



# Brampton

## Zoning By-Law Office Consolidation

(82-2012)

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

(1) by adding to Section 3.1.2 the following zone:

Hurontario Corridor Mixed-Use One HMU1

(2) by adding thereto the following sections:

29.2 the lands zoned HMU1 on Schedule A to this by-law

29.2.1 shall only be used for the following purposes:

a. Commercial

- (1) a retail establishment that has a gross floor area of less than 1,500 square metres.
- (2) a service shop
- (3) a personal service shop
- (4) a bank, trust company, or finance company
- (5) a dry cleaning and laundry distribution station
- (6) a laundromat
- (7) a dining room restaurant, a take-out restaurant
- (8) a printing or copying establishment
- (9) a commercial school
- (10) a community club
- (11) a health centre
- (12) a taxi or bus station
- (13) an art gallery, museum or art/photo studio
- (14) a convenience store or grocery store
- (15) a travel agency
- (16) an office
- (17) a hotel or motel
- (18) a shopping centre
- (19) a banquet hall
- (20) a place of commercial recreation
- (21) a supermarket with a gross floor area of 930 square metres or less and which forms part of a mixed use development
- (22) animal hospital
- (23) movie theatres

b. Institutional

- (1)a place of worship
- (2)a day nursery
- (3)a private or public school
- (4)library

c. Residential

- (1)an apartment dwelling, provided that the portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street or Steeles Avenue East is used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies.
- (2)a nursing home
- (3)a retirement home
- (4)seniors residence
- (5)a supportive housing facility
- (6)live work townhouse dwelling  
townhouse dwelling, only as part of a mixed-use development

d. Other

- (1)mixed use development
- (2)a community centre
- (3)purposes accessory to the other permitted uses

29.2.2 shall not be used for the following purposes:

a. Prohibited Uses

- (1)an adult video store
- (2)an adult entertainment parlour
- (3)an amusement arcade
- (4)a body art and/or tattoo parlour
- (5)a massage or body rub parlour
- (6)outside storage of goods, materials or machinery
- (7)a drive-through facility
- (8)a gas bar, service station, motor vehicle repair shop, motor vehicle body shop, motor vehicle sales establishment, motor vehicle washing establishment.

29.2.3 shall be subject to the following requirements and restrictions:

- a. Maximum Floor Space Index (FSI): 3.0
- b. Minimum Street Line Setback: 0 metres, plus an additional 2.5 metres from the exterior wall for that portion of the building that is 22.0 metres or greater above grade.
- c. Continuous Street Wall: A building wall at grade level, must occupy at least 75% of the entire available frontage facing a public street having a minimum right-of-way width of 26 metres. Available frontage shall be the total frontage excluding any required side yard setback and approved access locations.
- d. Minimum Building Height: 11.0 metres or 3 storeys
- e. Maximum Building Height: 63.0 metres, excluding mechanical penthouses and architectural features
- f. Special Setbacks for Residential  
Living Areas from Interior Side or Rear Lot Lines:  
Notwithstanding any other provisions in this By-law, any portion of a building that is 22.0 metres or greater above grade having windows for a dwelling unit shall be located no less than 6.0 metres from an interior side or rear lot line.
- g. Minimum Ground Floor Height: 4.0 metres for all non-residential uses
- h. Windows and Doors at Grade: On any wall adjacent to a streetline, a minimum 70% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
- i. Rooftop Mechanical Equipment: mechanical equipment on the roof of a building shall be screened in an articulated manner,
- j. Loading, Unloading and Waste Disposal: Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road.

- k. Garbage, Refuse and Waste: All garbage, refuse and waste containers for any use shall be located within a climate controlled area within the same building containing the use.
- l. Motor Vehicle Parking:
  - i) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed 10% of the total lot area.
  - ii) Motor vehicle surface parking is not permitted between a building and Hurontario Street or at intersections.
  - iii) Setback: 0 metres to any portion of a parking garage that is located below grade.
  - iv) Above ground parking structures that front onto a public street shall have a minimum ground floor height of 4 metres.
  - v) Parking spaces are required as follows:
    - 1) For Residential uses: minimum 1.0 spaces per dwelling unit, plus minimum 0.15 spaces for visitors.
    - 2) For Commercial uses: minimum 1 parking space for each 32 square metres of gross commercial floor area or portion thereof.
    - 3) For Institutional and Other uses: in accordance with the general parking provisions of this by-law.

- m. Bicycle parking:
  - i) Bicycle parking must be located on the same lot as the use or building for which it is required.
  - ii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.
  - iii) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
    - (1) a building or structure
    - (2) a secure area such as a supervised parking lot or enclosure; or
    - (3) bicycle lockers
  - iv) 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.

- v) Dimensions:
  - (1) if located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.
  - (2) if located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.
- vi) Rates:
  - (1) For Residential uses: 0.50 spaces per dwelling unit.
  - (2) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.