

**Notice of Passing of Zoning By-law 189-2018
Ward 6**

Date of Decision: September 12, 2018
Date of Notice: September 24, 2018
Last Date of Appeal: October 15, 2018

On the date noted above, the Council of the Corporation of the City of Brampton passed **Zoning By-law 189-2018**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13 (File C02W16.003 & 21T-16008B) - Ward 6.

The Purpose and Effect: To amend comprehensive Zoning By-law 270-2004, as amended pursuant to an application by Glen Schnarr & Associates Incorporated – 720634 Ontario Ltd. (File C02W16.003 & 21T-16008B). The effect of By-law 189-2018 is to permit apartment and convenience retail purposes on blocks within the plan of subdivision. The apartment blocks are located at the north-west and south-east intersections of Remembrance Road and EdenBrook Hill Drive and the convenience retail block is located at the north-west intersection of EdenBrook Hill Drive and Wanless Drive.

Location of Lands: located at the north-east intersection of Chinguacousy Road and Wanless Drive, within Part of Lot 16, Concession 2, W.H.S.

Obtaining Additional Information: A copy of the by-law and a key map is provided. The complete background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Neal Grady, Development Planner, Planning and Development Services, at 905. 874-2064 or neal.grady@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, which submissions addressed concerns about sensitive land uses and separation distances, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter. The statutory public meeting for this application and the associated Draft Plan of Subdivision was held on December 5, 2016. The matters raised at the statutory public meeting and in the correspondence received related to: urban design, land use, traffic, and staging and sequencing of development. These were addressed in the July 19, 2017 Recommendation Report presented at the August 9, 2017 City Council meeting as follows:

- Confirming building heights for each of the two apartment buildings and that the design of the buildings will be subject to the City's architectural control requirements.
- Advising that traffic generated by the subdivision, including the apartment building, can be accommodated without requiring the approval of a traffic impact study.

- Verifying that industrial uses are not permitted within the Mount Pleasant Secondary Plan area and that the designated “Convenience Retail” lands were confirmed through a Secondary Plan Background Study in order to provide a variety of retail goods and services to serve the Mount Pleasant population.
- Indicating that the development of the subdivision will be subject to meeting the requirements of the Block Plan Sub-Area 51-2 Growth Management Staging and Sequencing Strategy Report (GMSSR) prior to plan registration.

Under the *Planning Act* there is a Subdivision Application (21T-16008B) pertaining to the subject lands.

When and How to File an Appeal: Any appeal of the zoning by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton no later than **October 15, 2018** as shown above as the last date of appeal. An appeal form is available from the LPAT website at www.elto.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 (LPAT) in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. 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.

Mailing Address for Filing a Notice of Appeal:

City of Brampton
 Office of the City Clerk
 2 Wellington St. W.,
 Brampton, ON L6Y 4R2
 (905) 874.2114
CityClerksOffice@brampton.ca



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 189 - 2018

To amend By-law 270-2004, as amended

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

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A - SECTION 2892 (R4A- SECTION - 2892)
	RESIDENTIAL APARTMENT A - SECTION 2895 (R4A- SECTION - 2895)
	COMMERCIAL ONE-SECTION 2894 (C1-SECTION 2894)

(2) By adding thereto, the following sections:

"2892 The lands designated R4A – 2892 on Schedule A to this by-law:

2892.1 Shall only be used for the following purposes:

(1) Dwelling, apartment.

2892.2 Shall be subject to the following requirements and restrictions:

(1) Minimum Lot Width: No Requirement.

(2) Minimum Front Yard Depth: 3.0 metres.

(3) Minimum Rear Yard Depth:

6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.

(4) Minimum Interior Side Yard Width: 3.0 metres.

- (5) Minimum Exterior Side Yard Width: 3.0 metres.
- (6) Maximum Front Yard Depth:

No building shall be set back more than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- (7) Maximum Exterior Side Yard Width:

No building shall be set back more than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- (8) Minimum Setback to a Daylight Triangle: 0 metres.
- (9) Setback to an Underground Parking Garage:
 - i) 0.0 metres to the front and exterior side lot lines; and,
 - ii) 3.0 metres to all other lot lines.
- (10) Minimum Landscaped Open Space:
 - i) A 3.0 metre wide strip along the front, exterior, and rear property lines, except at approved access locations and behind the daylight triangle.
- (11) Minimum Building Height: 4 storeys.
- (12) Maximum Building Height: 6 storeys.
- (13) Maximum Floor Space Index: 1.5.
- (14) Maximum Units Per Hectare: 100.
- (15) Minimum Ground Floor Height: 3.5 metres.
- (16) Maximum Lot Coverage: No Requirement.
- (17) Garbage Refuse and Waste:
 - a) All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and,
 - b) The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.
- (18) Bicycle Parking:
 - a) Bicycle parking must be located on the same lot as the use or building for which it is required.
 - b) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - c) Where the required number of bicycle spaces exceeds fifty spaces, a minimum of 25% of those spaces must be located within:
 - i) a building or structure;
 - ii) a secure area such as a supervised parking lot or enclosure; or,
 - iii) bicycle lockers.

- d) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- e) Minimum length of a bicycle parking space:
 - i) in a horizontal position (on the ground): 1.8 metres; and,
 - ii) in a vertical position (on the wall): 1.5 metres.
- f) Minimum width of a bicycle parking space:
 - i) in a horizontal position (on the ground): 0.6 metres; and,
 - ii) in a vertical position (on the wall): 0.5 metres.
- g) 0.50 bicycle spaces per dwelling unit shall be provided.

2892.3 For the purposes of Section 2892:

- (1) The lot line abutting Remembrance Drive shall be the front lot line; and,
- (2) The entire lands zoned R4A-2892 on Schedule A to this by-law shall be considered as one lot for zoning purposes."

(3) By adding thereto, the following sections:

"2894 The lands designated Commercial One – 2894 on Schedule A to this by-law:

2894.1 Shall only be used for the purposes permitted in the C1 zone and the following:

- (1) a veterinary clinic.
- (2) a commercial school.
- (3) a community club.
- (4) a day nursery.
- (5) a health and fitness centre.

2894.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Front Yard Depth: 4.5 metres.
- (2) Minimum Rear Yard Depth: 5.0 metres.
- (3) Minimum Interior Side Yard Width: 2.0 metres.
- (4) Minimum Exterior Side Yard Width: 3.0 metres.
- (5) Minimum Setback to a Daylight Triangle: 3.0 metres.
- (6) Continuous Building Wall:

60% of the front lot line and the daylight triangle on Wanless Drive shall be occupied by a building situated a maximum of 6.0 metres from the lot line abutting Wanless Drive.

- (7) Minimum Building Height:
A minimum building height of 7.5 metres shall be provided for any portion of a building within 20 metres of the front lot line and/or the daylight triangle.
- (8) Minimum Landscaped Open Space:
- (i) A 4.5 metre wide strip along the front property line, except at approved access locations;
 - (ii) A 5.0 metre wide strip along the rear property line, except at approved access locations;
 - (iii) A 3.0 metre wide strip along the exterior side property line, except at approved access locations; and,
 - (iv) A 2.0 metre wide strip along the interior side property line.
- (9) Maximum gross commercial floor area: 3,700 square metres.
- (10) No portion of a drive-through facility shall be located within 30 metres of the rear lot line.
- (11) No portion of a drive-through facility shall be located within 20 metres of the front lot line.
- (12) No portion of a drive-through facility shall be located between a building and a public street.
- (13) All waste or recycling containers or materials for restaurant purposes shall be stored within a climate-controlled garbage area within a building.
- 2894.3 For the purposes of this section, the lot line abutting Wanless Drive shall be deemed to be the front lot line.
- 2894.4 The entire lands zoned C1-2894 shall be considered one lot for zoning purposes.”
- (4) By adding thereto, the following sections:
- “2895 The lands designated R4A – 2895 on Schedule A to this by-law:
- 2895.1 Shall only be used for the following purposes:
- a) Dwelling, apartment.
- 2895.2 Shall be subject to the following requirements and restrictions:
- (1) Minimum Lot Width: No Requirement.
 - (2) Minimum Front Yard Depth: 3.0 metres.
 - (3) Minimum Rear Yard Depth:
6.0 metres for the first 3 storeys, and any portion of the building above the third storey, the minimum rear yard depth shall not be less than the vertical height for that portion of the building.
 - (4) Minimum Interior Side Yard Width: 3.0 metres.

- (5) Minimum Exterior Side Yard Width: 3.0 metres.
- (6) Maximum Front Yard Depth:

No building shall be set back greater than 5.0 metres from Remembrance Road, including behind the daylight triangle.
- (7) Maximum Exterior Side Yard Width:

No building shall be set back greater than 5.0 metres from the exterior lot line along Edenbrook Hill Drive.
- (8) Minimum Setback to a Daylight Triangle: 0 metres.
- (9) Setback to an Underground Parking Garage:
 - i) 0.0 metres to the front and exterior side lot lines; and,
 - ii) 3.0 metres to all other lot lines.
- (10) Minimum Landscaped Open Space:
 - i) A 3.0 metre wide strip along the front, exterior, and rear property lines, except at approved access locations and behind the daylight triangle.
- (11) Minimum Building Height: 4 Storeys.
- (12) Maximum Building Height: 6 Storeys.
- (13) Maximum Floor Space Index: 1.5.
- (14) Maximum Units Per Hectare: 100.
- (15) Minimum Ground Floor Height: 3.5 metres.
- (16) Maximum Lot Coverage: No Requirement.
- (17) Garbage Refuse and Waste:
 - a) All garbage, refuse and waste containers for any use shall be contained within the same building containing the use; and
 - b) The waste collection loading area shall be located a minimum of 9.0 metres from a main entrance to the building.
- (18) Bicycle Parking:
 - a) Bicycle parking must be located on the same lot as the use or building for which it is required.
 - b) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
 - c) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - i) a building or structure,
 - ii) a secure area such as a supervised parking lot or enclosure; or,

- iii) bicycle lockers.
- d) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- e) Dimensions:
 - i) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
 - ii) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- f) 0.50 bicycle spaces per dwelling unit shall be provided.

2895.3 For the purposes of Section 2895:

- (1) The lot line abutting Remembrance Drive shall be the front lot line.
- (2) The entire lands zoned R4A-2895 on Schedule A to this by-law shall be considered as one lot for zoning purposes.”

ENACTED and PASSED this 12th day of September, 2018.


Approved as to
form.
2018/09/04
[AWP]

Approved as to
content.
2018/08/29
AP

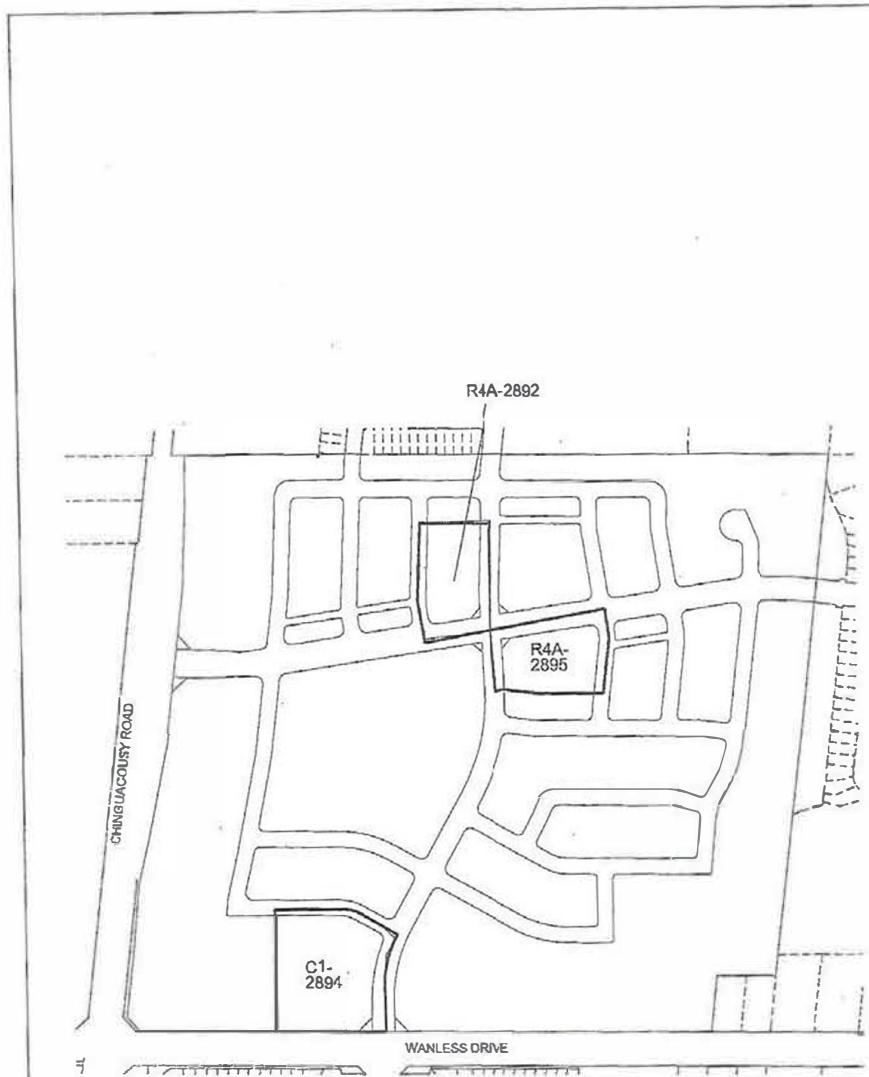
(File: C02W16.003)



Linda Jeffrey, Mayor



Peter Fay, City Clerk



LEGEND

— ZONE BOUNDARY

PART LOT 16, CONCESSION 2 W.H.S.



CITY OF BRAMPTON
Planning and Development Services

By-Law 189-2018

Schedule A

Date: 2018 08 01

Drawn by: CJK

File no. C02W16,003_28LA2

