



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 174-98

To amend By-law 200-82 as amended.

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

1. By-law 200-82, as amended, is hereby further amended:
 - (1) by changing on Sheet 29 of Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law from HIGHWAY COMMERCIAL ONE (HC1) and RESIDENTIAL ONE B (R1B) to GENERAL COMMERCIAL – SECTION 403 (GC – SECTION 403).
 - (2) by adding thereto the following section:

"403 The lands designated GC – SECTION 403 on Sheet 29 of Schedule A to this by-law:

403.1 shall only be used for the purposes permitted by the General Commercial (CG) Zone, including a recreational facility as an accessory use to an apartment dwelling.

403.2 shall be subject to the following requirements and restrictions:

 - (a) maximum gross floor area for all uses shall be 60,325 square metres;

- (b) maximum gross floor area for apartment dwelling uses, including an accessory recreational facility shall be 49,877 square metres;
- (c) maximum gross floor area devoted to retail establishments, personal service shops and restaurants shall not exceed 30 percent of the gross floor area on site;
- (d) minimum front yard (Queen Street) depth, at and above grade – 3 metres;
- (e) minimum below grade setback (all yards) – 0 metres;
- (f) maximum number of units - 418
- (g) Parking shall be provided in accordance with the following:
 - (i) for all offices (including a physician, dentist or drugless practitioner's office, and a real estate office), 1 space for every 48 square metres of gross floor area or portion thereof;
 - (ii) for all other retail and commercial purposes, including restaurants, one space for every 48 square metres of gross floor area or portion thereof.
 - (iii) On-site parking is required for each dwelling unit in an apartment or multiple family dwelling in accordance with the following:

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

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

PERCENT OF PEAK PERIOD (WEEKDAY)

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

PERCENT OF PEAK PERIOD (WEEKENDS)

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

The initial step in determining parking for a mixed use development is to calculate the parking requirements for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in the above schedule. Each column is totaled for weekdays and weekends. The

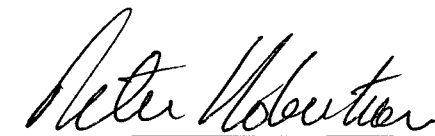
maximum figure obtained from all the periods shall become the parking requirement for that specific mixed use development.

- (h) minimum building setback to Hillcrest Avenue – 6 metres;
- (i) minimum interior and exterior side yards, at or above grade level – 0 metres;
- (j) minimum landscaped open space shall be provided within 3 metres of Hillcrest Avenue, and Queen Street except at approved access locations;
- (k) minimum setback to Queen Street and any other street, at and above grade, shall be 3.0 metres;
- (l) a minimum 3 metre wide landscaped open space shall be provided along any site frontage of Queen Street and Hillcrest Avenue, except at approved access locations;
- (m) a minimum of 1200 square metres of landscaped open space shall be provided on the site;
- (n) commercial uses shall not be permitted within 80 metres of Hillcrest Avenue;
- (o) maximum building height for all residential and office/retail/commercial uses:
 - (i) 22 storeys; and
 - (ii) the height of any portion of a building shall not exceed the horizontal distance between that portion of the building and a lot line abutting a single family residential zone;
- (p) minimum setback of a ramp to an underground garage shall be 30 metres from a lot line abutting a residential zone;
- (q) all garbage, refuse and waste containers for a restaurant shall be located within a climate controlled area within the building containing the restaurant;
- (r) all garbage and refuse storage, other than that associated with a restaurant, including any containers for the storage of recyclable materials, shall be enclosed; and,
- (s) minimum lot area 1.786 hectares.

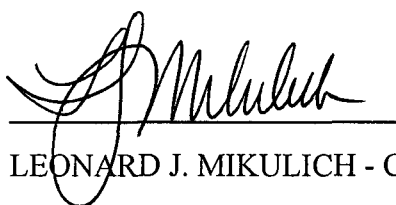
403.3 shall also be subject to the requirements and restrictions of the GC zone (with the exception that for the purposes of this section, the provision of the R4B Zone shall not apply to

residential apartment uses) and the general provisions of this by-law which are not in conflict with those in 403.2.

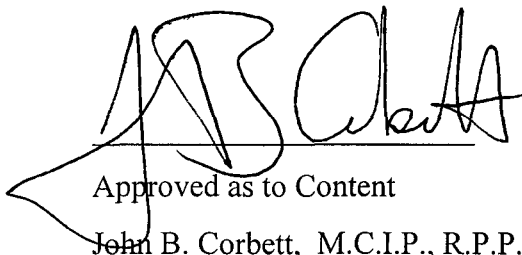
READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL, this **15th** day of **July**, 1998.



PETER ROBERTSON - MAYOR



LEONARD J. MIKULICH - CITY CLERK

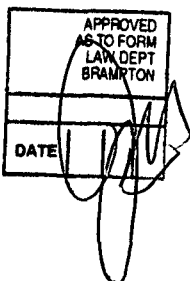


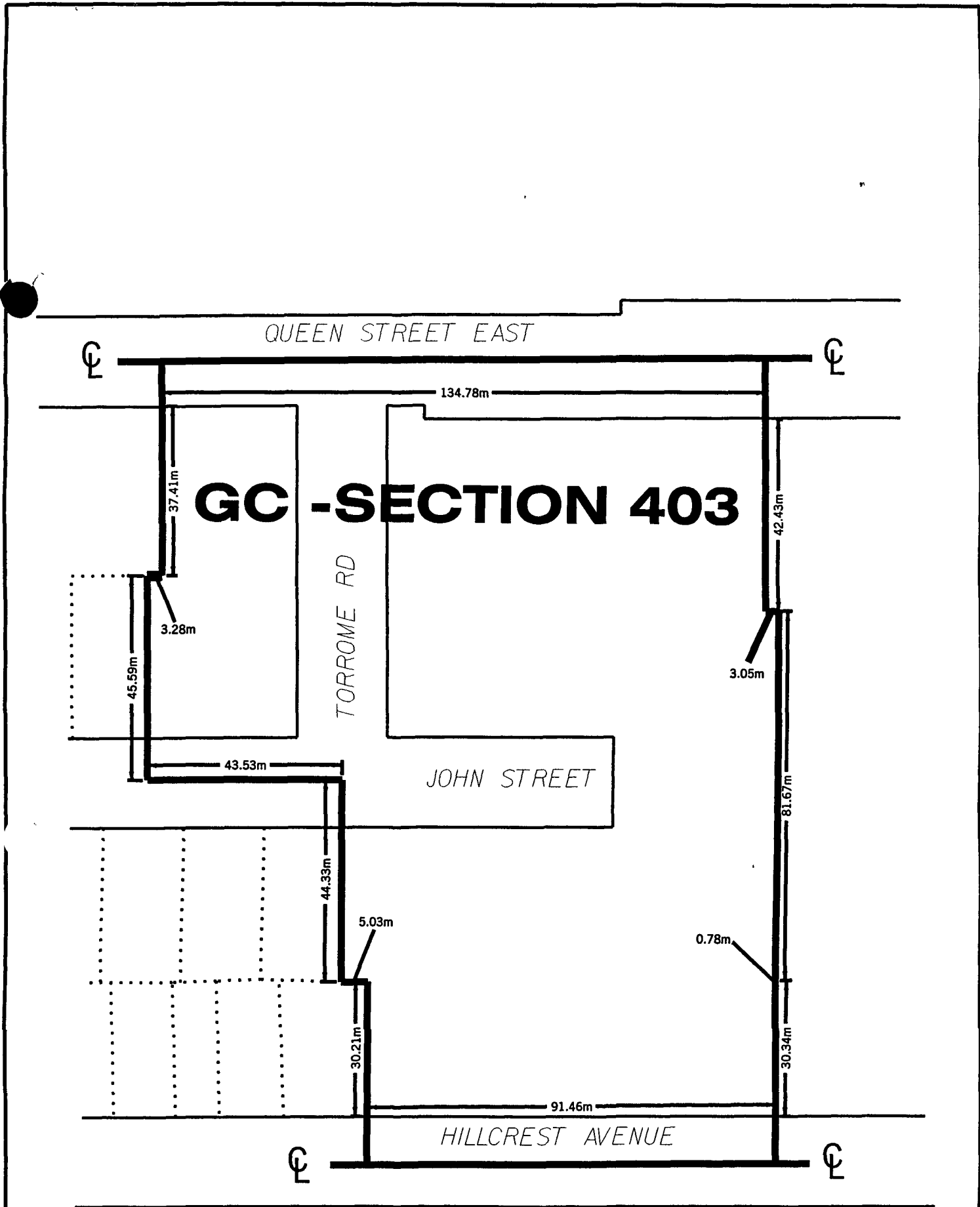
Approved as to Content

John B. Corbett, M.C.I.P., R.P.P.

Director of Planning and Development Services

98/7/14





LEGEND

- ZONE BOUNDARY
- CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES

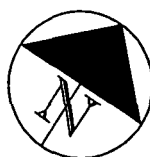
PART LOT 5, CONCESSION 1 E.H.S.

BY-LAW _____

SCHEDULE A

By-Law 174-98

Schedule A



CITY OF BRAMPTON
Planning and Building

Date: 1998 07 10

Drawn by: CJK

File no. C1E5.37

Map no. 60-56J

(opa)

IN THE MATTER OF the *Planning Act*, R.S.O. 1990, as amended, section 34:

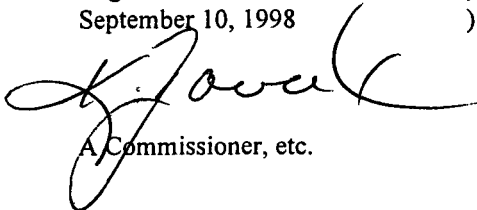
AND IN THE MATTER OF the City of Brampton By-law 174-98 being a by-law to amend comprehensive zoning By-law 200-82, as amended (GUBASTA HOLDINGS – File C1E5.37)

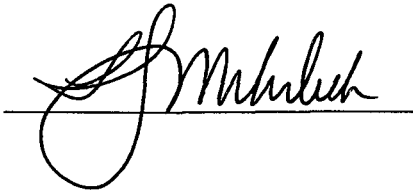
DECLARATION

I, LEONARD JOSEPH MIKULICH, of the City of Brampton, Region of Peel, DO SOLEMNLY DECLARE THAT:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 172-98 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 15th day of July, 1998, to adopt Amendment Number OP93-95 to the 1993 Official Plan of the City of Brampton Planning Area.
3. The Region of Peel approved the aforementioned Amendment on the 26th day of August, 1998.
4. By-law 174-98 was passed by the Council of the Corporation of the City of Brampton at its meeting held on the 15th day of July, 1998.
5. Written notice of By-law 174-98 as required by section 34(18) of the *Planning Act* was given on the 29th day of July, 1998, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 34(19) of the *Planning Act* on or before the final date for filing objections.

DECLARED before me at the)
 City of Brampton in the)
 Region of Peel this)
 September 10, 1998)


 A Commissioner, etc.



I, Leonard J. Mikulich, City Clerk, of the City of Brampton, in the Regional Municipality of Peel, hereby certify that the attached by-law, being By-law 200-82, and amending by-laws, attached hereto and listed below, are true copies

201-82, 202-82, 203-82, 204-82, 220-82, 223-82, 243-82, 245-82,

5-83, 10-83, 37-83, 39-83, 43-83, 46-83, 51-83, 109-83, 125-83, 129-83, 133-83, 134-83, 170-83, 172-83, 201-83, 205-83, 255-83, 273-83, 277-83,

22-84, 38-84, 44-84, 82-84, 126-84, 145-84, 165-84, 167-84, 171-84, 185-84, 205-84, 213-84, 216-84, 219-84, 231-84, 233-84, 243-84, 291-84, 305-84, 307-84,

21-85, 122-85, 128-85, 173-85, 175-85, 184-85, 207-85, 209-85, 212-85, 239-85, 245-85, 261-85, 268-85, 290-85, 298-85, 300-85, 322-85, 333-85, 376-85,

22-86, 82-86, 95-86, 125-86, 128-86, 138-86, 166-86, 188-86, 195-86, 200-86, 201-86, 253-86, 263-86, 276-86, 277-86, 317-86, 323-86, 331-86, 337-86,

14-87, 36-87, 43-87, 45-87, 102-87, 117-87, 131-87, 132-87, 183-87, 186-87, 189-87, 192-87, 193-87, 198-87, 202-87, 205-87, 206-87, 225-87, 241-87, 243-87, 260-87, 265-87, 270-87, 271-87, 284-87, 297-87, 310-87,

24-88, 32-88, 40-88, 63-88, 70-88, 119-88, 125-88, 198-88, 202-88, 228-88, 252-88, 256-88, 279-88, 283-88, 284-88, 285-88,

8-89, 11-89, 21-89, 49-89, 63-89, 81-89, 116-89, 128-89, 129-89, 169-89, 180-89, 238-89, 249-89, 305-89, 320-89,

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12-92, 90-92, 114-92, 169-92, 186-92, 216-92, 223-92, 231-92

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39-94, 46-94, 60-94, 72-94, 96-94, 158-94, 169-94, 180-94, 195-94, 235-94, 247-94

42-95, 78-95, 126-95, 152-95, 216-95, 223-95

33-96, 37-96, 64-96, 251-96

5-97, 74-97, 135-97, 112-97, 122-97, 151-97, 179-97, 182-97, 238-97, 248-97

97-98, 117-98, 139-98, 160-98, 157-98, 174-98



Leonard J. Mikulich
City Clerk
September 10, 1998