

**Notice of Passing of By-law 259-2020
Modernizing Parking Standards
City-wide**

Date of Decision: December 9, 2020
Date of Notice: December 17, 2020
Last Date of Appeal: January 6, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 259-2020**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to a City-initiated amendment to modernize parking standards.

The Purpose and Effect: To amend the parking requirements for some residential, commercial, and office uses throughout the city; to add bicycle parking space requirements and maximum surface parking requirements for an apartment dwelling in the Central Area; and to provide a permanent parking exemption for commercial and office uses in the Downtown.

Location of Lands Affected: City-wide

Obtaining Additional Information: The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Michelle Gervais, Policy Planner, Planning, Building and Economic Development, at (905) 874-2073 or michelle.gervais@brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

The City is currently processing various applications under the *Planning Act*. Information regarding current applications can be obtained by contacting the Planning, Building and Economic Development Department at 905-874-2050, or online at <https://www.brampton.ca/EN/Business/planning-development/Pages/welcome.aspx>

When and How to File an Appeal: An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than January 6, 2021**. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of

Finance, Province of Ontario. A copy of the Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted.

Appointments to attend City Hall may be booked online at:
<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 259 - 2020

To amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By deleting Section 10.9.2 in its entirety and replacing it with the following:

“10.9.2 Apartments and Multiple Residential Dwellings

- a) For each dwelling unit in an apartment or multiple residential dwelling, the minimum required parking shall be 1.0 parking space for residents and 0.20 parking spaces for visitors.
- b) For each unit in a senior citizen residence, the minimum required parking shall be 0.50 parking spaces for residents and 0.25 parking spaces for visitors.”

(2) By deleting Section 10.9.3 in its entirety and replacing it with the following:

“10.9.3 For each dwelling unit in a townhouse dwelling that does not have a private garage and driveway, the minimum required parking shall be 1.5 parking spaces for residents and 0.20 parking space for visitors.”

(3) By modifying the table in Section 20.3.1 as follows:

- a) by deleting the text under the column Minimum Parking Spaces Required for an “Office” in its entirety and replacing it with the following:

“Physician, dentist, or drugless practitioner’s office: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof; Other office: 1 parking space for each 30 square metres of gross commercial floor area or portion thereof.”

- b) by deleting the text under the column Minimum Parking Spaces Required for a “Personal Service Shop” in its entirety and replacing it with the following:

“1 parking space for each 25 square metres of gross commercial floor area or portion thereof”.

- c) by deleting the text under the column Minimum Parking Spaces Required for a “Restaurant” in its entirety and replacing it with the following:

“Dining room or Convenience Restaurant: 1 parking space for each 6.5 square metres of gross commercial floor area or portion thereof; Take-Out Restaurant: 1 parking space for each 20.0 square metres of gross commercial floor area or portion thereof”.
- d) by deleting in their entirety the rows for Use and Minimum Parking Spaces Required for “Shopping Centre having a gross leasable commercial floor area of less than 2000 square metres” and “Shopping Centre having a gross leasable commercial floor area of 2000 square metres or more” and replacing them with the following:

Shopping Centre	1 parking space for each 23 square metres of gross commercial floor area or portion thereof
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(4) By amending Section 20.3.2 Central Area Parking Requirements as follows:

- a) by deleting the Section heading “Central Area Parking Requirements” in its entirety and replacing it with “Central Area – Downtown Parking Requirements”.
- b) by amending Section 20.3.2.1 to add the text “ - Downtown” immediately follow the text “Central Area”.
- c) by deleting Section 20.3.2.1 (d) in its entirety and replacing it with the following:

“(d) For office uses, parking requirements shall be provided in accordance with the following:

 - (i) Physician, dentist or drugless practitioner’s office: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof.
 - (ii) Other Offices: 1 parking space for each 44 square metres of gross commercial floor area or portion thereof.”
- d) by deleting Section 20.3.2.1 (h) in its entirety and replacing it with the following:

“(h) For an apartment dwelling,— parking shall be provided at a rate of 0.50 parking spaces per dwelling unit and 0.10 visitor parking spaces per dwelling unit. No visitor parking spaces are required for an apartment dwelling that has 12 or fewer dwelling units.”
- e) by amending Section 20.3.2.2 to add the text “ - Downtown” immediately follow the text “Central Area”.
- f) by deleting the phrase “, and for a temporary period expiring June 30, 2024” from Section 20.3.3.”

- (5) By adding Schedule B-7 Central Area - Queen Street Corridor: Special Parking Provisions to Schedule B of the By-law.
- (6) By adding the following new Sections 20.3.4 and 20.3.5 immediately following Section 20.3.3:

“20.3.4 Central Area – Queen Street Corridor

- (a) The minimum required parking for an apartment dwelling in the Central Area - Queen Street Corridor, as delineated on Schedule B-7, shall be 0.50 parking spaces per dwelling unit and 0.20 visitor parking spaces per dwelling unit.
- (b) For all other uses the parking requirements of Section 20.3 of this By-law shall apply to the Central Area - Queen Street Corridor as delineated on Schedule B-7.”

“20.3.5 Surface Parking for Apartment Dwelling Units

For lands within the areas delineated on Schedules B-5 and B7, the following requirements for surface parking shall apply:

- 20.3.5.1 A maximum of 10% of the total number of parking spaces provided on a lot in conjunction with an apartment dwelling, whether for residents or visitors, are permitted to be provided as surface parking. The remainder of the parking spaces shall be provided in an above-ground or below-ground parking structure.
- (a) Section 20.3.5.1 shall not apply to any loading space.
- (b) Notwithstanding Section 20.3.5.1, up to 10 parking spaces are permitted to be surface parking spaces.
- (c) The restriction on surface parking set out in Section 20.3.5.1 shall not apply to an apartment dwelling having less than 25 apartment dwelling units.
- (d) The provisions of Section 20.3.5 shall not apply to any lands zoned DC1, or to lands zoned DC1 with a special section, in which case the requirements of Section 28.2.3 i) and all other applicable requirements of this By-law shall apply.”

- (7) By adding a new Section 20.3.6 to immediately follow Section 20.3.5.1(d), as follows:

“20.3.6 Bicycle Parking

Bicycle parking for an apartment dwelling located within the lands delineated on Schedules B-5 and Schedule B-7 of this By-law, shall be provided as follows:

- (a) A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
- (b) A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit.
- (c) A maximum of 50% of the required bicycle parking spaces shall be vertical spaces.

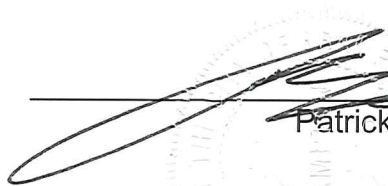
- (d) The dimensions for required bicycle parking spaces shall be:
 - (i) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
 - (ii) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres.
 - (e) All bicycle parking spaces shall be located on the same lot for which it is required.”
- (8) By deleting Section 28.2.3 i) (ii) its entirety and replacing it with the following:
- “(ii) No portion of a parking space or parking/drive aisle that is located on the ground floor of an above-ground parking garage shall be permitted within 6.0 metres of any exterior wall facing a streetline or within 6.0 metres of any streetline.”
- (9) By amending Section 5 Definitions, as follows:
- a) by adding the following:

“**SURFACE PARKING** shall mean any parking space that is located on the finished ground surface and is not contained or otherwise enclosed in a building or structure, including an above-ground or below-ground parking structure.”
 - b) to re-organize the definitions in alphabetical order accordingly.


ENACTED and PASSED this 9th day of December, 2020.

Approved as to
form.
2020/10/15
C. Grant

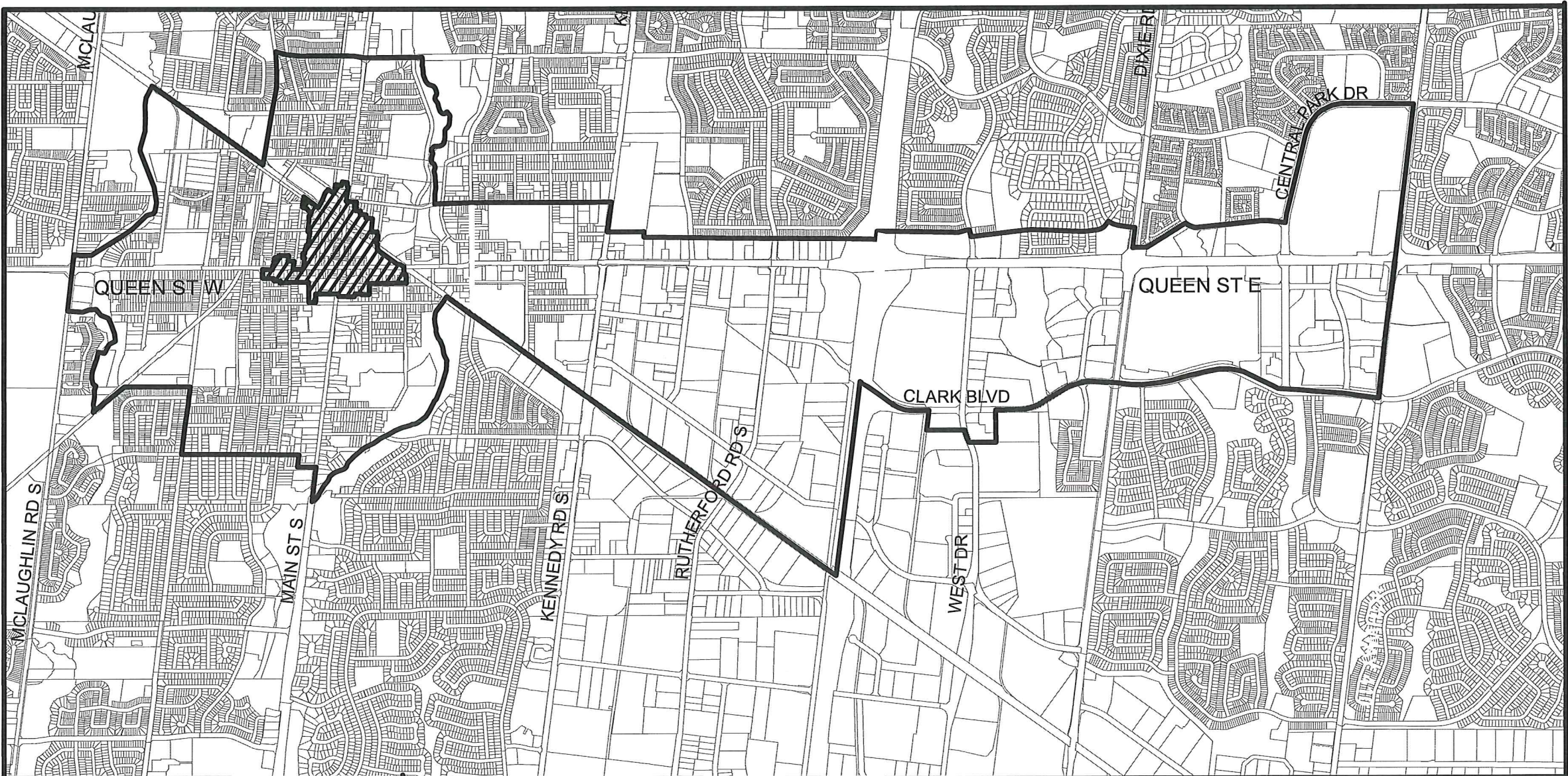
Approved as to
content.
2020/10/14
RJB



Patrick Brown, Mayor



Peter Fay, City Clerk



BRAMPTON
Flower City

brampton.ca
PLANNING AND DEVELOPMENT SERVICES



SCHEDULE B-7 TO ZONING BY-LAW 270-2004, AS AMENDED
Central Area – Queen Street Corridor: Special Parking Provisions

By-law 259-2020



LANDS NOT INCLUDED IN THIS SCHEDULE



PARKING REQUIREMENT BOUNDARY

Author: ckovac
Date: 2020/08/04