



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 268-91

To amend By-law 200-82, as amended
(Part of Lot 5, Concession 1, E.H.S.
in the geographic Township of Chinguacousy)

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

1. By-law 200-82, as amended, is hereby further amended:
 - (1) By changing, on Sheet 29 of Schedule 'A' thereto, the zoning designation of the lands shown on Schedule A to this by-law from SERVICE COMMERCIAL (SC) to SERVICE COMMERCIAL - SECTION 348 (SC - SECTION 348), such lands being part of Lot 5, Concession 1, East of Hurontario Street, in the geographic Township of Chinguacousy.
 - (2) By adding thereto, as SCHEDULE C - SECTION 348, Schedule B to this By-law.
 - (3) By adding to section 3.2(2) thereof, as a plan to be included in Schedule C, the following:

"Schedule C-Section 348".
 - (4) By adding thereto the following section:

"348 The lands designated SC - SECTION 348 on Sheet 29 of Schedule A to this by-law:

348.1 Shall only be used for the following purposes:

 - (1) Commercial
 - (a) a retail establishment having no outdoor storage;

- (b) a service shop;
- (c) a personal service shop;
- (d) a bank, trust company and finance company;
- (e) an office;
- (f) a dining room restaurant, a standard restaurant and take-out restaurant excluding a drive through facility;
- (g) a printing or copying establishment;

(2) Residential

- (a) an apartment dwelling.

(3) Accessory

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

348.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Width: 61 metres
- (2) Buildings and structures shall be located only within the areas shown as "BUILDING AREA A", "BUILDING AREA B", and "BUILDING AREA C" on SCHEDULE C - SECTION 348.
- (3) Maximum Building Height: 30 metres;
- (4) Minimum Building Height: 6.6 metres;
- (5) Massing Provisions:

For any portion of a building within 6 metres of the Queen Street East right-of-way, the maximum height shall be 5 storeys and the minimum height shall be 2 storeys;

- (6) Maximum Number of Dwelling
Units: 96

- (7) Maximum Total Gross Floor Area:

13,783. square metres for all uses permitted
by Section 348.1

- (8) Minimum Commercial Floor
Space Index: 0.15;

- (9) Maximum Commercial Floor
Space Index: 1.0;

- (10) Minimum Office Floor
Space Index: 0.5;

- (11) Maximum Office Floor
Space Index: 1.5;

- (12) Minimum Total Floor
Space Index: 1.0;

- (13) Maximum Total Floor
Space Index: 2.79

- (14) A weather protected canopy, awning, skylight
or similar feature with a minimum width of
1.2 metres and minimum height of 2.4 metres
from established grade shall be provided
along the frontage of Queen Street East and
Lynch Street;

- (15) The ground floor area shall be used for
retail, service commercial, and
apartment and office service purposes only;

- (16) Minimum Landscaped Open Space shall be as
shown on Schedule C - Section 348;

- (17) Parking Standards:

For uses permitted in Section 348.1(1):

For office purposes, 59 parking spaces shall be provided for the first 2891 square metres of gross commercial floor area, and thereafter 2.1 spaces for each 100 square metres of gross commercial floor area or portion thereof.

For all other purposes, 3.5 parking spaces for each 100 square metres of gross commercial floor area or portion thereof for the first 25,000 square metres of gross commercial floor area, and thereafter 5.0 spaces for each 100 square metres of gross commercial floor area or portion thereof.

For purposes permitted in Section 348.1(2) (residential uses):

Senior Citizen Unit:

0.15 parking space for each dwelling unit;

Rental Unit:

0.75 parking space for each bachelor dwelling unit;

1.0 parking space for each 1 bedroom dwelling unit;

1.25 parking spaces for each 2 bedroom dwelling unit;

1.5 parking spaces for each 3 bedroom dwelling unit;

Condominium Unit:

0.8 parking spaces for each bachelor dwelling unit;

1.25 parking spaces for each 1 bedroom dwelling unit;

1.5 parking spaces for each 2 bedroom dwelling unit;

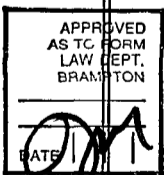
1.75 parking spaces for each 3 bedroom dwelling unit;


- (18) A maximum of 9 surface level parking spaces shall be allowed;
- (19) All garbage and refuse containers shall be located within "BUILDING AREA A", "BUILDING B", and "BUILDING C";
- (20) All garbage and refuse containers for restaurant uses shall be located within a climate controlled area within "BUILDING AREA A", "BUILDING AREA B" and "BUILDING AREA C"; and
- (21) One access driveway from Queen Street East shall be allowed.

348.3 shall also be subject to the requirements and restrictions relating to the SC zone and all general provisions of this by-law which are not in conflict with the ones set out in section 348.2.

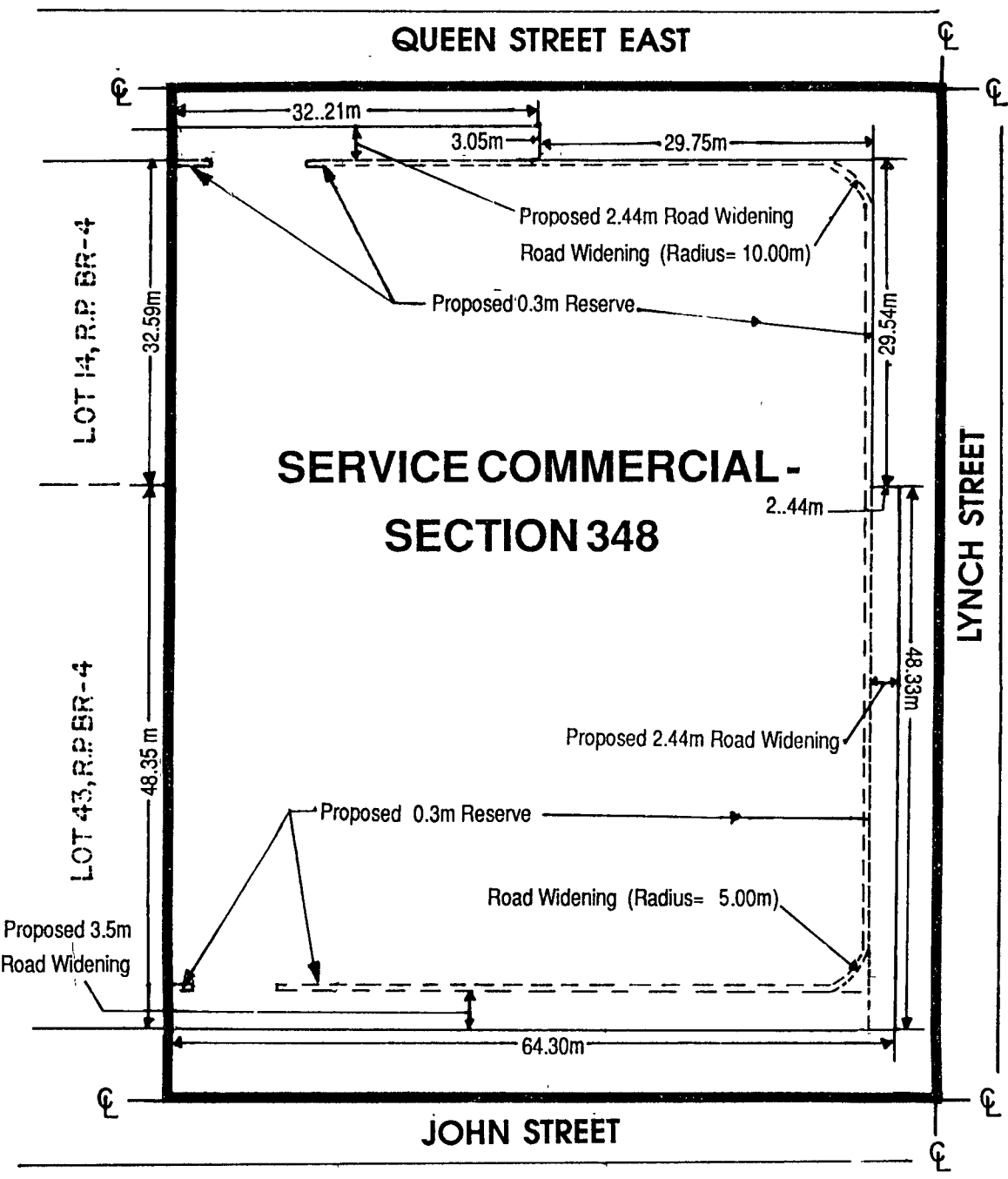
348.4 For the calculation of floor space index, the net lot area shall be used. Net lot area shall mean the existing gross lot area minus the required 3.05 metre widening along Queen Street East only."

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this 16th day of December 1991.




PETER ROBERTSON - MAYOR

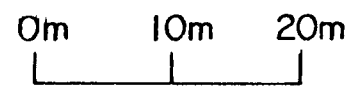

LEONARD J. MIKULICH - CLERK



**SERVICE COMMERCIAL -
SECTION 348**

LEGEND

- Zone Boundary
- Ⓞ Centreline of Original Road Allowance
- m Metres



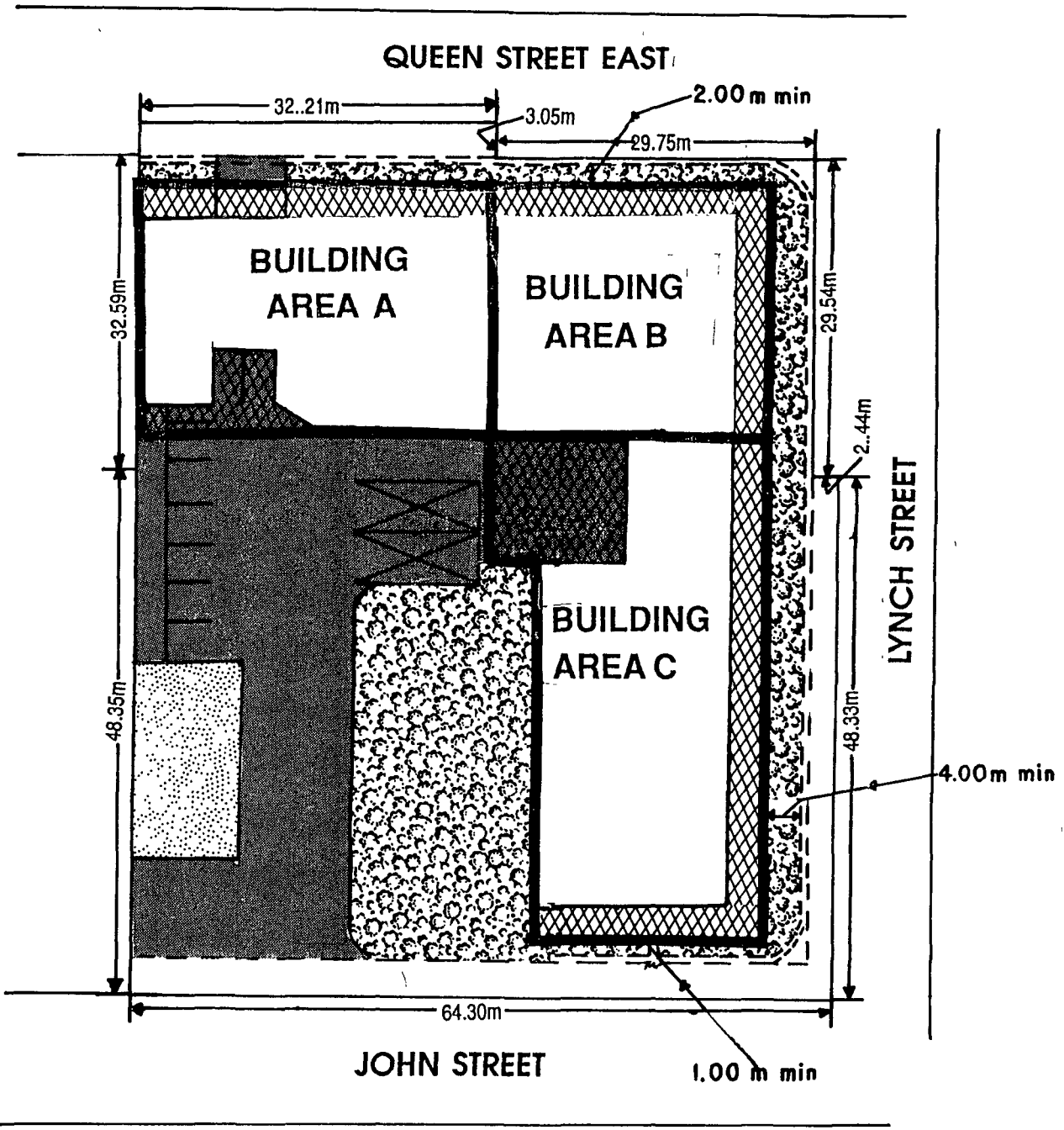
PART LOT 5, CON. I E.H.S.(CHING.)
BY-LAW 200-82 SCHEDULE A








CITY OF BRAMPTON
Planning and Development

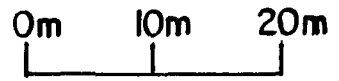
By-Law 268-91 Schedule A

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File no. CIE5.31 Map no. 60-45F



LEGEND

-  BUILDING OVERHANG
-  DRIVEWAY, LOADING AND PARKING AREA
-  LOADING DOCKS
-  ACCESS TO UNDERGROUND PARKING
-  LANDSCAPED OPEN SPACE
- M** METRES
- Min** MINIMUM



SCHEDULE C- SECTION 348
BY-LAW 200-82



CITY OF BRAMPTON
Planning and Development

By - Law 268-91 Schedule B

Date: 1991 06 13 Drawn by: CJK
File no. C1E5.31 Map no. 60-45H