




BRAMPTON ZONING BY-LAW

Preliminary Draft for Discussion Purposes | November 1, 2023



This Draft Zoning By-law is considered preliminary for discussion purposes only. The contents of this document are subject to change as a result of further analysis and consultation.

Chapter 3: Access and Parking Standards

Section 3.1: Parking Space Requirements

3.1.A Parking Ratios

- .1 No person shall erect, enlarge, or change the use of a lot, building, or structure unless parking is provided and maintained in accordance with the regulations contained in Section 3.
- .2 This By-law places all lands subject to this By-law into Parking Regulation Areas shown on Schedule B. In accordance with Table 3.1.1, minimum and maximum parking supply requirements are calculated using the ratios listed for the applicable Parking Regulation Area. For the purposes of this By-law, the following nomenclature may be used interchangeably:
 - .a Parking Regulation Area 1 or PRA1;
 - .b Parking Regulation Area 2 or PRA2; and
 - .c Parking Regulation Area 3 or PRA3.
- .3 Notwithstanding Table 3.1.1, the required maximum number of parking spaces shall be the greater of:
 - .a the legally existing number of parking spaces on the lot; or
 - .b the maximum permitted number of parking spaces as specified in Table 3.1.1.
- .4 Where a maximum number of parking spaces is identified in Table 3.1.1, the maximum applies to the number of parking spaces and excludes barrier-free parking spaces, car-share spaces, and visitor spaces.
- .5 The minimum parking requirements of this By-law shall only apply to any new gross floor area, dwelling units or buildings that did not exist on the date of passing of this By-law.
- .6 Where the calculation of minimum parking spaces in accordance with Section 3.1 and Table 3.1.1 results in a fraction, the required minimum and maximum number of parking spaces shall be rounded up to the next highest whole number.
- .7 Where there are multiple uses on the lot, the requirements of Table 3.1.1 shall apply cumulatively to each use on the lot. Where there are multiple uses on the same lot, a reduction to the minimum parking requirements shall only be permitted in accordance with Section 3.2 of this By-law.

Table 3.1.1 – Minimum and Maximum Parking Space Requirements (see Schedule B for Parking Regulation Areas)

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Residential Uses						
1. Detached Dwelling	1 per dwelling unit	-	2 per dwelling unit	-	2 per dwelling unit	-
2. Linked Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling	1 per dwelling unit	2 per dwelling unit	2 per dwelling unit	-	2 per dwelling unit	-
3. Duplex Dwelling, Triplex Dwelling	2 per dwelling unit	3 per dwelling unit	2 per dwelling unit	-	2 per dwelling unit	-
4. Additional Residential Unit	-	1 per dwelling unit	1 per dwelling unit	-	1 per dwelling unit	-
5. Podium Townhouse Dwelling, Stacked Townhouse Dwelling, Back-to-Back Townhouse Dwelling, Cluster Townhouse Dwelling	0.15 per dwelling unit for Visitor Parking	1.5 per dwelling unit	1.5 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1.5 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
6. Live Work Townhouse Dwelling	2 per dwelling unit plus 1 Visitor Parking space per unit	2 per dwelling unit plus 2 visitor parking space per unit	2 per dwelling unit plus 2 visitor parking space per unit	-	2 per dwelling unit plus 2 visitor parking space per unit	-
7. Lodging House	0.15 per lodging unit for Visitor Parking	2 per lodging unit	2 per lodging unit plus 0.20 per lodging unit for Visitor Parking	-	2 per lodging unit plus 0.20 per lodging unit for Visitor Parking	-
8. Apartment Dwelling	0.15 per dwelling unit for Visitor Parking	1 per dwelling unit	0.75 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
9. Supportive Housing Residence (Type 1/2)	-	-	2 plus 0.20 per bedroom plus 0.20 per dwelling unit for	-	2 plus 0.20 per bedroom plus 0.20 per dwelling unit for	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
			Visitor Parking		Visitor Parking	
Commercial and Employment Uses						
10. Banquet Hall, Convention Centre, Dining Room or Convenience Restaurant, Commercial Recreation	-	10 per 100 m ² of gross floor area	7.5 per 100 m ² of gross floor area	-	10 per 100 m ² of gross floor area	-
11. Automobile Repair, Automobile Body Shop, Automobile Washing Facility, Automobile Dealership, Automobile Service Station, Automobile Impound Yard, Boat or Recreational Vehicle Sales and Service	-	3 per 100 m ² of gross floor area, exclusive of vehicle storage and display areas	3 per 100 m ² of gross floor area, exclusive of vehicle storage and display areas	-	3 per 100 m ² of gross floor area, exclusive of vehicle storage and display areas	-
12. Building Supply Depot, Take-Out Restaurant, Office, Medical Office or Clinic, Broadcasting Data or Call Centre, Garden Centre, Personal Service, Retail, Commercial Service and Repair, Shopping Centre, Heavy Equipment Sales and Service, Museum or Art Gallery, Outdoor Market, Commercial School	-	3 per 100 m ² of gross floor area	2.25 per 100 m ² of gross floor area	-	3 per 100 m ² of gross floor area	-
13. Transportation Depot or Distribution Centre, Contractor's Establishment, Workshop, Warehouse	-	0.5 per 100 m ² of gross floor area	0.5 per 100 m ² of gross floor area	-	0.5 per 100 m ² of gross floor area	-
14. Hotel	-	1 per guest room, plus parking requirement for public	0.5 per guest room, plus parking requirement for non-	-	0.5 per guest room, plus parking requirement for non-	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
		areas associated with other uses	ancillary commercial use		ancillary commercial use	
15. Theatre	-	4 per 100 m ² of gross floor area	3 per 100 m ² of gross floor area	-	4 per 100 m ² of gross floor area	-
16. Driving Range, Golf Course	-	1 space per hole/tee plus parking requirement for non-ancillary use	1 space per hole/tee plus parking requirement for non-ancillary use	-	1 space per hole/tee plus parking requirement for non-ancillary use	-
17. Day Care Centre, Veterinary Clinic, Kennel, Research and Development	-	2.5 per 100 m ² of gross floor area	2.5 per 100 m ² of gross floor area	-	2.5 per 100 m ² of gross floor area	-
18. Funeral Home	-	7.5 per 100 m ² of gross floor area	7.5 per 100 m ² of gross floor area	-	7.5 per 100 m ² of gross floor area	-
19. Health or Fitness Centre	-	2 per 100 m ² of gross floor area	1.5 per 100 m ² of gross floor area	-	2 per 100 m ² of gross floor area	-
20. Micro Manufacturing, Manufacturing, Processing or Assembly	-	1 per 100 m ² of gross floor area	1 per 100 m ² of gross floor area	-	1 per 100 m ² of gross floor area	-
21. On-Farm Diversified use, Vertical Agriculture, Hospital	-	-	-	-	-	-
22. Farm Help Dwelling	-	-	-	-	1 per 100 m ² of gross floor area	-
23. Home Occupation	-	-	-	-	-	-
24. Energy Generation Facility, Salvage Yard, Hazardous Waste Processing, Taxi-Based Use	-	-	2 per 100 m ² of gross floor area	-	2 per 100 m ² of gross floor area	-
25. Mineral Aggregate Operation	-	-	-	-	2 per 100 m ² of gross floor area	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
26. Any other Commercial or Employment Use	-	3 per 100 m ² of gross floor area	2.25 per 100 m ² of gross floor area	-	3 per 100 m ² of gross floor area	-
Community & Institutional Uses						
27. Community Garden	-	4 per lot	1 per lot	-	1 per lot	-
28. Place of Worship	-	6.5 per 100 m ² of worship space	6.5 per 100 m ² of worship space	-	6.5 per 100 m ² of worship space	-
29. Community Centre	-	1 per 100 m ² of gross floor area	0.75 per 100 m ² of gross floor area	-	1 per 100 m ² of gross floor area	-
30. Long Term Care Facility	-	-	0.33 per dwelling unit or bed, whichever is greater	-	0.33 per dwelling unit or bed, whichever is greater	-
31. Fairground	-	2 per 100 m ² of fairground area	2 per 100 m ² of fairground area	-	2 per 100 m ² of fairground area	-
32. Cemetery	-	4 per 100 m ² of cemetery area	3 per 100 m ² of cemetery area	-	4 per 100 m ² of cemetery area	-
33. Public or Private Elementary School	-	1 (excluding portables) plus 1 per each portable	1 (excluding portables) plus 1 per each portable	-	1 (excluding portables) plus 1 per each portable	-
34. Public or Private Secondary School, College or University	-	1.5 (excluding portables) plus 1 per each portable	1.5 (excluding portables) plus 1 per each portable	-	1.5 (excluding portables) plus 1 per each portable	-
35. Transit Station	-	-	2 per staff on duty, minimum of 2	-	2 per staff on duty, minimum of 2	-
36. Other Community Use	-	-	4 per playing field, pool, court,	-	4 per playing field, pool, court,	-

Land Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
			or similar structure or facility		or similar structure or facility	
37. Emergency Services	-	-	2 per emergency vehicle bay	-	2 per emergency vehicle bay	-

3.1.B Parking Spaces to be Provided on the Same Lot

- .1 The minimum required number of parking spaces in accordance with Section 3.1.A shall be provided on the same lot as the use, building or structure in which the use is located.
- .2 Notwithstanding Section 3.1, all or any portion of the required minimum parking on a lot (hereafter the “subject lot”) shall be permitted to be provided on another lot (hereafter the “other lot”), provided:
 - .a The other lot is located no further than 250 m from the boundary of the subject lot; and
 - .b An agreement has been entered into by the owner of the subject lot, the owner of the other lot and the City, and the agreement is registered on title.

3.1.C Payment in Lieu of Required Parking Spaces

- .1 All or any part of the minimum parking requirements of Section 3.1 shall not apply where a by-law is passed by Council providing for payment in lieu of minimum parking and where an agreement has been entered into in accordance with the *Planning Act*.

Section 3.2: Reductions to Parking Space Provisions

3.2.A Shared Parking

- .1 Notwithstanding the minimum parking space requirements, the minimum number of required parking spaces may be reduced on any lot where multiple uses are developed in accordance with the provisions of this subsection. The provisions of this subsection shall not affect any requirement for the maximum number of parking spaces.
- .2 A reduced minimum parking requirement permitted by Section 3.2.A is calculated:
 - .a First, by calculating the required minimum number of parking spaces for each use in accordance with Section 3.1;
 - .b Second, by multiplying the required minimum number of parking spaces for each use by the percentages indicated in Table 3.2.1;
 - .c Third, by adding each column to determine the total amount of parking that is required within each of the time periods indicated in Table 3.2.1; and

- .d Fourth, the highest column total identified in the third step is the required minimum number of parking spaces that is required to be provided on the lot.

Table 3.2.1 – Maximum Parking Space Reduction for Shared Uses

Land Use	Weekday			Weekend		
	Morning	Afternoon	Evening	Morning	Afternoon	Evening
Office	100%	95%	5%	10%	10%	0%
Medical Office or Clinic	100%	100%	65%	0%	0%	0%
Retail, Personal Service Shop	70%	90%	80%	90%	100%	75%
Supermarket	65%	100%	100%	100%	100%	50%
Restaurant	90%	100%	100%	90%	100%	100%
Residential Dwelling Units	15%	25%	65%	20%	40%	100%
Theatre	0%	40%	65%	0%	60%	100%

3.2.B Dedicated Car Sharing Spaces for Apartments

- .1 Notwithstanding the minimum parking requirements of this By-law, the minimum number of required parking spaces in conjunction with an apartment dwelling is permitted to be reduced where a dedicated car sharing space is provided on the same lot for which the minimum parking is required, provided that:
 - .a The minimum number of required parking spaces may be reduced at a rate of four spaces for every one dedicated car sharing space, to a maximum of a 10% reduction of the total minimum number of required parking spaces.
 - .b This reduction shall not apply to any required visitor parking spaces.
- .2 Subject to Section 3.2.B.1, a dedicated car sharing space shall be included in the calculation of minimum number of parking spaces and maximum number of parking spaces.

3.2.C Additional Bicycle Parking

- .1 Notwithstanding the minimum parking space requirements, the minimum number of required parking spaces is permitted to be reduced at a rate of 1 required parking space for every 4 bicycle parking spaces that are provided and maintained in excess of the minimum number of required bicycle parking spaces in accordance with this By-law.
- .2 The reduction shall be limited to a maximum reduction of 25% of the required minimum number of motor vehicle parking spaces.

- .3 The reduction shall not apply with respect to the minimum parking requirement for any residential dwelling unit.

3.2.D Customer Pick-Up and Drop-Off Parking Spaces

- .1 Customer pick-up and drop-off parking spaces shall be considered a parking space for the purposes of this By-law and shall be in accordance with the requirements of Section 3.3.
- .2 A customer pick-up and drop-off parking space shall be included in the calculation of minimum and maximum parking requirements.
- .3 Any identification signage shall not encroach into any required parking space.

Section 3.3: General Parking Space and Parking Area Requirements

- .1 A required minimum parking space shall be maintained as an unobstructed area with a minimum height clearance of 2.0 m that is used or available for use for the temporary storage of a motor vehicle.
- .2 In any zone except any Residential First Density, Residential Second Density, Agricultural or Open Space zone, individual parking spaces shall be marked by permanent lines, markings, or an equivalent treatment of the parking area surface.
- .3 An angled parking space shall be a rectangular area measuring not less than 2.7 m in width and 5.7 m in length.
- .4 A parallel parking space shall be a rectangular area measuring not less than 2.75 m in width and 6.5 m in length, the long side of which is parallel to an aisle.
- .5 Notwithstanding the provisions above, a parking space that is located within a parking structure shall be permitted to be partially encroached by a structure in accordance with the following provisions:
 - .a The encroachment is a utility box, electric vehicle supply equipment, column, wall, HVAC equipment, fence or similar structure.
 - .b The encroachment is a maximum of 1.2 m by 0.3 m.
 - .c The parking space is designated as a parking space that is suitable for compact vehicles within common parking areas.
- .6 Minimum distance between any driveway and a point of intersection of projected property lines shall be 6.0 m.
- .7 Every parking space shall have access via a parking aisle or from a driveway that is maintained as an unobstructed area designed to provide access to parking spaces. This requirement shall not apply to tandem parking spaces where tandem parking is specifically permitted by this By-law.
- .8 The minimum width of a parking aisle shall be in accordance with Table 3.3.1.

Table 3.3.1 – Minimum Parking Aisle Width

Angle of Parking	Minimum Parking Aisle Width
Up to 50 degrees	4.0 m
50 degrees to 70 degrees	5.75 m
70 degrees and up to and including 90 degrees	6.6 m

- .9 All portions of a parking area shall be treated with asphalt, concrete, brick, permeable surface or other similar surface that is suitably treated to prevent erosion and provide stability.
- .10 In any zone except any Residential First Density, Residential Second Density, Residential Third Density, Agricultural or Open Space zone, the minimum width of a driveway providing access to a parking area shall be a minimum width of 3 m for one-way traffic, and a minimum width of 6 m for two-way traffic.

Section 3.4: Parking Structures

- .1 Any portion of an above grade parking structure shall be subject to the lot and building requirements that are applicable to the main buildings on the lot.
- .2 Where a build-to requirement is contained in the applicable zone, no portion of an above grade parking structure is permitted to be located within the building frontage of the minimum build-to requirement.
- .3 The minimum setback of an underground parking structure shall be 0.0 m from any lot line. An entrance providing access to an underground parking structure shall be subject to the lot and building requirements of the zone in which the parking structure is located.

Section 3.5: Electric Vehicle Parking Provisions

- .1 Electric vehicle supply equipment shall be provided in accordance with Table 3.5.1. This section shall not be interpreted to require electric vehicle supply equipment for any existing parking spaces or for any existing dwelling units or gross floor area, as existing on the date of passing of this By-law.

Table 3.5.1 – Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment

Uses	Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment
Residential	
Apartment Dwelling or Stacked Townhouse Dwelling	20% of the total required resident parking spaces or 1.0 space, whichever is greater, and 10% of the total required visitor parking spaces or 1.0 space, whichever is greater

Uses	Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment
Back to Back Townhouse Dwelling Cluster Townhouse Dwelling	20% of the total required parking spaces or 1.0 space, whichever is greater
Non-Residential	
Non-residential uses	10% of the total required parking spaces, or 1.0 space, whichever is greater

- .2 Notwithstanding the provisions above, development consisting of fewer than 10 dwelling units and or less than 1,000 m² of gross floor area of non-residential uses shall be exempt from providing electric vehicle supply equipment.

Section 3.6: Bicycle Parking Requirements

3.6.A Required Number of Bicycle Parking Spaces

- .1 No person shall erect, enlarge, or change the use of a lot, building, or structure unless the number of bicycle parking spaces is provided in accordance with Table 3.6.1. The minimum bicycle parking and end-of-trip bike facilities requirements of Section 3.6 shall not be applicable to any change of use, or reconstruction or development where there is no increase in the gross floor area or where there is no increase in the number of dwelling units.
- .2 Where the calculation of minimum bicycle parking spaces in accordance with Section 3.6.A results in a fraction, the required minimum number of bicycle parking spaces shall be rounded up to the next highest whole number.
- .3 Where there are multiple uses on the lot, the requirements of Table 3.6.1 shall apply cumulatively to each use on the lot.

Table 3.6.1 – Minimum Bicycle Parking Requirements

Type of Use	Minimum Required Bicycle Parking	
	Long-Term	Short-Term
Residential Uses		
Apartment Dwelling or Stacked Townhouse Dwelling	PRA1 and PRA2: 0.7 per dwelling unit PRA3: 0.4 per dwelling unit	0.10 per dwelling unit
Non-Residential Uses		
Elementary or Secondary School	1 per classroom	2 per classroom

Type of Use	Minimum Required Bicycle Parking	
	Long-Term	Short-Term
College or University	1 per 200 m ² of net floor area	3 per classroom
Offices (excluding an accessory office to another employment use)	1 per 200 m ² of net floor area	1 per 300 m ² of net floor area
Retail, personal service shop, or restaurant	1 per 300 m ² of net floor area	1 per 500 m ² of net floor area

3.6.B Location of Bicycle Parking

- .1 Bicycle parking shall be located on the same lot as the use for which it is required.
- .2 Required bicycle parking spaces shall not be located in a dwelling unit, storage locker, or on a balcony.
- .3 Bicycle parking spaces are permitted to be located in any required minimum yard but shall not be closer than 0.6 m to any lot line.
- .4 Where four or more short term bicycle parking spaces are provided outdoors in any yard each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete, asphalt, or pavers.

3.6.C Bicycle Parking Space Dimensions

- .1 A maximum of 50% of the required bicycle parking spaces shall be permitted to be vertical spaces, and the rest shall be horizontal bicycle parking spaces.
- .2 The minimum dimensions for bicycle parking spaces shall be in accordance with Table 3.6.2.

Table 3.6.2 – Bicycle Parking Space Dimensions

Type of Bicycle Parking Space	Minimum Dimensions	
Horizontal Bicycle Parking Space	Width (m)	0.6
	Length (m)	1.8
	Vertical Clearance (m)	2.0
	Access Aisle Width (m)	1.5
Vertical Mounted Bicycle Parking Space	Width (m)	0.5
	Length (m)	1.6
	Vertical Clearance (m)	2.0
	Access Aisle Width (m)	1.5
Stacked Bicycle Parking Space	Vertical Clearance (m)	1.2

- .3 Where long term bicycle parking spaces are required by Table 3.6.1 for residential uses, a minimum of 10% of long term bicycle parking spaces shall be provided with access to one standard electrical outlet.

3.6.D End-of-Trip Bicycle Facilities for Non-Residential Uses

- .1 Where long-term bicycle parking spaces are required for non-residential uses, end-of-trip bicycle facilities shall be provided in accordance with Table 3.6.3.

Table 3.6.3 – Minimum Required End-of-Trip Bike Facilities

Minimum Required Long-Term Bicycle Parking Spaces	Minimum Required End-of-Trip Bicycle Facilities	
	PRA1 and PRA2	PRA3
Under 5 long-term bicycle parking spaces	None	None
5 to 60 long-term bicycle parking spaces	1	None
61 to 150 long-term bicycle parking spaces	2	1
151 or more long-term bicycle parking spaces	3	1

- .2 Each end-of-trip bicycle facility required by Table 3.6.3 shall include at least 1 shower unit.

Section 3.7: Loading Requirements

- .1 No person shall erect, enlarge, or change the use of a lot, building, or structure unless the number of loading spaces is provided in accordance with Table 3.7.1. The provisions of this section shall only be applicable to any new buildings, or the net increase in gross floor area where any part of a building is reconstructed, or a change in use where the new use is required to be provided with loading spaces under this section.
- .2 A minimum loading space is not required where the use is not explicitly listed in Table 3.7.1.
- .3 The minimum dimensions of any loading space shall be in accordance with the requirements of Table 3.7.2.
- .4 A loading space shall be accessible by a driveway or parking aisle.
- .5 No part of a loading space shall be permitted in:
 - .a Any front yard;
 - .b In any required minimum yard; and
 - .c Within any parking space or parking aisle.

Table 3.7.1 – Minimum Loading Space Requirements

Net Floor Area (m ²) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
Retail, hotel and restaurant uses		
Less than 500	-	-
500 to 2,300	1 Type 1 loading space	-
Over 2,300 up to 7,500	-	1 Type 2 loading space
Over 7,500 up to 15,000	-	2 Type 2 loading spaces
Over 15,000	-	3 Type 2 loading spaces
Office and medical clinic or office uses		
Over 500 and up to 5,000	1 Type 1 loading space	-
Over 5,000	-	1 Type 2 loading space
Residential Uses		
Between 30 and 200 apartment dwelling units on the lot		1 Type 2 loading space
More than 200 apartment dwelling units on the lot	1 Type 1 loading space	1 Type 2 loading space
Manufacturing, assembly, or processing, transportation depot or distribution centre, or a warehouse use		
Over 500 and up to 2,000	1 Type 1 loading space	-
Over 2,000	-	1 Type 2 loading space

Table 3.7.2 – Minimum Loading Space Dimensions

Type of Loading Space	Minimum Width	Minimum Length	Vertical Clearance
Type 1 Loading Space	3.0 m	9.0 m	3.25 m
Type 2 Loading Space	3.5 m	12.0 m	4.25 m