

9.11. District Centre Commercial Zone (C11)

9.11.1.
Amended by
Bylaws No.
115-92, 142-92
132-91, 141-94
35-95, 175-96
149-97, 118-2000
164-2005
68-2011
109-2013
3-20015

Permitted Uses

The following uses are permitted in a C11 Zone:

- .1 Shopping centres, comprised of a combination of the following uses:
 - .1 Amusement arcades.
 - .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
 - .3 Arts schools.
 - .4 Automobile gas bars.
 - .5 Automobile service stations.
 - .6 Automobile washing facilities.
 - .7 Bakeries.
 - .8 Commercial schools.
 - .9 Financial institutions.
 - .10 General offices.
 - .11 Grocery stores.
 - .12 Health clubs.
 - .13 Home furnishing stores.
 - .14 Junior department stores.
 - .15 Major department stores.
 - .16 Medical clinics.
 - .17 Medical offices.
 - .18 Mixed Use Buildings, in accordance with Subsection 9.11.2.7.
 - .19 Neighbourhood convenience stores.
 - .20 Nursery garden centres accessory to a permitted use.
 - .21 Personal service stores.
 - .22 Pharmacies.
 - .23 Photocopy shops.
 - .24 Photographer's studios.
 - .25 Place of Entertainment/Recreation.
 - .26 Places of Worship.
 - .27 Private parks.
 - .28 Public halls.
 - .29 Refreshment carts.
 - .30 Restaurants: full service, take-out, and fast food (including drive through service).
 - .31 Retail stores.
 - .32 Service and repair shops.
 - .33 Specialty retail stores.
 - .34 Supermarkets.
 - .35 Veterinary Clinic.
- .2 Day nurseries.
- .3 Accessory uses, buildings, and structures.
- .4 Uses permitted in Section 6.1.

9.11.2. Regulations

Any use, building, or structure in a C11 Zone shall be established in accordance with the following:

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|----------------------|-------------------------------------|--------------------------------------------------------------------------------------|
| .1 Shopping Centres: | | |
| .1 | Lot Area (minimum) | 14.0 ha |
| .2 | Lot Width (minimum) | 150.0 m |
| .3 | Lot Coverage (maximum) | 30% |
| .4 | Building Height (maximum) | 15.0 m |
| .5 | Front Yard (minimum) | 30.0 m |
| .6 | Rear Yard (minimum) | |
| | .1 Abutting a street | 15.0 m |
| | .2 Abutting any other lot line | 8.0 m |
| .7 | Side Yard (minimum) | |
| | .1 Interior | 8.0 m |
| | .2 Exterior | 15.0 m |
| .8 | Gross Leasable Floor Area (maximum) | 32,950.0 m ² |
| .9 | Landscaped Open Space (minimum) | 10% |
| .10 | Parking in accordance with | Section 6.18 |
| .11 | Loading in accordance with | Section 6.23 |
| .12 | Open Storage | Prohibited except for a nursery garden centre, which shall comply with Section 6.12. |
| .13 | Buffering in accordance with | Section 6.10 |
| .14 | Planting Strip in accordance with | Section 6.11 |
| .15 | Automobile Gas Bars | |

- .1 Yard (minimum)
 - .1 Gasoline pump island and gasoline pump island kiosk 6.0 m
 - .2 Gasoline pump island canopy 1.0m
- .2 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3.
- .3 Amusement Arcades
 - .1 No amusement arcade shall be located on any lot which is closer than 300.0 m from the lot lines of any property used for a public school or separate school, or private school.
- Amended by Bylaw No. 149-97
 - .4 Refreshment Carts
 - .1 In accordance with Section 6.31.
 - .5 Uses Permitted in Section 6.1.
 - .1 In accordance with Section 6.1.
- Amended by Bylaw No. 164-2005
 - .6 Day Nurseries
 - .1 In accordance with Section 6.8.
 - .2 No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.
- Amended by Bylaw No. 109-2013 93-2016
 - .7 Mixed Use Buildings

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C11 Zone in accordance with "Schedule M" may be used for a mixed use building which shall include dwelling units and any use permitted in Section 9.11.1 excluding "Automobile gas bar", "Automobile service stations", and "Automobile washing facilities".

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C11 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

 - .1 Lot Area (minimum) NIL
 - .2 Lot Width (minimum) NIL
 - .3 Lot Coverage (maximum) 100%

.4	Building Height (maximum)	8 Storeys
.5	Building Height (minimum)	2 storeys
.6	Building Stepback (minimum)	NIL
.7	Ground Floor Height (minimum)	4.5 metres
.8	Front Yard (minimum)	NIL
.9	Rear Yard (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting any other Zone	NIL
.10	Side Yard Interior (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting a building with windows on the facing wall	5.5m
	.3 Abutting any other Zone/wall	NIL
.11	Side Yard Exterior (minimum)	NIL
.12	Amenity Space (minimum)	3.0m ² /residential Unit
.13	Parking	
	.1 In accordance with	Section 6.18
	.2 No parking area shall be located between the main building and the front or exterior side lot line.	
.14	Landscaped Open Space (minimum)	15% which shall include:
	.1 a minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area	
.15	Loading in accordance with	Section 6.23
.16	Residential uses shall not be permitted on the ground floor of a mixed use building	
.17	Industrial uses shall not be permitted in a mixed use building	

9.11.3. Exceptions

The following zones apply to specific lands within a C11 Zone.

Amended by
Bylaw No.
72-2008

.1 Brantford Mall, King George Road (C11-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C11-1 Zone may be used for all of the uses permitted in the C11 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C11-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 45,000.0 m²
- .2 Gross Leasable Floor Area (maximum)
 - .1 Shopping Centre (total) 38,550.0 m²
 - .2 Department Store 14,000.0 m²
 - .3 Junior Department Store 6,500.0 m²
- .3 Front Yard
 - .1 Abutting King George Road 9.0m
 - .2 Notwithstanding the previous section, the minimum front yard abutting King George Road for any building or part thereof erected within 100m of the northern limit of the lands subject to this Exception shall be 6.0m.

That all the provisions of the C11 Zone in Section 9.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
140-2002
93-2016

.2 Lynden Park Mall (northern portion), 84 Lynden Road (C11-2)

DELETED

Amended by
Bylaw No.
140-2002
68-2011
93-2016

.3 Lynden Park Mall (southern portion), 84 Lynden Road (C11-3)

DELETED

Amended by
Bylaw No.
93-2016

.4 Lynden Park Mall, 84 Lynden Road (H-C11-4)

- .1 The removal of the 'Holding' (H) provision is not required for the following:
- .1 Additions and alterations to any existing building as of the date of this Bylaw are permitted provided they do not increase the gross floor area or gross leasable area of the building by 10% or more and provided they do not generate the need for additional parking, or require the alteration of the existing parking areas or loading spaces. For reference, the gross floor area of the mall is currently 40,199 m² and the gross leasable floor area of the mall is currently 34,978 m².
- .2 Removal of the 'Holding (H)' provision in whole or in part, may occur once the following has been satisfied:
- .1 Prior to the establishment of any residential use, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.
- .2 The Owner has entered into a site plan agreement to the satisfaction of the City and the Grand River Conservation Authority and any other agencies if applicable.
- .3 Notwithstanding any provisions of this Bylaw to the contrary, shopping centres within any C11-4 Zone may also include the following uses:
- .1 Apartment dwelling
- .2 Hotel
- .3 Retail warehouse
- .4 Retirement home
- .4 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C11-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
- | | | |
|----|-------------------------------------|------------------------|
| .1 | Lot Coverage (maximum) | 40% |
| .2 | Building Height (maximum) | |
| .1 | Apartment dwelling | 27.0 m |
| .2 | Retirement home | 27.0 m |
| .3 | All Yards (minimum) | 5.0 m |
| .4 | Gross Floor Area (G.F.A.) (maximum) | |
| .1 | For Retail Uses | 76,200 m ² |
| .2 | Total Gross Floor Area | 136,000 m ² |

- .5 Parking (minimum) 4.0 spaces per 100 m² GFA
- .1 Hotel 1.0 space / guest room
- .6 Amenity space for residential dwellings and retirement homes 3 m² / unit or 3 m² / bed
- .7 For the purpose of Subsection 9.11.3.4, 'Retail Uses' shall mean a lot and a building or structure, or portion thereof, wherein goods, wares, or merchandise are offered for sale or rent, and shall include, but not be limited to: grocery stores, home furnishing stores, major and junior department stores, neighbourhood convenience stores, pharmacies, retail warehouses, specialty retail stores and supermarkets.
- .8 Limitations and Phasing of Gross Leasable Area (G.L.A.):
- .1 Gross Leasable Area (G.L.A.) (maximum)
- .1 Total for a Grocery store and Supermarket 3,115 m²
- .2 Total for a Junior Department Store and Major Department Store 8,930 m²
- .3 Retail warehouse 13,005 m² with the first full year of operation not before 2018.
- .4 Retail space (excluding grocery stores, supermarkets, junior department stores, major department stores, retail warehouses, building supply centres, home and auto supply stores and automobile sales establishments):
- .1 An expansion with a maximum of 18,580 m² with the first full year of operation not before 2018.

- .3 An additional 3,902 m² with a first full year of operation not before 2021.

That all the provisions of the C11 Zone in Section 9.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.