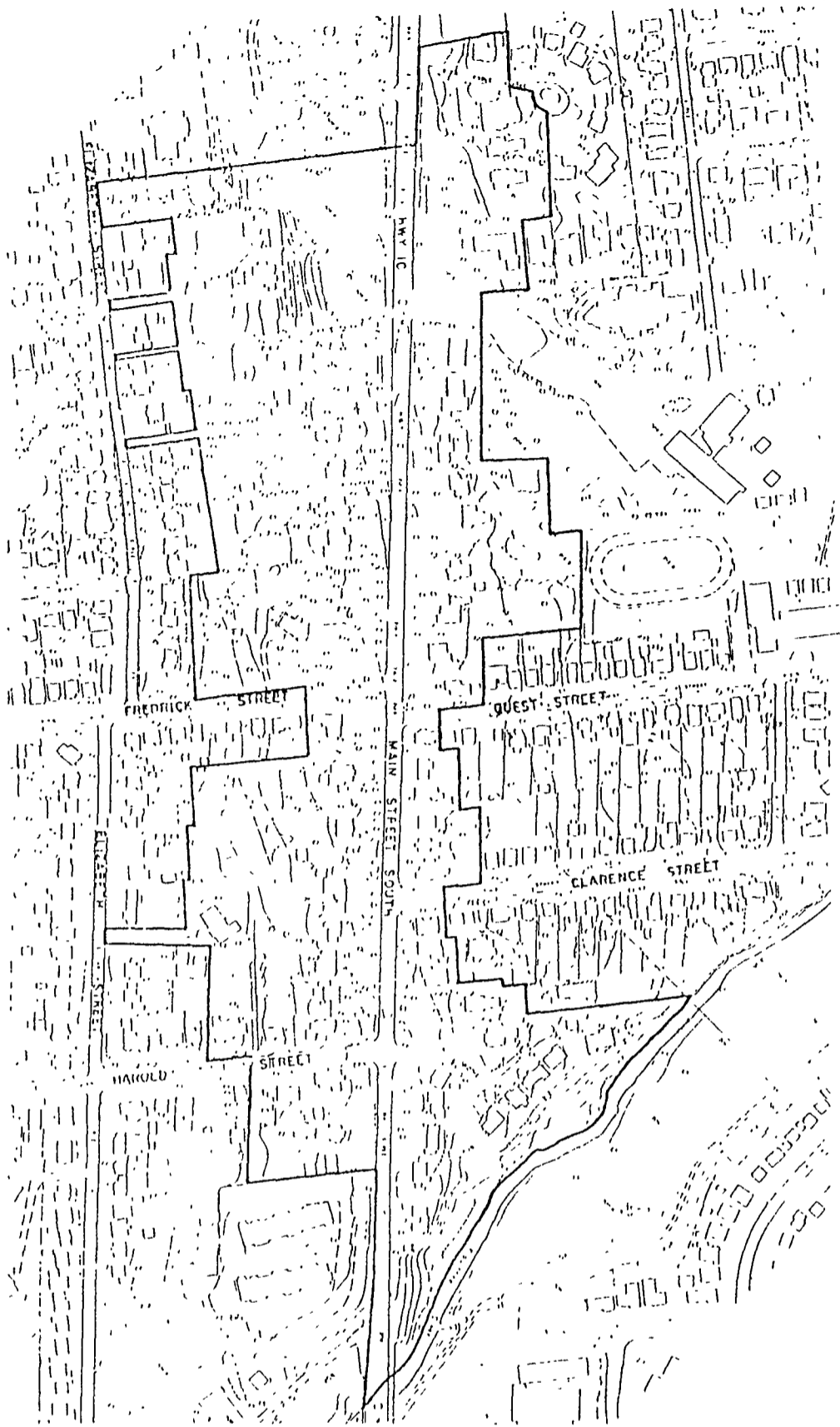
<u>Lot Size</u>	<u>Permitted Floor Area</u>
• Less than 408.8m <sup>2</sup> (4400 ft <sup>2</sup> )	0.6 times lot area to maximum floor area of 204.4m <sup>2</sup> (2200 ft)
• 408.8m <sup>2</sup> to 697m <sup>2</sup> (4400 to 7500 ft <sup>2</sup> )	0.5 times lot area to maximum floor area of 279m <sup>2</sup> (3000 ft <sup>2</sup> )
• greater than 697m <sup>2</sup> (7500 ft <sup>2</sup> )	0.4 times lot area

The definition of floor area excludes any basement or garage floor area. In addition, three car garages are not permitted on any lot with a frontage (width) of less than 24.2 metres (80 feet).

#### 4.0 Discussion re: Main Street South District

The main political and neighbourhood desire for the Main Street South District is to maintain its stately, low density residential character. The street is characterized by very large and deep lots, with properties on the west side of the street generally being larger than those on the east side. The smallest lot fronting onto Main Street South is in the order of 15m (49 feet) by 33 metres (108 feet) or 495 square metres (5330 square feet) in area. Conversely, the largest property on the street is 75 metres (246 feet) by 130 metres (426 feet) or approximately 9750 square metres (2.4 acres).

Given the setback requirements in the standard R1A zone (By-law 200-82), the larger lots may generate massive building envelopes which the property owner could literally fill with a house. For instance, a 40 metre (130 foot) by 101 metre (330 foot) lot (4040 square metres - 1.0 acres) on Main Street South contains a building envelope of approximately 3130 square metres (33,700 square feet).



**FIGURE 2**  
**MAIN STREET**  
**SOUTH DISTRICT**



1:4621

**CITY OF BRAMPTON**  
 Planning and Development

Date: 90 04 02  
 File no. B6

Drawn by: JRB  
 Map no. 60-44C

There appear to be three main issues which need to be examined and addressed on Main Street South, these being:

1. severance potential on Main Street South;
2. maximum floor area for residential dwellings; and
3. maintaining the character of Main Street South.

Figure 2 attached is a reduction of topographic mapping for the area indicating buildings and contours in the Main Street South District.

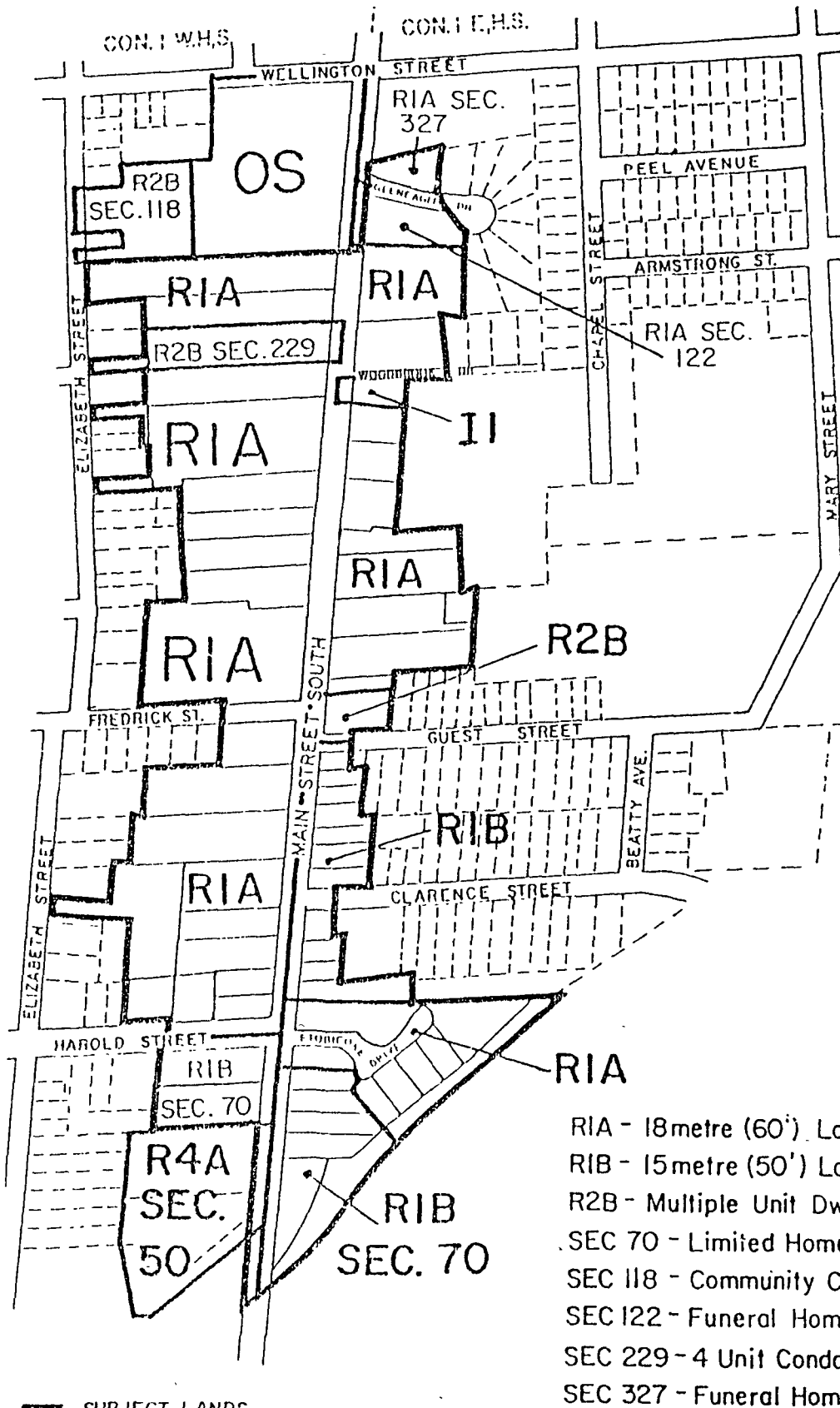
#### 4.1 Severance Potential

There are two basic residential zones in use on Main Street South, these being:

- R1A Zone - 18 metre (59 foot) lot width
- R1B Zone - 15 metre (49.2 foot) lot width

The R1B zone is in use primarily on the east side of Main Street South, south of Guest Street to the Etobicoke Creek (excepting lots with access to Etobicoke Drive) and on the west side of Main Street South, south of Harold Street. The R1A zone is in use primarily on the west side of Main Street South, from Harold Street north to Gage Park and on the east side of Main Street South, from Guest Street north to Glen Eagle Crescent. Figure 3 attached shows the zoning imposed by By-law 200-82 on the study area.

Even though section 3.2.1.11 of the Brampton Central Secondary Plan (Official Plan Amendment Number 58) states the City shall discourage the severance of existing lots fronting onto Main Street South, it would be a difficult task if consent applications conform to the lot size standards of the applicable residential zone. The properties zoned R1B on Main Street South are generally all in the 15 or 18 metre (50 or 60 foot) width category and have no potential for future severances. In the R1A zone, however, lot widths on Main Street South range from 20 to 75 metres (65 to 245 feet) with the average lot width in the proximity of 35 metres (115 feet). With a R1A zone minimum lot width requirement of 18 metres (59 feet), these properties represent a significant degree of severance potential. Within the R1A zone on Main Street South, staff estimate that there are 12 properties which could be severed under the existing zoning standards.

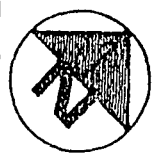


- RIA - 18metre (60') Lot
- RIB - 15metre (50') Lot
- R2B - Multiple Unit Dwelling
- SEC 70 - Limited Home Occupation
- SEC 118 - Community Club / Recreation
- SEC 122 - Funeral Home
- SEC 229 - 4 Unit Condominium
- SEC 327 - Funeral Home (Accessory)

— SUBJECT LANDS

### FIGURE 3

BY-LAW 200-82  
 MAIN STREET SOUTH ZONING



1:5445

### CITY OF BRAMPTON Planning and Development

Date: 90 04 02      Drawn by: JRB  
 File no. B6          Map no. 60-44D



To reduce the severance potential, staff recommend that the zoning by-law be amended to provide for a minimum lot width of 23 metres (75.5 feet) in the R1A zone on Main Street South. This would reduce the number of properties with severance potential (based upon zoning standards) from 12 to 4 while creating 4 legal non-conforming lots (as to lot width only).

4.2

#### Maximum Floor Area for Residential Dwellings

Staff are not overly concerned with stricter yard setback requirements in that the existing controls are adequate coupled with the control measure discussed in section 4.3 following. Likewise, the maximum building height of 10.5 metres (34.4 feet) is not viewed as a potential problem in that this standard is used throughout the City. Other tempering factors include the generally large lot sizes on Main Street South, the generous setbacks and existing houses in the area which are of considerable height (3 storeys).

The size of the residences to be permitted on Main Street South is a much more difficult standard to develop. The conclusion primarily relates to what can be considered compatible with the area; an area which has some smaller bungalows in the company of massive homes with floor areas of 743 square metres (8000 square feet). Floor space index restrictions which have been deemed appropriate in other municipalities range from 0.32 times the lot area to 0.6 times the lot area. With land values as high as they are, the market has the perception that a single family dwelling must be large in order to have any value relative to the land and selling price.

A sliding scale floor space index was devised in order to:

- reflect an appropriate dwelling size for the minimum size lot in an R1B zone (15 X 30 metres);
- retain the ability to build a very large home on a large lot which would contribute to the existing character of Main Street South;
- recognize the fact that there are existing dwellings in the vicinity of 743 square metres (8000 square feet) in size on Main Street South;
- recognize the fact that the Brampton Central Secondary Plan (O.P.A. #58) permits the conversion of single family dwellings with frontage on Main Street South to 4 dwellings units provided the minimum floor area of each dwelling unit is 175 square metres (1884

square feet). Therefore, in order to implement this provision of the Secondary Plan a dwelling would need to have a minimum floor area of 700 square metres (7535 square feet).

The sliding scale proposed starts with a floor space index of 0.52 times the lot area for the smaller size lot in an R1B zone which is 15 by 30 metres (49 by 98.5 feet) or 450 square metres (4840 square feet). This minimum lot of 450 square metres would then be eligible to accommodate a dwelling with a floor area of 234 square metres (2519 square feet). The floor space index is progressively reduced by 0.02 points for every additional 50 square metres (540 square feet) of lot area to a floor space index of 0.40 at a lot area of 750 square metres (8072 square feet). The floor space index of 0.40 times the lot area is then progressively reduced by 0.01 points for every additional 50 square metres (540 square feet) of lot area to a base floor space index of 0.35 times the lot area for a lot of 1000 square metres (10764 square feet) or more.

Maximum floor area values are also proposed for both the R1A and R1B zones to place a ceiling on how large a house may actually be despite lot size. Since the R1A zone contains all the very large properties on Main Street South and working on the principle that conversions to 4 dwelling units of 175 square metres (1884 square feet) each is permitted, a maximum floor area of 750 square metres (8073 square feet) is proposed. This size of dwelling would be permitted on lots of 2143 square metres (23066 square feet or 0.53 acres) or greater in the R1A zone.

As the R1B zone characterizes areas of smaller lots where a maximum house size of 750 square metres (8073 square feet) would be overpowering, a smaller maximum floor area of 550 square metres (5920 square feet) is proposed. A dwelling of this size could still be converted to accommodate 3 dwelling units of 175 square metres in size as per the policies of the Brampton Central Secondary Plan. This size of dwelling would be permitted on lots of 1571 square metres (16915 square feet or 0.39 acres) or greater in the R1B zone.

Table 2 illustrates how the proposed floor space index scale controls dwelling sizes in the R1A and R1B zones.

TABLE 2: Floor Space Index Control in R1A and R1B Zones - Main Street South District

LOT AREA (Square feet)	PERMITTED FLOOR SPACE*R1A ZONE (Square feet)	FLOOR SPACE INDEX RESTRICTION (times (X) lot area)	PERMITTED FLOOR SPACE*R1B ZONE (Square feet)
484m <sup>2</sup> (4844)		0.52	234m <sup>2</sup> (2519)
500m <sup>2</sup> (5382)		0.50	250m <sup>2</sup> (2691)
550m <sup>2</sup>		0.48	264m <sup>2</sup> (2842)
600m <sup>2</sup> (6459)		0.46	276m <sup>2</sup> (2971)
650m <sup>2</sup>		0.44	286m <sup>2</sup> (3079)
700m <sup>2</sup> (7535)		0.42	294m <sup>2</sup> (3165)
750m <sup>2</sup>		0.40	300m <sup>2</sup> (3229)
800m <sup>2</sup> (8611)	312m <sup>2</sup> (3358)	0.39	312m <sup>2</sup> (3358)
850m <sup>2</sup>	323m <sup>2</sup> (3477)	0.38	323m <sup>2</sup> (3477)
900m <sup>2</sup> (9688)	333m <sup>2</sup> (3585)	0.37	333m <sup>2</sup> (3585)
950m <sup>2</sup>	342m <sup>2</sup> (3681)	0.36	342m <sup>2</sup> (3681)
1000m <sup>2</sup> (10764)	350m <sup>2</sup> (3767)	0.35	350m <sup>2</sup> (3767)
1200m <sup>2</sup> (12917)	420m <sup>2</sup> (4521)	0.35	420m <sup>2</sup> (4521)
1400m <sup>2</sup> (15070)	490m <sup>2</sup> (5275)	0.35	490m <sup>2</sup> (5275)
1571m <sup>2</sup> (16915)	550m <sup>2</sup> (5920)	0.35	<u>550m<sup>2</sup> (5920)</u>
1800m <sup>2</sup> (19376)	630m <sup>2</sup> (6781)	0.35	550m <sup>2</sup> (5920)
2000m <sup>2</sup> (21529)	700m <sup>2</sup> (7535)	0.35	MAXIMUM
2143m <sup>2</sup> (23066)	<u>750m<sup>2</sup> (8073)</u>	0.35	
2200m <sup>2</sup> (23681)	750m <sup>2</sup> (8073)		
	MAXIMUM		

\*gross residential space

4.3 Maintaining the Character of Main Street South

It has been a policy of the City of Brampton not to impose site plan control on low density residential uses. Such a control could be considered a hardship for the owners of single family detached dwellings. However, in the interest of maintaining the character of the Main Street South District, staff see some merit in imposing site plan control on the area currently covered by the interim control by-law (see Figure 1). This control mechanism will permit staff to review such matters as building massing and setting relative to adjacent buildings and streets as well as landscaping treatment.

In order to impose site plan control on residential buildings of less than 25 units, the Planning Act, 1983 requires the area to be identified in the Official Plan. It is proposed to identify the Main Street District in the Brampton Central Secondary Plan (Official Plan Amendment 58) as an area subject to site plan control. The following design principles should also be applied during the processing of site plan applications on Main Street South.

- site plan control shall only apply to new residential dwellings or additions of more than 50 square metres (540 square feet). Accessory buildings or additions of less than 50 square metres shall not be subject to site plan control;
- dwelling designs which compliment the scale and character of the Main Street South District are encouraged. The use of standard or repetitious designs will be discouraged;
- the building mass, side yards and rear yards should respect and reflect these characteristics of adjacent lots and the new dwelling shall not have a detrimental impact on abutting lots in terms of privacy or sunlight loss;
- the front yard depth should be similar to that of adjoining properties where possible;
- the front wall and roof mass of the new dwelling should be designed as a composition of minor architectural elements which generate character (i.e. projecting dormers, variation in wall and roof planes, porches, etc.) as opposed to featureless structures;
- domination of the dwelling design by a prominent projecting garage shall be discouraged when the dwelling is set close to the street;

- the preservation of existing trees, vegetation and landscape elements shall be encouraged. To this end, significant landscape elements shall be identified on the site plan;
- the amount of paved surfaces in the front yard shall be kept to a minimum;
- the finished grading and drainage of the property must be compatible with adjoining properties;
- site plans shall identify existing dwellings on either side of the new dwelling; and
- additional considerations as appropriate to address site specific conditions or situations.

These design guidelines should be inserted into the Brampton Central Secondary Plan as the basis for processing site plan applications in the Main Street South District.

5.0 RECOMMENDATION

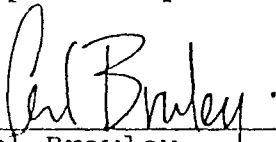
IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. the staff report entitled "Infill Housing Restrictions, Main Street South District" and dated April 9, 1990, be received;
- B. a public meeting be scheduled and held in accordance with City Council's adopted procedures; and,
- C. subject to the results of the public meeting, staff be directed to submit to City Council the appropriate amendments to the site plan control by-law, zoning by-law and official plan incorporating the following principles:
  1. that site plan control be imposed on the Main Street South District (see figure 1) for new residential dwellings and additions exceeding 50 square metres (540 square feet); accessory buildings and additions of less than 50 square metres shall be exempted.
  2. that the minimum required lot width in the R1A zone affecting the Main Street South District be increased from 18 metres (59 feet) to 23 metres (75.5 feet).


3. that a sliding scale floor space index be implemented to control the gross residential floor area permitted in the Main Street South District. A floor space index of 0.52 times the lot area for lots of 450 square metres (4844 square feet) shall be reduced by 0.02 points for every additional 50 square metres (540 square feet) of lot area to a floor space index of 0.40 times the lot area for a lot of 750 square metres (8073 square feet). The floor space index of 0.40 times the lot area is then further reduced by 0.01 points for each additional 50 square metres of lot area to a base floor space index of 0.35 times the lot area for a lot area of 1000 square metres (10764 square feet) or more.
4. that a maximum gross residential floor area be imposed for the R1A and R1B zones affecting the Main Street South District as follows:
  - R1A Zone • 750 square metres (8073 square feet)
  - R1B Zone • 550 square metres (5920 square feet)
5. that the Official Plan (Brampton Central Secondary Plan) be amended to identify the Main Street South District (see Figure 1) as a site plan control area and that the following design guidelines be incorporated as policy relating to the Main Street South District:
  - site plan control shall only apply to new residential dwellings or additions of more than 50 square metres (540 square feet). Accessory buildings or additions of less than 50 square metres shall not be subject to site plan control;
  - dwelling designs which compliment the scale and character of the Main Street South District are encouraged. The use of standard or repetitious designs will be discouraged;
  - the building mass, side yards and rear yards should respect and reflect these characteristics of adjacent lots and the new dwelling shall not have a detrimental impact on abutting lots in terms of privacy or sunlight loss;
  - the front yard depth should be similar to that of adjoining properties where possible;


- the front wall and roof mass of the new dwelling should be designed as a composition of minor architectural elements which generate character (i.e. projecting dormers, variation in wall and roof planes, porches, etc.) as opposed to featureless structures;
- domination of the dwelling design by a prominent projecting garage shall be discouraged when the dwelling is set close to the street;
- the preservation of existing trees, vegetation and landscape elements shall be encouraged. To this end, significant landscape elements shall be identified on the site plan;
- the amount of paved surfaces in the front yard shall be kept to a minimum;
- the finished grading and drainage of the property must be compatible with adjoining properties;
- site plans shall identify existing dwellings on either side of the new dwelling; and,
- additional considerations as appropriate to address site specific conditions or situations.

Respectfully submitted,

  
\_\_\_\_\_  
Carl Brawley  
Policy Planner

CONCUR:

  
\_\_\_\_\_  
John A. Marshall, M.C.I.P.  
Commissioner of Planning  
and Development

  
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W.H. Winterhalt, M.C.I.P.  
Director, Planning Policy  
and Research Division

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# INTER-OFFICE MEMORANDUM

PC - Oct. 21

Office of the Commissioner of Planning & Development

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October 17, 1991

TO: The Chairman and Members of  
Planning Committee

FROM: Planning and Development Department

RE: Infill Housing Restrictions  
Main Street South District  
Our File Number: G02BR

## 1.0 EXECUTIVE SUMMARY

In December of 1989, an interim control by-law was imposed on the Main Street South District from Wellington Street south to the Etobicoke Creek. The purpose of this by-law was to restrict residential infill along the subject section of Main Street South until regulations could be implemented to help maintain the existing character of the street. With minor supplementation of recommendations contained in a staff report dated April 9, 1990, it is recommended that the matter be taken forward to a public meeting prior to the expiration of the interim control by-law on December 11, 1991.

In order to maintain the existing character of the Main Street South District the following additional control measures are recommended:

- imposition of site plan control on new residential dwellings in the Main Street South District;
- greater minimum required lot width in the R1A zone affecting the Main Street South District;
- greater minimum required front yard setback along the affected area of Main Street South; and
- restrictions on gross residential floor area in the Main Street South District.



## 2.0 BACKGROUND

At their meeting of December 11, 1989, City Council passed a resolution which imposed an interim control by-law on the Main Street South District, restricting the size and height of dwellings within the District to 278.7 square metres (3000 square feet) and 9.0 metres (29.5 feet) respectively. The purpose of enacting the interim control by-law was to "undertake a review and study of the Main Street South District to devise appropriate land use and development restrictions which would protect the unique residential character of the area."

At their meeting of April 17, 1990, Planning Committee considered a report dated April 9, 1990, entitled "Infill Housing Restrictions, Main Street South District", a copy of which is attached hereto.

This report constituted the study of Main Street South which City Council directed staff to undertake. At their meeting of April 23, 1990, City Council approved the recommendation of the Planning Committee referring the matter back to staff and extending the interim control by-law for another 6 month (to December 11, 1990) period.

At their meeting of December 10, 1991, City Council further extended the interim control by-law to December 11, 1991. Staff commitments, an inability to arrange a meeting between area residents, the ward alderman and staff and the Official Plan Review have all contributed to the delays in resolving the issue of infill housing restrictions for the Main Street South District.

The interim control by-law expires on December 11, 1991 and cannot be renewed again. If City Council does not enact appropriate zoning restrictions for Main Street South prior to December 11, controls will revert to those offered by the existing zoning standards in By-law 200-82.

## 3.0 DISCUSSION

The report dated April 9, 1990, a copy of which is attached, examined the efforts of four other GTA municipalities which addressed the phenomenon of "monster homes" with land use regulations. The report also examined three primary areas of concern with infill development on Main Street South, these being:

- severance potential;
- maximum floor area of residential dwellings; and

- maintaining the character of Main Street South.

In addressing these three areas of concern, the April 9, 1990 report suggested the following controls to assist in maintaining the existing character of Main Street South:

- a lot width requirement of 23 metres (75.5 feet) in the R1A zone on Main Street South to reduce severance potential;
- a "sliding scale" restriction on residential floor areas along Main Street South with a "maximum" limit; and
- identify the district as an area subject to site plan control.

In meetings between area residents, the ward alderman and City staff, it was agreed that of the regulations proposed by the April 9, 1990 report, more restrictive front yard setbacks may be necessary to help maintain the existing character of Main Street South. Therefore, staff would propose that the regulations proposed for Main Street South in the April 9, 1990 report be further supplemented by front yard setback requirements that reflect the existing generalized residential front yard setbacks for identifiable blocks along Main Street South in order to maintain the existing character as follows:

- west side of Main from Wellington to Frederick Street (30 metre setback);
- west side of Main from Frederick to Harold Street (20 metre setback);
- west side of Main Street south of Harold Street to the limit of Main Street South District (20 metre setback);
- east side of Main from Gleneagle Crescent to Woodbrook Drive (40 metre setback);
- east side of Main from Woodbrook to Guest Street (20 metre setback);
- east side from Guest Street to Etobicoke Drive (10 metre setback); and
- east side of Main Street south of Etobicoke Drive to the limit of Main Street South District (15 metre setback).

4.0 RECOMMENDATION

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. the staff report entitled "Infill Housing Restrictions, Main Street South District" and dated October 17, 1990, be received;
- B. a public meeting be scheduled and held in accordance with City Council's adopted procedures; and,
- C. subject to the results of the public meeting, staff be directed to submit to City council the appropriate amendments to the site plan control by-law, zoning by-law and official plan incorporating the following principles:
  1. that site plan control be imposed on the Main Street South District for new residential dwellings and additions exceeding 50 square metres (540 square feet); accessory buildings and additions of less than 50 square metres shall be exempted;
  2. that the minimum required lot width in the R1A zone affecting the Main Street South District be increased from 18 metres (59 feet) to 23 metres (75.5 feet);
  3. that the minimum required front yard depth be amended to reflect the existing generalized residential front yard depths for identified blocks between intersecting streets on both sides of Main Street South;
  4. that a sliding scale floor space index be implemented to control the gross residential floor area permitted in the Main Street South district. A floor space index of 0.52 times the lot area for lots of 450 square metres (4844 square feet) shall be reduced by 0.02 points for every additional 50 square metres (540 square feet) of lot area to a floor space index of 0.40 times the lot area for a lot of 750 square metres (8073 square feet). The floor space index of 0.40 times the lot area is then further reduced by 0.01 points for each additional 50 square metres of lot area to a base floor space index of 0.35 times the lot area for a lot area of 1000 square metres (10764 square feet) or more;

5. that a maximum gross residential floor area be imposed for the R1A and R1B zones affecting the Main Street South District as follows:

R1A Zone • 750 square metres (8073 square feet)


R1B Zone • 550 square metres (5920 square feet)

6. that the Official Plan (Brampton Central Secondary Plan) be amended to identify the Main Street South District as a site plan control area and that the following design guidelines be incorporated as policy relating to the Main Street South District:

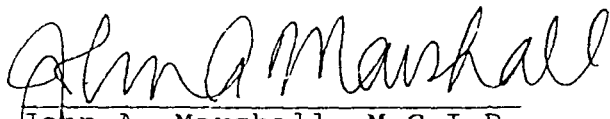
- site plan control shall only apply to new residential dwellings or additions of more than 50 square metres (540 square feet). Accessory buildings or additions of less than 50 square metres shall not be subject to site plan control;
- dwelling designs which compliment the scale and character of the Main Street South District are encouraged. The use of standard or repetitious designs will be discouraged;
- the building mass, side yards and rear yards should respect and reflect these characteristics of adjacent lots and the new dwelling shall not have a detrimental impact on abutting lots in terms of privacy or sunlight loss;
- the front yard depth should be similar to that of adjoining properties;
- the front wall and roof mass of the new dwelling should be designed as a composition of minor architectural elements which generate character (i.e. projecting dormers, variation in wall and roof planes, porches, etc.) as opposed to featureless structures;
- domination of the dwelling design by a prominent projecting garage shall be discouraged when the dwelling is set close to the street;


- the preservation of existing trees, vegetation and landscape elements shall be encouraged. To this end, significant landscape elements shall be identified on the site plan;
- the extent of paved surfaces in the front yard shall be kept to a minimum;
- the finished grading and drainage of the property must be compatible with adjoining properties;
- site plans shall identify existing dwellings on either side of the new dwelling; and
- additional considerations as appropriate to address site specific conditions or situations.

Respectfully submitted,

  
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Carl Brawley  
Policy Planner

CONCUR:

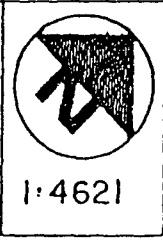
  
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John A. Marshall, M.C.I.P.  
Commissioner of Planning  
and Development

  
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W.H. Winterhalt, M.C.I.P.  
Director, Planning Policy  
and Research

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**FIGURE 2**  
**MAIN STREET**  
**SOUTH DISTRICT**



**CITY OF BRAMPTON**  
 Planning and Development

Date: 90 04 02      Drawn by: JRB  
 File no. B6          Map no. 60-44C

# INTER-OFFICE MEMORANDUM

PC - April 17

Office of the Commissioner of Planning & Development

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April 9, 1990

TO: The Chairman and Members  
of Planning Committee

FROM: Planning and Development Department

RE: Infill Housing Restrictions  
Main Street South District  
Our File Number: B6

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1.0 Executive Summary

At their meeting of December 11, 1989, City Council passed the following resolution:

"THAT the report from Commissioner of Planning and Development dated 1989 12 11 re: Proposed Interim Control By-law Main Street South District, be received; and,

THAT Council direct staff to undertake a review and study of the Main Street South District to devise appropriate land use and development restrictions which would protect the unique residential character of the area; and,

THAT Council enact By-law 320-89 being an interim control by-law applicable to part of the area subject to By-law 200-82 (former Town of Brampton Comprehensive Zoning By-law)."

Interim Control By-law 320-89 restricted the size and height of dwellings within the Main Street South District to 278.7 square metres (3000 square feet) and 9.0 metres (29.5 feet) for a period of 6 months. This report constitutes the study of Main Street South which City Council directed staff to undertake.

Section 3 of this report outlines the approaches taken by other municipalities which have recently dealt with the redevelopment of older low density residential neighbourhoods with "monster homes". The municipalities recently imposing restrictions on infill housing which are polled in this report are Etobicoke, Mississauga, North York and Scarborough.

Section 4.0 of this report discusses the Main Street South District and concludes that three areas of concern required examination. These areas of concern are:

- severance potential on Main Street South;
- maximum floor area of residential dwellings; and,
- maintaining the character of Main Street South.

Section 5.0 of the report recommends the following changes to the land use regulations affecting the Main Street South District:

- that site plan control be imposed for new residential dwellings and additions, exceeding 50 square metres (540 square feet) in the Main Street South District and that design guidelines for the processing of site plan applications be incorporated into the Official Plan;
- that the minimum required lot width in the R1A zone affecting Main Street South be increased from 18 metres (59 feet) to 23 metres (75.5 feet);
- that a sliding scale floor space index be implemented to control gross residential floor area on Main Street South. The floor space index of 0.52 times the lot area for lots of 450 square metres (4844 square feet) is reduced by 0.02 points for each additional 50 square metres of lot area to a floor space index of 0.40 times the lot area for lots of 750 square metres (8073 square feet). The floor space index of 0.40 times the lot area is then further reduced by 0.01 points for each additional 50 square metres (540 square feet) of lot area to a base floor space index of 0.35 times the lot area for a lot of 1000 square metres (10764 square feet) or more.
- maximum gross residential floor areas of 750 square metres (8073 square feet) and 550 square metres (5920 square feet) are recommended for the R1A and R1B zones respectively.



2.0

### Background

In 1989, an infill situation was created in the Main Street South District when a new dwelling was constructed at Main Street South and Etobicoke Drive. This event generated some concern among neighbourhood residents and politicians that the Main Street South District may experience redevelopment by the phenomenon that has been coined as "monster homes" construction.

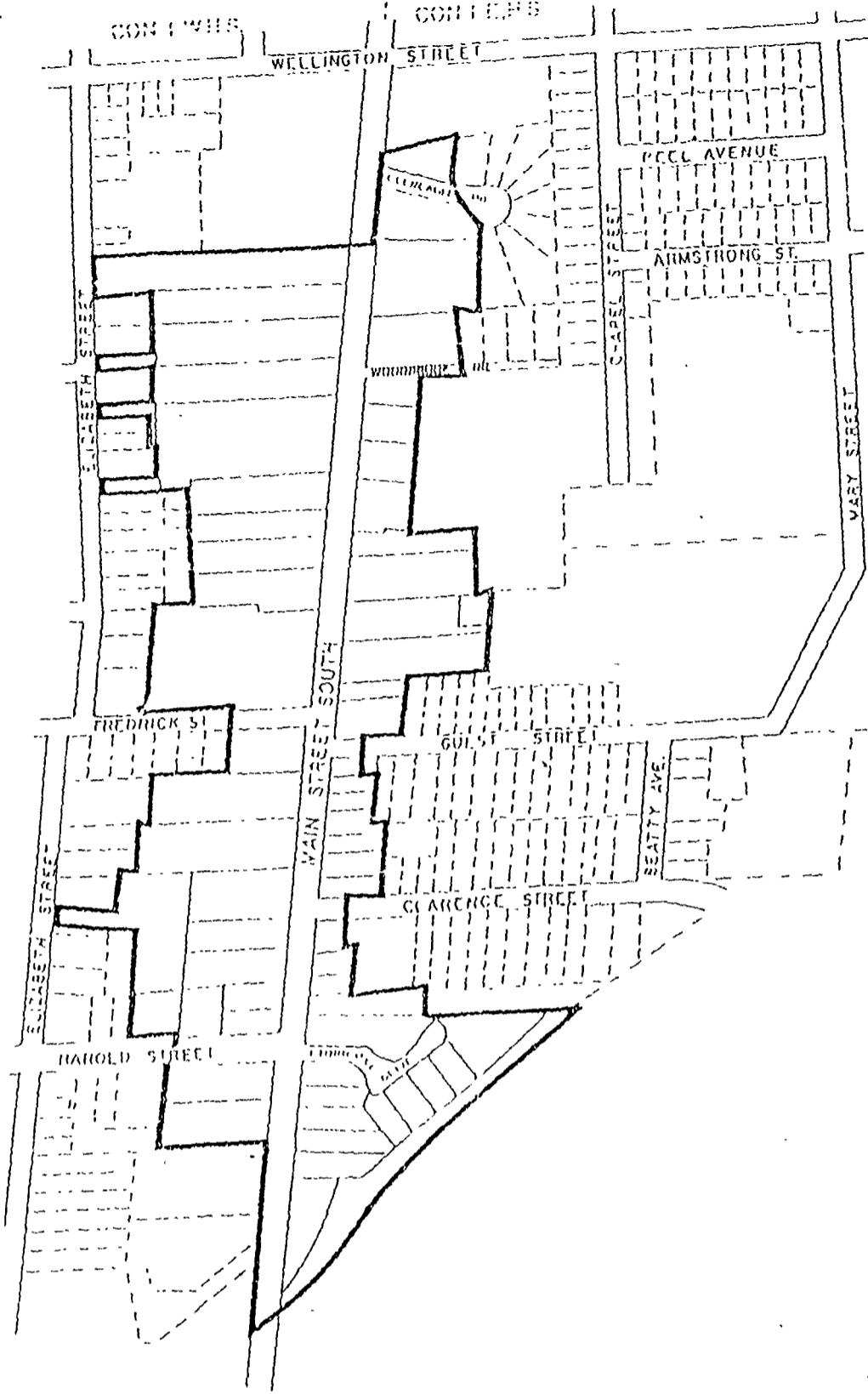
The "monster home" phenomenon has been experienced in other Toronto area municipalities such as North York, Etobicoke and Mississauga (Clarkson). What occurs is that older areas of large lot subdivisions will undergo sporadic redevelopment by the demolition of small, older homes on large lots and the subsequent construction of very large homes that are totally out of character with the existing neighbourhood.

Given the desire to maintain the unique residential character of the Main Street South District, City Council enacted an interim control by-law on December 11, 1989. By-law 320-89 prohibits the construction of residential dwellings in the Main Street South District which would exceed a gross floor area of 278.7 square metres (3,000 square feet) and a building height of 9.0 metres (30 feet). Prior to the expiry of the interim control by-law on June 12, 1990, the City proposed to complete a review of residential development standards for the Main Street South District and to implement any resulting controls. Figure 1 attached indicates the area (Main Street South District) to which the interim control by-law applies.

3.0

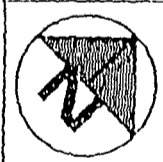
### Approaches in Neighbouring Municipalities

Since many Toronto area municipalities have recently experienced a great deal of residential redevelopment in the form of "monster homes", staff contacted a number to determine resulting municipal policy (development standards). Etobicoke, Mississauga, North York and Scarborough have all recently imposed development restrictions on single family residential redevelopment. Table 1 at the end of section 3.0 summarizes the general approach to infill housing in each of the identified municipalities.



— SUBJECT LANDS

**FIGURE 1**  
**INTERIM CONTROL**  
**BY-LAW SCHEDULE**



1-5445

**CITY OF BRAMPTON**  
 Planning and Development

Date: 90 04 02      Drawn by: JRB  
 File no. 56          Map no. 60-44B

3.1 Etobicoke

Etobicoke recently enacted By-law 1990-42 which establishes a maximum floor space index (fsi) of 0.45, excluding a garage, for single family detached dwellings. On a 18.3 X 36.6 metre (60 X 120 foot) lot, this would translate to a maximum floor space of 301 square metres (3240 square feet), excluding the garage. The permitted height of a residential dwelling was also reduced from 11 metres (36 feet) to 9.5 metres (31 feet).

3.2 Mississauga

After a lengthy study process, Mississauga implemented a number of controls on residential redevelopment in the Queen Elizabeth and Lorne Park/Clarkson planning areas. The most significant restrictions imposed on residential redevelopment relate to:

- severance policies
- site plan approvals
- required side yards
- building height
- floor space index (gross floor area restriction)

The severance policies in the secondary plans applying to the Mississauga study areas (Queen Elizabeth and Clarkson/Lorne Park) were amended to convey the principle of preserving area character. To this end, new lots are to represent the average frontage and area of lots on both sides of the same street within 120 metres (400 feet) of the proposed severance.

The City of Mississauga imposed a requirement for site plan approval of residential dwellings within the study area and established a set of design guidelines which were to be applied during the processing of site plans.

The required side yards within the study area are variable depending upon lot width. On 18 metre (60 foot) lots, the interior side yards are 20 percent of lot width for a 1 storey dwelling and 27 percent of lot width for dwellings of more than 1 storey. For 15.2 metre (50 foot) to 18 metre (60 foot) lots, the side yards are 2.4 metres (7.9 feet) plus 0.4 metres (1.3 feet) for every 1.0 metre of lot width greater than 15 metres for a 1 storey dwelling. For a dwelling of more than 1 storey on a 15.2 to 18 metre (50 to 60 foot) lot, the required side yard is 3.6 metres (11.8 feet) plus 0.4 metres (1.3 feet) for every 1.0 metre of lot width greater than 15 metres.

Building height within the Mississauga study area was restricted to 7.5 metres (24.6 feet) for a flat roof and 9.5 metres (31.2 feet) for a peak roof, escalating to 10.5 metres (34.4 feet) for each .6 metres (2.0 feet) of total side yard exceeding the by-law requirements.

On the matter of total floor area, dwellings within the study area were restricted to a floor space index of 0.32 times the lot area to a maximum gross floor area of 600 square metres (6500 square feet).

3.3

#### North York

In North York, the "infill housing" by-law restricts residential building heights to 9.5 metres (31.2 feet) and either two or three storeys depending upon the applicable residential zone. The by-law also restricts sundecks or balconies at or above the second storey level as to size and the degree they may project into a yard.

Side yards of lots less than 15 metres (50 feet) in width may be reduced by 0.2 metres (0.67 feet) on each side for each metre of lot width less than 15 metres. Side yards can be no less than 1.2 metres.

Rather than impose a floor space index (fsi) requirement on residential dwellings, the North York by-law restricts the maximum length of a dwelling. This restriction is a length of 16.8 metres (55 feet) measured from the required front yard setback (7.5 metres) for a new dwelling.

3.4

#### Scarborough

In the City of Scarborough, "monster home" regulations seem to vary throughout wards and neighbourhoods within the City. However, the following "typical" standards seem to fall out of the Scarborough data.

Maximum building height has been limited to 9.5 metres (31.2 feet) and 2 storeys, excluding the basement. The maximum basement height is 1 metre (3.3 feet) above grade to the basement ceiling, at the front wall of the dwelling.

Side yard specifications were not altered although minimum rear yard requirements were set at 7.5 metres (25 feet) plus 50% of lot depth greater than 33.5 metres (110 feet). Therefore, if the lot depth was 39.5 metres (130 feet) the minimum rear yard requirement would be 10.5 metres (34.4 feet).

TABLE 1: SUMMARY OF INFILL HOUSING REGULATIONS  
IN IDENTIFIED MUNICIPALITIES

MUNICIPALITY	MAX. FLOOR AREA	MAX. BUILDING HEIGHT	MAX. BUILDING DEPTH	SIDE YARD	REAR YARD	SITE PLAN CONTROL
ETOBICOKE	0.45 X lot area	9.5m(31.2')	-	Standard	Standard	No
MISSISSAUGA	0.32 X lot area to 600m <sup>2</sup> (6500 ft <sup>2</sup> )	9.5 to 10.5 (31.2 to 34.4)	-	1 storey - 20% lot width (60'+) 2 storey - 27% lot width (60'+)	Standard	Yes
NORTH YORK		9.5m(31.2')	16.3m(55')	Reduction for lots less than 15m (49.2')	Standard	No
SCARBOROUGH	0.4 to 0.6 X lot area max 2200 ft <sup>2</sup> on 4400 ft <sup>2</sup> lot  max 3000 ft <sup>2</sup> on 7500 ft <sup>2</sup> lot	9.5m(2 storey)	-	Standard	7.5 metres plus 50% lot depth greater than 33.5m (110')	No

On the matter of maximum floor area, Scarborough implemented a floor space index approach coupled with a maximum permitted floor space. Typical standards are:

<u>Lot Size</u>	<u>Permitted Floor Area</u>
• Less than 408.8m <sup>2</sup> (4400 ft <sup>2</sup> )	0.6 times lot area to maximum floor area of 204.4m <sup>2</sup> (2200 ft)
• 408.8m <sup>2</sup> to 697m <sup>2</sup> (4400 to 7500 ft <sup>2</sup> )	0.5 times lot area to maximum floor area of 279m <sup>2</sup> (3000 ft <sup>2</sup> )
• greater than 697m <sup>2</sup> (7500 ft <sup>2</sup> )	0.4 times lot area

The definition of floor area excludes any basement or garage floor area. In addition, three car garages are not permitted on any lot with a frontage (width) of less than 24.2 metres (80 feet).

4.0

Discussion re: Main Street South District

The main political and neighbourhood desire for the Main Street South District is to maintain its stately, low density residential character. The street is characterized by very large and deep lots, with properties on the west side of the street generally being larger than those on the east side. The smallest lot fronting onto Main Street South is in the order of 15m (49 feet) by 33 metres (108 feet) or 495 square metres (5330 square feet) in area. Conversely, the largest property on the street is 75 metres (246 feet) by 130 metres (426 feet) or approximately 9750 square metres (2.4 acres).

Given the setback requirements in the standard R1A zone (By-law 200-82), the larger lots may generate massive building envelopes which the property owner could literally fill with a house. For instance, a 40 metre (130 foot) by 101 metre (330 foot) lot (4040 square metres - 1.0 acres) on Main Street South contains a building envelope of approximately 3130 square metres (33,700 square feet).



**FIGURE 2**  
**MAIN STREET**  
**SOUTH DISTRICT**



1:4621

**CITY OF BRAMPTON**  
 Planning and Development

Date: 90 04 02

Drawn by: JRB

File no. B6

Map no. 60-44C

There appear to be three main issues which need to be examined and addressed on Main Street South, these being:

1. severance potential on Main Street South;
2. maximum floor area for residential dwellings; and
3. maintaining the character of Main Street South.

Figure 2 attached is a reduction of topographic mapping for the area indicating buildings and contours in the Main Street South District.

4.1

#### Severance Potential

There are two basic residential zones in use on Main Street South, these being:

- R1A Zone - 18 metre (59 foot) lot width
- R1B Zone - 15 metre (49.2 foot) lot width

The R1B zone is in use primarily on the east side of Main Street South, south of Guest Street to the Etobicoke Creek (excepting lots with access to Etobicoke Drive) and on the west side of Main Street South, south of Harold Street. The R1A zone is in use primarily on the west side of Main Street South, from Harold Street north to Gage Park and on the east side of Main Street South, from Guest Street north to Glen Eagle Crescent. Figure 3 attached shows the zoning imposed by By-law 200-82 on the study area.

Even though section 3.2.1.11 of the Brampton Central Secondary Plan (Official Plan Amendment Number 58) states: the City shall discourage the severance of existing lots fronting onto Main Street South, it would be a difficult task if consent applications conform to the lot size standards of the applicable residential zone. The properties zoned R1B on Main Street South are generally all in the 15 or 18 metre (50 or 60 foot) width category and have no potential for future severances. In the R1A zone, however, lot widths on Main Street South range from 20 to 75 metres (65 to 245 feet) with the average lot width in the proximity of 35 metres (115 feet). With a R1A zone minimum lot width requirement of 18 metres (59 feet), these properties represent a significant degree of severance potential. Within the R1A zone on Main Street South, staff estimate that there are 12 properties which could be severed under the existing zoning standards.



To reduce the severance potential, staff recommend that the zoning by-law be amended to provide for a minimum lot width of 23 metres (75.5 feet) in the R1A zone on Main Street South. This would reduce the number of properties with severance potential (based upon zoning standards) from 12 to 4 while creating 4 legal non-conforming lots (as to lot width only).

4.2

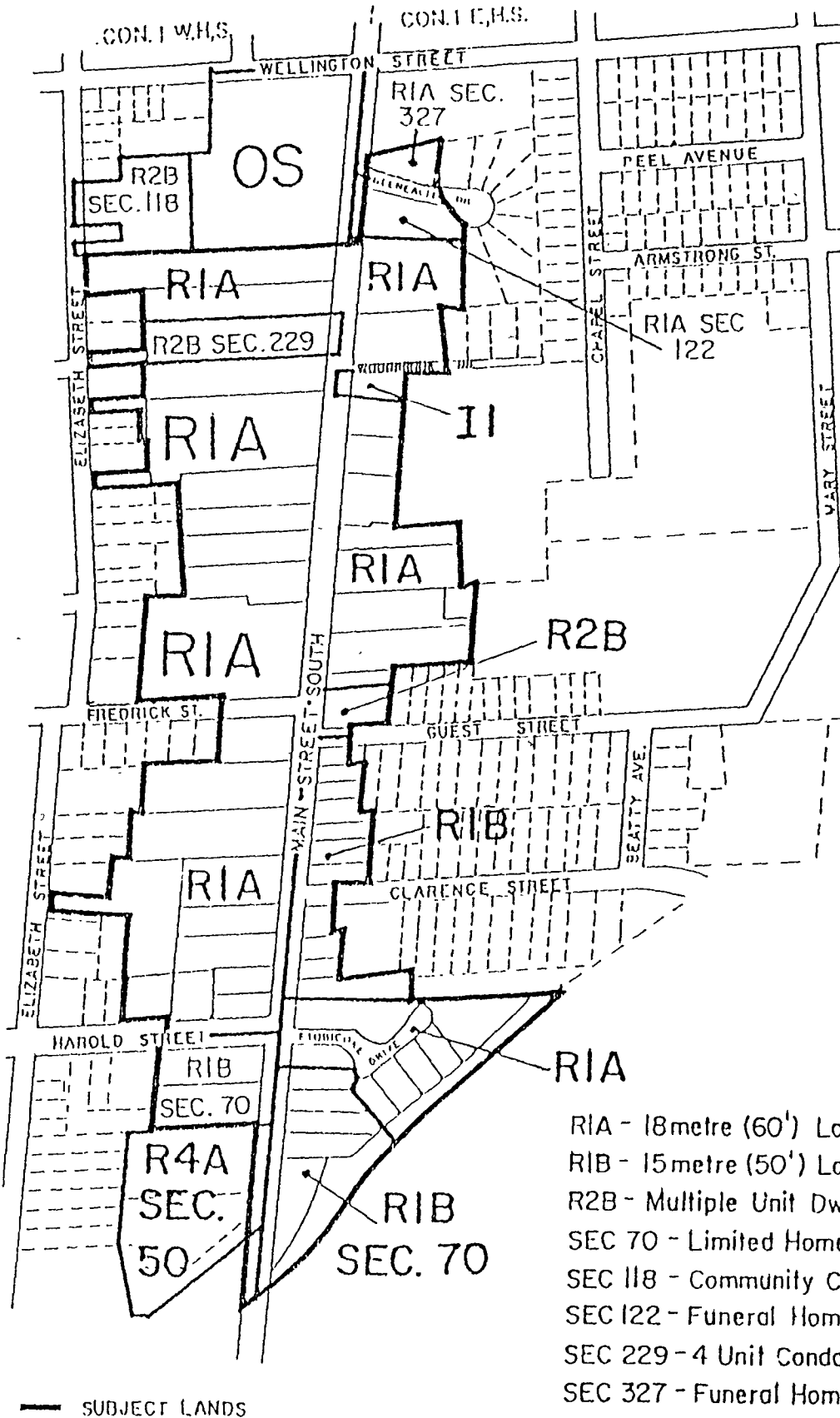
Maximum Floor Area for Residential Dwellings

Staff are not overly concerned with stricter yard setback requirements in that the existing controls are adequate coupled with the control measure discussed in section 4.3 following. Likewise, the maximum building height of 10.5 metres (34.4 feet) is not viewed as a potential problem in that this standard is used throughout the City. Other tempering factors include the generally large lot sizes on Main Street South, the generous setbacks and existing houses in the area which are of considerable height (3 storeys).

The size of the residences to be permitted on Main Street South is a much more difficult standard to develop. The conclusion primarily relates to what can be considered compatible with the area; an area which has some smaller bungalows in the company of massive homes with floor areas of 743 square metres (8000 square feet). Floor space index restrictions which have been deemed appropriate in other municipalities range from 0.32 times the lot area to 0.6 times the lot area. With land values as high as they are, the market has the perception that a single family dwelling must be large in order to have any value relative to the land and selling price.

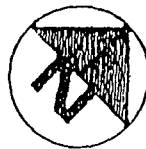
A sliding scale floor space index was devised in order to:

- reflect an appropriate dwelling size for the minimum size lot in an R1B zone (15 X 30 metres);
- retain the ability to build a very large home on a large lot which would contribute to the existing character of Main Street South;
- recognize the fact that there are existing dwellings in the vicinity of 743 square metres (8000 square feet) in size on Main Street South;
- recognize the fact that the Brampton Central Secondary Plan (O.P.A. #58) permits the conversion of single family dwellings with frontage on Main Street South to 4 dwellings units provided the minimum floor area of each dwelling unit is 175 square metres (1884



# FIGURE 3

BY-LAW 200-82  
 MAIN STREET SOUTH ZONING



**CITY OF BRAMPTON**  
 Planning and Development

Date: 90 04 02      Drawn by: JRB  
 File no. B6      Map no. 60-44D

1:5445

square feet). Therefore, in order to implement this provision of the Secondary Plan a dwelling would need to have a minimum floor area of 700 square metres (7535 square feet).

The sliding scale proposed starts with a floor space index of 0.52 times the lot area for the smaller size lot in an R1B zone which is 15 by 30 metres (49 by 98.5 feet) or 450 square metres (4840 square feet). This minimum lot of 450 square metres would then be eligible to accommodate a dwelling with a floor area of 234 square metres (2519 square feet). The floor space index is progressively reduced by 0.02 points for every additional 50 square metres (540 square feet) of lot area to a floor space index of 0.40 at a lot area of 750 square metres (8072 square feet). The floor space index of 0.40 times the lot area is then progressively reduced by 0.01 points for every additional 50 square metres (540 square feet) of lot area to a base floor space index of 0.35 times the lot area for a lot of 1000 square metres (10764 square feet) or more.

Maximum floor area values are also proposed for both the R1A and R1B zones to place a ceiling on how large a house may actually be despite lot size. Since the R1A zone contains all the very large properties on Main Street South and working on the principle that conversions to 4 dwelling units of 175 square metres (1884 square feet) each is permitted, a maximum floor area of 750 square metres (8073 square feet) is proposed. This size of dwelling would be permitted on lots of 2143 square metres (23066 square feet or 0.53 acres) or greater in the R1A zone.

As the R1B zone characterizes areas of smaller lots where a maximum house size of 750 square metres (8073 square feet) would be overpowering, a smaller maximum floor area of 550 square metres (5920 square feet) is proposed. A dwelling of this size could still be converted to accommodate 3 dwelling units of 175 square metres in size as per the policies of the Brampton Central Secondary Plan. This size of dwelling would be permitted on lots of 1571 square metres (16915 square feet or 0.39 acres) or greater in the R1B zone.

Table 2 illustrates how the proposed floor space index scale controls dwelling sizes in the R1A and R1B zones.

TABLE 2: Floor Space Index Control in R1A and R1B Zones - Main Street South District

LOT AREA (Square feet)	PERMITTED FLOOR SPACE*RIA ZONE (Square feet)	FLOOR SPACE INDEX RESTRICTION (times (X) lot area)	PERMITTED FLOOR SPACE*R1B ZONE (Square feet)
4844m <sup>2</sup> (4844)		0.52	234m <sup>2</sup> (2519)
500m <sup>2</sup> (5382)		0.50	250m <sup>2</sup> (2691)
550m <sup>2</sup>		0.48	264m <sup>2</sup> (2842)
600m <sup>2</sup> (6459)		0.46	276m <sup>2</sup> (2971)
650m <sup>2</sup>		0.44	286m <sup>2</sup> (3079)
700m <sup>2</sup> (7535)		0.42	294m <sup>2</sup> (3165)
750m <sup>2</sup>		0.40	300m <sup>2</sup> (3229)
800m <sup>2</sup> (8611)	312m <sup>2</sup> (3358)	0.39	312m <sup>2</sup> (3358)
850m <sup>2</sup>	323m <sup>2</sup> (3477)	0.38	323m <sup>2</sup> (3477)
900m <sup>2</sup> (9688)	333m <sup>2</sup> (3585)	0.37	333m <sup>2</sup> (3585)
950m <sup>2</sup>	342m <sup>2</sup> (3681)	0.36	342m <sup>2</sup> (3681)
1000m <sup>2</sup> (10764)	350m <sup>2</sup> (3767)	0.35	350m <sup>2</sup> (3767)
1200m <sup>2</sup> (12917)	420m <sup>2</sup> (4521)	0.35	420m <sup>2</sup> (4521)
1400m <sup>2</sup> (15070)	490m <sup>2</sup> (5275)	0.35	490m <sup>2</sup> (5275)
1571m <sup>2</sup> (16915)	550m <sup>2</sup> (5920)	0.35	<u>550m<sup>2</sup> (5920)</u>
1800m <sup>2</sup> (19376)	630m <sup>2</sup> (6781)	0.35	550m <sup>2</sup> (5920)
2000m <sup>2</sup> (21529)	700m <sup>2</sup> (7535)	0.35	MAXIMUM
2143m <sup>2</sup> (23066)	<u>750m<sup>2</sup> (8073)</u>	0.35	
2200m <sup>2</sup> (23681)	750m <sup>2</sup> (8073)		

MAXIMUM

\*gross residential space

4.3 Maintaining the Character of Main Street South

It has been a policy of the City of Brampton not to impose site plan control on low density residential uses. Such a control could be considered a hardship for the owners of single family detached dwellings. However, in the interest of maintaining the character of the Main Street South District, staff see some merit in imposing site plan control on the area currently covered by the interim control by-law (see Figure 1). This control mechanism will permit staff to review such matters as building massing and setting relative to adjacent buildings and streets as well as landscaping treatment.

In order to impose site plan control on residential buildings of less than 25 units, the Planning Act, 1983 requires the area to be identified in the Official Plan. It is proposed to identify the Main Street District in the Brampton Central Secondary Plan (Official Plan Amendment 58) as an area subject to site plan control. The following design principles should also be applied during the processing of site plan applications on Main Street South.

- site plan control shall only apply to new residential dwellings or additions of more than 50 square metres (540 square feet). Accessory buildings or additions of less than 50 square metres shall not be subject to site plan control;
- dwelling designs which compliment the scale and character of the Main Street South District are encouraged. The use of standard or repetitious designs will be discouraged;
- the building mass, side yards and rear yards should respect and reflect these characteristics of adjacent lots and the new dwelling shall not have a detrimental impact on abutting lots in terms of privacy or sunlight loss;
- the front yard depth should be similar to that of adjoining properties where possible;
- the front wall and roof mass of the new dwelling should be designed as a composition of minor architectural elements which generate character (i.e. projecting dormers, variation in wall and roof planes, porches, etc!) as opposed to featureless structures;
- domination of the dwelling design by a prominent projecting garage shall be discouraged when the dwelling is set close to the street;

- the preservation of existing trees, vegetation and landscape elements shall be encouraged. To this end, significant landscape elements shall be identified on the site plan;
- the amount of paved surfaces in the front yard shall be kept to a minimum;
- the finished grading and drainage of the property must be compatible with adjoining properties;
- site plans shall identify existing dwellings on either side of the new dwelling; and
- additional considerations as appropriate to address site specific conditions or situations.

These design guidelines should be inserted into the Brampton Central Secondary Plan as the basis for processing site plan applications in the Main Street South District.

5.0 RECOMMENDATION

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. the staff report entitled "Infill Housing Restrictions, Main Street South District" and dated April 9, 1990, be received;
- B. a public meeting be scheduled and held in accordance with City Council's adopted procedures; and,
- C. subject to the results of the public meeting, staff be directed to submit to City Council the appropriate amendments to the site plan control by-law, zoning by-law and official plan incorporating the following principles:
  1. that site plan control be imposed on the Main Street South District (see figure 1) for new residential dwellings and additions exceeding 50 square metres (540 square feet); accessory buildings and additions of less than 50 square metres shall be exempted.
  2. that the minimum required lot width in the R1A zone affecting the Main Street South District be increased from 18 metres (59 feet) to 23 metres (75.5 feet).

3. that a sliding scale floor space index be implemented to control the gross residential floor area permitted in the Main Street South District. A floor space index of 0.52 times the lot area for lots of 450 square metres (4844 square feet) shall be reduced by 0.02 points for every additional 50 square metres (540 square feet) of lot area to a floor space index of 0.40 times the lot area for a lot of 750 square metres (8073 square feet). The floor space index of 0.40 times the lot area is then further reduced by 0.01 points for each additional 50 square metres of lot area to a base floor space index of 0.35 times the lot area for a lot area of 1000 square metres (10764 square feet) or more.

4. that a maximum gross residential floor area be imposed for the R1A and R1B zones affecting the Main Street South District as follows:

R1A Zone • 750 square metres (8073 square feet)

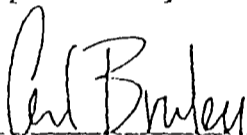
R1B Zone • 550 square metres (5920 square feet)

5. that the Official Plan (Brampton Central Secondary Plan) be amended to identify the Main Street South District (see Figure 1) as a site plan control area and that the following design guidelines be incorporated as policy relating to the Main Street South District:


- site plan control shall only apply to new residential dwellings or additions of more than 50 square metres (540 square feet). Accessory buildings or additions of less than 50 square metres shall not be subject to site plan control;
- dwelling designs which compliment the scale and character of the Main Street South District are encouraged. The use of standard or repetitious designs will be discouraged;
- the building mass, side yards and rear yards should respect and reflect these characteristics of adjacent lots and the new dwelling shall not have a detrimental impact on abutting lots in terms of privacy or sunlight loss;
- the front yard depth should be similar to that of adjoining properties where possible;


- the front wall and roof mass of the new dwelling should be designed as a composition of minor architectural elements which generate character (i.e. projecting dormers, variation in wall and roof planes, porches, etc.) as opposed to featureless structures;
- domination of the dwelling design by a prominent projecting garage shall be discouraged when the dwelling is set close to the street;
- the preservation of existing trees, vegetation and landscape elements shall be encouraged. To this end, significant landscape elements shall be identified on the site plan;
- the amount of paved surfaces in the front yard shall be kept to a minimum;
- the finished grading and drainage of the property must be compatible with adjoining properties;
- site plans shall identify existing dwellings on either side of the new dwelling; and,
- additional considerations as appropriate to address site specific conditions or situations.

Respectfully submitted,

  
\_\_\_\_\_  
Carl Brawley  
Policy Planner

CONCUR:

  
\_\_\_\_\_  
John A. Marshall, M.C.I.P.  
Commissioner of Planning  
and Development

  
\_\_\_\_\_  
W.H. Winterhalt, M.C.I.P.  
Director, Planning Policy  
and Research Division

CB/  
infill



# INTER-OFFICE MEMORANDUM

C - Nov. 25

Office of the Commissioner of Planning & Development

November 15, 1991

TO: The Chairman and Members of  
Planning Committee

FROM: Planning and Development Department

RE: Infill Housing Restrictions  
Main Street South District  
Our File Number: G02BR

## BACKGROUND

Attached are the notes of a public meeting held on November 6, 1991 regarding the above noted matter. In addition to the people who appeared at the public meeting, staff received a number (approx. 20) of phone inquiries prior to the public meeting.

Generally all of the comments received to date have been positive towards the proposed restrictions which are intended to maintain the character of the Main Street South. Home owners on Main Street South who are directly affected by the proposed restrictions spoke in favour of the proposal as well as people who are not directly affected such as the Chairman of the Business Improvement Association (BIA) and residents of Guest, Clarence, Harold and Elizabeth Streets.

## DISCUSSION

To bear witness to the resident's desires to preserve the residential character of Main Street South, two submissions actually request more stringent restrictions on future residential development or redevelopment within the Main Street South District.

Mr. Ron Nadolny of 127 Main Street South requested that the existing side yard setbacks of 4 feet for a 1 storey and 6 feet for a two storey dwelling should be increased in a manner such as Mississauga's monster home regulations. Mr. Nadolny stated that part of the Main Street South character was that homes were generally centred on lots. Staff still feel that side yard setbacks can be satisfactorily influenced to suit site specific

situations/conditions through the site plan control process which is to be implemented for the Main Street South District. However, slight increases in minimum side yard requirements could be supported without severely restricting the building envelope on any individual lot. Therefore, a sideyard requirement of 10 (%) percent of lot width for a 1 storey structure and 20 (%) percent for a structure of 2 or more storeys would present themselves as reasonable standards. This would yield the following side yard requirements on the following lot sizes.

Lot Width	Sideyard Requirement	
	1 Storey	2 Storeys
15.2m (50 ft.)	1.5m (5 ft.)	3.1m (10 ft.)
18.3m (60 ft.)	1.8m (6 ft.)	3.7m (12 ft.)
30.5m (100 ft.)	3.1m (10 ft.)	6.1m (20 ft.)

It is recommended that these sideyard restrictions be added to the proposed zoning controls for infill housing in the Main Street South District.

Mr. Michael Pettes of 80 Mill Street South contacted staff by telephone prior to the public meeting and mailed a written submission subsequent to the public meeting, a copy of which is attached. Mr. Pettes, who is an architect by profession, states he would like to see site plan control imposed on all development in the Main Street South District rather than exempting residential additions in excess of 50 square metres (540 square feet). Mr. Pettes feels that an insensitive addition of 500 square feet could potentially destroy the character of an existing dwelling.

Staff have given considerable deliberation to the appropriate exemption point for site plan control approvals. Requiring site plan control on all development on Main Street South, as Mr. Pettes suggests, is clearly overly restrictive for landowners constructing a small addition not to mention priorities in the allocation and efficient use of staff time and resources. Mr. Pettes may well be correct in stating that a 50 square metre (540 square foot) addition could very well destroy the character of a dwelling.

After further discussions with staff of the Urban Design and Zoning Division, it is concluded that an exemption of residential additions and accessory buildings of less than 24 square metres (258 square feet) is appropriate to avoid "over control" on Main Street South development while still affording the protection to achieve the desired goal of maintaining the character of Main Street South. This restriction would generally correspond to an existing zoning control which prohibits detached garages in

excess of 24 square metres (258 square feet). It is recommended that accessory buildings and residential additions of less than 24 square metres (258 square feet) within the Main Street South District be exempted from the requirement of site plan control approval.

#### RECOMMENDATION

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

1. the notes of the public meeting held on November 6, 1991 be received;
2. the recommended alterations contained within the staff report dated November 14, 1991 to the Main Street South infill housing restrictions presented at the November 6, 1991 public meeting do not warrant further public notice or the convening of a further public meeting; and,
3. Staff be directed to present to City Council for consideration the appropriate official plan amendments, zoning by-law amendments and amendments to By-law 96-86 to designate a site plan control area which incorporate the following development principles for the Main Street South District:
  1. that site plan control be imposed on the Main Street South District for new residential dwellings, residential additions and accessory buildings exceeding 24 square metres (258 square feet); accessory buildings and additions of less than 24 square metres shall be exempted;
  2. that the minimum required lot width in the R1A zone affecting the Main Street South District be increased from 18 metres (59 feet) to 23 metres (75.5 feet);
  3. that the minimum required front yard depth be amended to reflect the existing generalized residential front yard depths for identified blocks between intersecting streets on both sides of Main Street South;
  4. that the minimum required side yard depth in the Main Street South District be increased to 10 percent of lot width for a one storey dwelling and 20 percent of lot width for a dwelling of 2 storeys or more;
  5. that a sliding scale floor space index be implemented to control the gross residential floor area permitted in the Main Street South District. A floor space index of 0.52 times the lot area for lots of 450 square metres (4844 square feet) shall be reduced by 0.02 points for every

additional 50 square metres (540 square feet) of lot area to a floor space index of 0.40 times the lot area for a lot of 750 square metres (8073 square feet). The floor space index of 0.40 times the lot area is then further reduced by 0.01 points for each additional 50 square metres of lot area to a base floor space index of 0.35 times the lot area for a lot area of 1000 square metres (10764 square feet) or more;

6. that a maximum gross residential floor area be imposed for the R1A and R1B zones affecting the Main Street South District as follows:

R1A Zone o 750 square metres (8073 square feet)

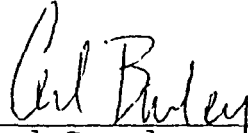
R1B Zone o 550 square metres (5920 square feet)

7. that the Official Plan (Brampton Central Secondary Plan) be amended to identify the Main Street South District as a site plan control area and that the following design guidelines be incorporated as policy relating to the Main Street South District:

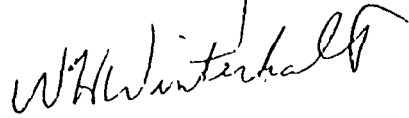
- o site plan control shall only apply to new residential dwellings, residential additions and accessory buildings of more than 24 square metres (258 square feet). Accessory buildings or residential additions of less than 24 square metres shall not be subject to site plan control;
- o dwelling designs which complement the scale and character of the Main Street South District are encouraged. The use of standard or repetitious designs will be discouraged;
- o the building mass, side yards and rear yards should respect and reflect these characteristics of adjacent lots and the new dwelling shall not have a detrimental impact on abutting lots in terms of privacy or sunlight loss;
- o the front yard depth should be similar to that of adjoining properties;
- o the front wall and roof mass of the new dwelling should be designed as a composition of minor architectural elements which generate character (i.e. projecting dormers, variation in wall and roof planes, porches, etc.) as opposed to featureless structures;

- o domination of the dwelling design by a prominent projecting garage shall be discouraged when the dwelling is set close to the street;
- o the preservation of existing trees, vegetation and landscape elements shall be encouraged. To this end, significant landscape elements shall be identified on the site plan;
- o the extent of paved surfaces in the front yard shall be kept to a minimum;
- o the finished grading and drainage of the property must be compatible with adjoining properties;
- o site plans shall identify existing dwellings on either side of the new dwelling; and
- o additional considerations as appropriate to address site specific conditions or situations.

Respectfully submitted,

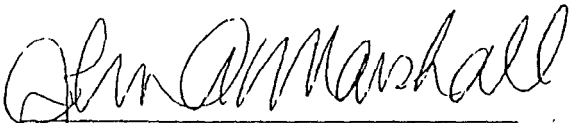


Carl Brawley  
Policy Planner



W.H. Winterhalt, M.C.I.P.  
Director, Planning Policy  
and Research

CONCUR:



John A. Marshall, M.C.I.P.  
Commissioner of Planning  
and Development

CB/am/Infill2

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, November 6, 1991, in the Municipal Council Chambers, 4th floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:30 P.M., with respect to INFILL HOUSING RESTRICTIONS, MAIN STREET SOUTH (File: G02BR)

Members Present: Alderman Dick Metzak (Chairman)  
Councillor Frank Russell  
Councillor Rhoda Begley  
Alderman John Hutton  
Alderman Malcolm Moore  
Alderman Susan Fennell

Staff Present: J.A. Marshall, Commissioner  
Planning and Development Department  
  
L.W.H. Laine, Director  
Planning and Development Services Division  
  
Dave Ross, Manager, Planning and Development  
Carl Brawley, Policy Planner  
Neal Grady, Development Planner  

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Joanne Richardson, Secretary

The Chairman inquired if notices to the property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspaper.

Mr. Marshall replied in the affirmative, according to the Planning Act requirements and City Council procedures.

The Chairman noted the items on the agenda, and inquired if anyone was present and concerned about the item outlined.

Approximately eight members of the public were present. Carl Brawley outlined the proposal and explained its intent.

Mrs Boyer, 11 Etobicoke Drive expressed concern with the large size of houses that would be permitted under the proposed regulations.

Mr. Brawley explained the sliding scale floor space (fsi) mechanism which relates the permitted house size to lot area.

Mrs Boyer asked how the minimum setback from Main Street was determined?

Mr. Brawley replied that they largely mirrored existing conditions.

Mr. Ken O'Denehy, Main Street South, asked what the proposed minimum lot width in the R1B was.

Mr. Brawley replied 50 foot lots which was no change to existing R1B standards.

Mr. O'Denehy asked what would happen in case of destruction by fire. Could non-complying building be reinstated or would they have to be built to the new specifications.

Mr. Marshall replied that is was an issue of non-compliance with the by-law and could not contravene further. The resident could rebuild on the existing foundation or build at larger scale up to the size permitted by the new standards.

Mr. Larry Basil, Fraser Avenue asked if a large property could be subdivided? What would be the minimum setbacks for multiple family provision (ie: 8000 square foot apartment)?

Mr. Brawley explained that it would be controlled by the zoning by-law provisions and must be dealt with through the normal planning approval (rezoning) process which would dictate formal notice to affected neighbours.

Mr. Charles Bennett, Chairman of B.I.A. expressed that he was happy with the existing amenities in the area and would support any restrictions to maintain the street's character (Main Street).

Mr. Brawley confirmed the intent of the proposal is to maintain and enhance the existing character of Main Street South.

Mr. Ron Nadonly, 127 Main Street South, is concerned that side lot setbacks (4 feet) are too lenient; made comparison with Mississauga; asked about front yard paving - what is maximum and what materials would be used?

Mr. Brawley replied that side lots setbacks would be reviewed in the report going back to Planning Committee. Driveway materials and extent of hard surfaces would be reviewed/controlled through the site plan approval process.

Mr. Ken O'Denehy asked who makes the decisions of changes or looks of homes.

Mr. Brawley replied that review is made through site plan approval although proposed Site Plan Guidelines are designed to maintain/promote the "Victorian" home style of the area.

Mr. Bill Sproule, asked if changes would affect 'Gage Park" or the Legion's easements over the park.

Mr. Brawley replied that the Park and easements are not affected by the proposal.

The meeting adjourned at approximately 8:00 p.m.



STARK HICKS  
SPRAGGE  
ARCHITECTS

City of Brampton  
PLANNING AND DEVELOPMENT DEPARTMENT

DATE NOV 08 1991

Rec'd

File No. G02BR

*Handwritten initials and date:*  
GAM  
70 APR  
02

November 7, 1991.

Mr. John A. Marshall, M.C.P., M.C.I.P.,  
Commissioner,  
The Corporation of the City of Brampton,  
Planning and Development Department,  
2 Wellington Street, West,  
BRAMPTON, Ontario,  
L6Y 4R2.

Dear Mr. Marshall:

RE: INFILL HOUSING RESTRICTIONS  
MAIN STREET SOUTH DISTRICT  
FILE #G02BR

I am in receipt of your Notice of Public Meeting, and as a resident of 80 Mill Street, South, I would like to pass on a few comments.

I agree with the overall approach to preserve the existing residential character of Main Street, South through Zoning By-law and Official Plan amendments. However, I believe you will be defeating the purpose of this by exempting new residential dwellings and additions less than 50 square meters (540 square feet). (As an aside, is it possible to build a new residential building for 540 square feet?)

I feel it is vitally important that all development within the proposed boundaries be subject to site plan control. A 540 square foot addition, say on a 3,000 square foot house, is a major 18% addition.

A case in point would be a clever fellow doing 4 or 5 consecutive additions of 500 square feet, each avoiding site plan approval and each under a separate building permit. Over this period of additions, a residential building would be dramatically altered and in the end, not conceivably preserve the existing residential character.

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John B Stark BArch MRAC  
William R Hicks BCS BArch MRAC

Principal  
Paul Sipos BArch MRAC

Associate  
Jadwiga (Jaga) Hugel, MSc Arch ARIDO

MR. JOHN A. MARSHALL, COMMISSIONER  
CORPORATION OF THE CITY OF BRAMPTON:  
November 7, 1991  
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I thank you for this opportunity to comment and look forward to your resolutions at your November 13th. Planning meeting and subsequent 25th. Council meeting.

Yours very truly,  
STARK\*HICKS\*SPRAGGE, ARCHITECTS,



MICHAEL R. PETTES,  
B. Arch., M.R.A.I.C.  
/bmg