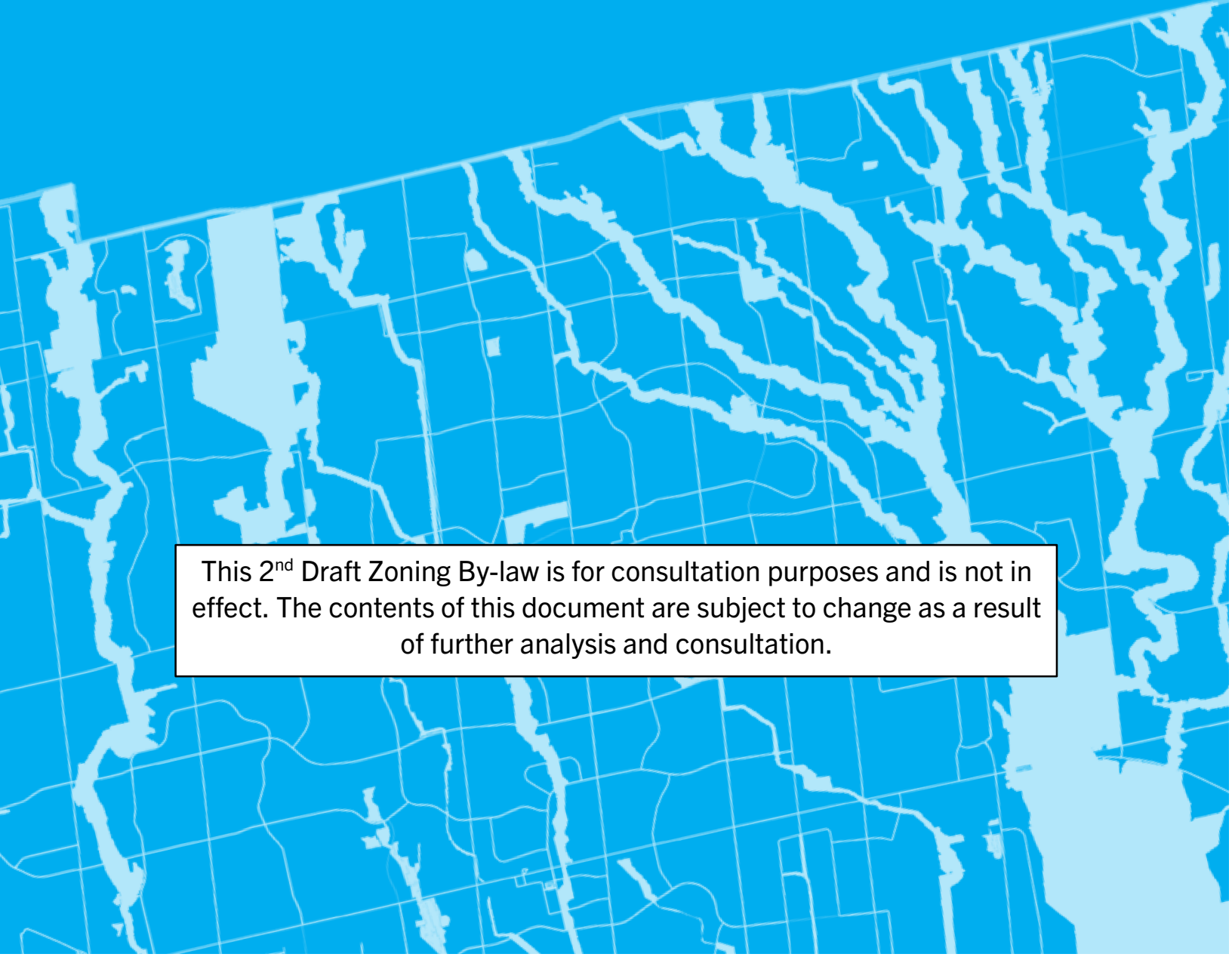




# BRAMPTON ZONING BY-LAW

2nd Draft | September 2024



This 2<sup>nd</sup> Draft Zoning By-law is for consultation purposes and is not in effect. 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

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### 3.1.A Parking Ratios

- .1 No person shall erect, enlarge, or change the use of a lot, building, or structure unless parking spaces are provided and maintained in accordance with the minimum and maximum parking space requirements contained in Table 3.1.1.
- .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 For any legally existing uses, buildings and structures, the minimum required number of parking spaces on the lot shall be the lesser of the legally existing number of parking spaces on the lot, or the required number of parking spaces specified in Table 3.1.1.
- .4 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 as of the date of passing of this By-law; or
  - .b the maximum permitted number of parking spaces as specified in Table 3.1.1.
- .5 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.
- .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 number of parking spaces shall be rounded up to the next highest whole number and the required maximum number of parking spaces shall be rounded down to the previous 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.

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

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
<b>Residential Uses</b>						
1. Detached Dwelling	-	-	2 per dwelling unit	-	2 per dwelling unit	-
2. Linked Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling, Lane-Based Townhouse Dwelling	-	-	2 per dwelling unit	-	2 per dwelling unit	-
3. Duplex Dwelling, Triplex Dwelling	-	2 per dwelling unit	1.5 per dwelling unit	-	2 per dwelling unit	-
4. Additional Residential Unit	-	-	0 for the first Additional Residential Unit, 1 for the second Additional Residential Unit	-	0 for the first Additional Residential Unit, 1 for the second Additional Residential Unit	-
5. Cluster Townhouse Dwelling, Podium Townhouse Dwelling, Back-to-Back Townhouse Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1.2 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-	1.2 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
6. Stacked Townhouse Dwelling, Stacked Back-to-Back Townhouse Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1 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	-
7. Fourplex Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	1 per dwelling unit	-	1 per dwelling unit plus 1 Visitor Parking space	-
8. Live-Work Townhouse Dwelling	-	4 per dwelling unit	2 per dwelling unit plus 2 visitor parking	-	2 per dwelling unit plus 2 visitor parking	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
			space per unit		space per unit	
9. Lodging House	-	2 per lodging house	2 per lodging house	-	2 per lodging house	-
10. Apartment Dwelling	-	2 per dwelling unit (no maximum for Visitor Parking)	0.75 per dwelling unit plus 0.15 per dwelling unit for Visitor Parking	-	1 per dwelling unit plus 0.20 per dwelling unit for Visitor Parking	-
11. Single Room Occupancy Housing	-	1 per bedroom	0.20 per bedroom plus 0.04 per bedroom for visitor parking	-	0.25 per bedroom plus 0.05 per bedroom for visitor parking	-
12. Supportive Housing Residence (Type 1/2)	-	-	2 plus 0.20 per bedroom or guest room	-	2 plus 0.20 per bedroom or guest room	-
<b>Commercial and Employment Uses</b>						
13. Banquet Hall, Convention Centre, Restaurant, Commercial Recreation	-	10 per 100 m <sup>2</sup> of gross floor area	7.5 per 100 m <sup>2</sup> of gross floor area	-	10 per 100 m <sup>2</sup> of gross floor area	-
14. Restaurant patio	-	-	-	-	-	-
15. Motor Vehicle Repair, Motor Vehicle Body Shop, Motor Vehicle Washing Facility, Motor Vehicle Dealership, Motor Vehicle Service Station, Motor Vehicle Impound Yard, Boat or Recreational Vehicle Sales and Service	-	3 per 100 m <sup>2</sup> of gross floor area, exclusive of vehicle storage and display areas	3 per 100 m <sup>2</sup> of gross floor area, exclusive of vehicle storage and display areas	-	3 per 100 m <sup>2</sup> of gross floor area, exclusive of vehicle storage and display areas	-
16. Office, Medical Office or Clinic, Organizational Club,	-	3 per 100 m <sup>2</sup> of gross floor area	2.25 per 100 m <sup>2</sup> of	-	3 per 100 m <sup>2</sup> of gross floor area	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
Catering Service Broadcasting Data or Call Centre, Building Supply Depot, Garden Centre, Personal Service Shop, Dry Cleaning and Laundry Distribution Station, Artisan Studio, Financial Service, Pet Day Care, Retail, Convenience retail, Commercial Service and Repair, Heavy Equipment Sales and Service, Museum or Art Gallery, Commercial School			gross floor area			
17. Transportation Depot, Contractor's Establishment, Workshop, Warehouse, Self Storage Facility	-	0.5 per 100 m <sup>2</sup> of gross floor area	0.5 per 100 m <sup>2</sup> of gross floor area	-	0.5 per 100 m <sup>2</sup> of gross floor area	-
18. Hotel	-	1 per guest room (maximum parking for others uses applies as stated in this table)	0.5 per guest room, plus parking requirement for non- ancillary commercial use	-	0.5 per guest room, plus parking requirement for non- ancillary commercial use	-
19. Theatre	-	4 per 100 m <sup>2</sup> of gross floor area	3 per 100 m <sup>2</sup> of gross floor area	-	4 per 100 m <sup>2</sup> of gross floor area	-
20. Driving Range, Golf Course	-	-	1 space per hole/tee plus 3 per 100 m <sup>2</sup> of gross floor area for club house or accessory uses	-	1 space per hole/tee plus 3 per 100 m <sup>2</sup> of gross floor area for club house or accessory uses	-
21. Child Care Centre, Veterinary Clinic, Kennel, Research and Development	-	2.5 per 100 m <sup>2</sup> of gross floor area	2.5 per 100 m <sup>2</sup> of gross floor area	-	2.5 per 100 m <sup>2</sup> of gross floor area	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
22. Funeral Home	-	7.5 per 100 m <sup>2</sup> of gross floor area	7.5 per 100 m <sup>2</sup> of gross floor area	-	7.5 per 100 m <sup>2</sup> of gross floor area	-
23. Health or Fitness Centre	-	5 per 100 m <sup>2</sup> of gross floor area	1.5 per 100 m <sup>2</sup> of gross floor area	-	2 per 100 m <sup>2</sup> of gross floor area	-
24. Micro Manufacturing, Manufacturing, Processing or Assembly, Vertical Agriculture	-	1 per 100 m <sup>2</sup> of gross floor area	1 per 100 m <sup>2</sup> of gross floor area	-	1 per 100 m <sup>2</sup> of gross floor area	-
25. Home Occupation	-	-	-	-	1 per any home occupation receiving clients	-
26. Energy Generation Facility, Salvage Yard, Hazardous Waste Processing	-	-	2 per 100 m <sup>2</sup> of gross floor area	-	2 per 100 m <sup>2</sup> of gross floor area	-
27. Outdoor Market	-	-	-	-	-	-
28. Any other Commercial or Employment Use	-	5 per 100 m <sup>2</sup> of gross floor area	2.25 per 100 m <sup>2</sup> of gross floor area	-	3 per 100 m <sup>2</sup> of gross floor area	-
<b>Community &amp; Institutional Uses</b>						
29. Community Garden, Privately Owned Public Space	-	-	-	-	-	-
30. Place of Worship	-	15 per 100 m <sup>2</sup> of gross floor area	7.5 per 100 m <sup>2</sup> of gross floor area	-	10 per 100 m <sup>2</sup> of gross floor area	-
31. Community Centre, Museum or Gallery	-	1 per 100 m <sup>2</sup> of gross floor area	0.75 per 100 m <sup>2</sup> of gross floor area	-	1 per 100 m <sup>2</sup> of gross floor area	-
32. Residential Care Home	-	-	0.33 per dwelling unit or bed	-	0.33 per dwelling unit or bed	-
33. Fairground	-	2 per 100 m <sup>2</sup> of fairground area	2 per 100 m <sup>2</sup> of fairground area	-	2 per 100 m <sup>2</sup> of fairground area	-

Use	PRA1 Min	PRA1 Max	PRA2 Min	PRA2 Max	PRA3 Min	PRA3 Max
34. Cemetery	-	4 per 1000 m <sup>2</sup> of cemetery area	3 per 1000 m <sup>2</sup> of cemetery area	-	4 per 1000 m <sup>2</sup> of cemetery area	-
35. Public or Private Elementary School	-	3 per 100 m <sup>2</sup> of gross floor area (excluding portables)	1 per 100 m <sup>2</sup> of gross floor area (excluding portables) plus 1 per each portable	-	1 per 100 m <sup>2</sup> of gross floor area (excluding portables) plus 1 per each portable	-
36. Public or Private Secondary School	-	5 per 100 m <sup>2</sup> of gross floor area (excluding portables)	1.5 per 100 m <sup>2</sup> of gross floor area (excluding portables) plus 1 per each portable	-	1.5 per 100 m <sup>2</sup> of gross floor area (excluding portables) plus 1 per each portable	-
37. College or University	-	5 per 100 m <sup>2</sup> of gross floor area (excluding portables)	1.5 per 100 m <sup>2</sup> of gross floor area	-	1.5 per 100 m <sup>2</sup> of gross floor area	-
38. Other Community Use	-	-	4 per playing field, pool, court, or similar structure or facility	-	4 per playing field, pool, court, or similar structure or facility	-
39. 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.B.1, all or any portion of the required minimum parking that is required on any lot shall be permitted to be provided off-site on another lot, provided a legal 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: General Parking Space and Parking Area Requirements

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### 3.2.A Minimum Parking Space Dimensions

- .1 An angled parking space shall be maintained as an unobstructed rectangular area measuring not less than 2.7 m in width and 5.4 m in length.
- .2 A parallel parking space shall be an unobstructed 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.
- .3 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.
- .4 A required minimum parking space shall have a minimum height clearance of 2.0 m.

### 3.2.B Minimum Parking Aisle and Driveway Requirements

- .1 The minimum distance between any driveway and a point of intersection of projected property lines shall be 4.5 m.
- .2 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.
- .3 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 3.0 m for one-way traffic, and a minimum width of 6.0 m for two-way traffic.
- .4 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	6.0 m

### Section 3.3: 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 and any applicable requirements of the zone.
- .2 The minimum setback of an underground parking structure shall be 0.0 m from any lot line. Any vehicular or pedestrian 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 3.4: Electric Vehicle Parking Provisions

- .1 Electric vehicle supply equipment shall be provided in accordance with Table 3.5.1. These requirements shall only apply to net new gross floor area or new buildings that did not legally exist 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
<b>Residential</b>	
Apartment Dwelling, Stacked Townhouse Dwelling, or Stacked Back-to-Back 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
Back-to-Back Townhouse Dwelling, Cluster Townhouse Dwelling, Stacked Townhouse Dwelling or Stacked Back-to-Back Townhouse Dwelling with shared private parking	20% of the total required parking spaces or 1.0 space, whichever is greater

Uses	Minimum Number of Parking Spaces Equipped with Electric Vehicle Supply Equipment
	Non-Residential
Any non-residential uses	10% of the total required parking spaces, or 1.0 space, whichever is greater

- .2 Notwithstanding the provisions above, where the development is required to provide 10 parking spaces or less, no electric vehicle charging equipment shall be required.

**Section 3.5: Bicycle Parking Requirements**

**3.5.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 3.5.1. These requirements shall only apply to net new gross floor area or new buildings that did not legally exist on the date of passing of this By-law.
- .2 Where the calculation of minimum bicycle parking spaces in accordance with Section 3.5.A results in a fraction, the required minimum number of bicycle parking spaces shall be rounded up to the next highest whole number.
- .3 Notwithstanding the requirements of Table 3.5.1, development consisting of fewer than 10 dwelling units and or less than 1,000 m<sup>2</sup> of gross floor area of non-residential uses shall be exempt from providing bicycle parking spaces.
- .4 Where there are multiple uses on the lot, the requirements of Table 3.5.1 shall apply cumulatively to each use on the lot.

Table 3.5.1 – Minimum Bicycle Parking Requirements

Use	Minimum Required Bicycle Parking	
	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
<b>Residential Uses</b>		
Apartment Dwelling, Stacked Townhouse Dwelling, Back-to-Back Stacked Townhouse Dwelling, and Single Occupancy Housing without private garages	<b>PRA1 and PRA2:</b> 0.7 per dwelling unit <b>PRA3:</b> 0.4 per dwelling unit	0.1 per dwelling unit

Use	Minimum Required Bicycle Parking	
	Long-Term Bicycle Parking Spaces	Short-Term Bicycle Parking Spaces
<b>Non-Residential Uses</b>		
Elementary or Secondary School	<b>PRA1:</b> None <b>PRA2 and PRA3:</b> None	2 per classroom
College or University	<b>PRA1:</b> 1 per 200 m <sup>2</sup> of gross floor area <b>PRA2 and PRA3:</b> None	1 per 200 m <sup>2</sup> of gross floor area
Offices, Medical Office or Clinic, Museum or Art Gallery	<b>PRA1:</b> 1 per 200 m <sup>2</sup> of gross floor area <b>PRA2 and PRA3:</b> None	1 per 200 m <sup>2</sup> of gross floor area
Retail, financial institution, personal service shop, artisan studio, pet day care, restaurant, financial service, commercial recreation, banquet hall; convention centre, theatre, health or fitness centre, hotel, organizational club	<b>PRA1:</b> 1 per 300 m <sup>2</sup> of gross floor area <b>PRA2 and PRA3:</b> None	1 per 300 m <sup>2</sup> of gross floor area
Place of worship, community centre, hospital, library, funeral home, museum or gallery	<b>PRA1:</b> 1 per 300 m <sup>2</sup> of gross floor area <b>PRA2 and PRA3:</b> None	1 per 300 m <sup>2</sup> of gross floor area
Micro manufacturing, commercial school, manufacturing processing or assembly, vertical agriculture, research and development	<b>PRA1:</b> 1 per 500 m <sup>2</sup> of gross floor area <b>PRA2 and PRA3:</b> None	1 per 500 m <sup>2</sup> of gross floor area

**3.5.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 Long-term bicycle parking spaces shall be contained within a wholly enclosed building or an enclosed structure including a bicycle locker.

- .4 Short-term bicycle parking spaces and long-term 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.
- .5 Short-term bicycle parking spaces shall be accessible by an unobstructed walkway or pathway that is connected to the public street.
- .6 Where four or more short-term bicycle parking spaces are provided outdoors in any yard each space must contain a parking rack or similar structure allowing for the bicycles to be securely attached.

**3.5.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 All required bicycle parking spaces shall be accessible by an unobstructed aisle with a width of at least 1.5 m.
- .3 The minimum dimensions for bicycle parking spaces shall be in accordance with Table 3.5.2.

Table 3.5.2 – 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
Vertical Mounted Bicycle Parking Space	Width (m)	0.5
	Length (m)	1.6
	Vertical Clearance (m)	2.0
Stacked Bicycle Parking Space	Vertical Clearance (m)	1.2

**3.5.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 for the non-residential uses in accordance with Table 3.5.3.

Table 3.5.3 – Minimum Required End-of-Trip Bike Facilities for Non-Residential Uses

Minimum Required Long-Term Bicycle Parking Spaces	Minimum Required End-of-Trip Bicycle Facilities PRA1
Under 5 long-term bicycle parking spaces	None
5 to 60 long-term bicycle parking spaces	1

Minimum Required Long-Term Bicycle Parking Spaces	Minimum Required End-of-Trip Bicycle Facilities PRA1
61 to 150 long-term bicycle parking spaces	2
151 or more long-term bicycle parking spaces	3

.2 Each end-of-trip bicycle facility required by Table 3.5.3 shall include at least 1 shower unit.

### Section 3.6: 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 3.6.1.
- .2 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.
- .3 A minimum loading space is not required where the use is not explicitly listed in Table 3.6.1.
- .4 The minimum dimensions of any Type 1 and Type 2 loading space shall be in accordance with the requirements of Table 3.6.2.
- .5 A loading space shall be accessible by a driveway or parking aisle.
- .6 No part of a loading space shall be permitted in:
  - .a Any front yard;
  - .b Any required minimum yard; and
  - .c Within any parking space or parking aisle.

Table 3.6.1 – Minimum Loading Space Requirements

Gross Floor Area (m <sup>2</sup> ) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
<b>Retail, hotel, and restaurant uses</b>		
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
<b>Office and medical clinic or office uses</b>		
Over 500 and up to 5,000	1 Type 1 loading space	-
Over 5,000	-	1 Type 2 loading space

Gross Floor Area (m <sup>2</sup> ) or Number of Dwelling Units	Minimum Number of Type 1 Loading Spaces	Minimum Number of Type 2 Loading Spaces
<b>Residential Uses</b>		
Between 30 and 200 apartment dwelling units in the building	-	1 Type 2 loading space
More than 200 apartment dwelling units in the building	1 Type 1 loading space	1 Type 2 loading space
<b>Manufacturing, assembly, or processing, transportation depot, vertical agriculture, or a warehouse use</b>		
Over 500 and up to 2,000	1 Type 1 loading space	-
Over 2,000	-	1 Type 2 loading space

Table 3.6.2 – 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