



Brampton

Zoning By-Law Office Consolidation

(158-2010)

2027 The lands designated OC – 2027 on Schedule A to the by-law:

2027.1 shall only be used for the following purposes:

- 1) an office, including the office of a health care practitioner;
- 2) a hotel;
- 3) a conference centre;
- 4) a park, playground, recreational facility;
- 5) public transit facility;
- 6) except as permitted in 2027.2 (12), the following uses are permitted only in conjunction with uses permitted in Section 2027.1 (1), (2), (3) and (4):
 - i) a bank, trust company or financial institution;
 - ii) a retail establishment;
 - iii) a convenience store;
 - iv) a banquet hall;
 - v) a dry cleaning and laundry distribution station;
 - vi) a dining room restaurant, a take-out restaurant;
 - vii) a tavern;
 - viii) a service shop;
 - ix) a personal service shop, but excluding a massage or body rub parlour;
 - x) a printing or copying establishment;
 - xi) a commercial, technical or recreational school;
 - xii) a community club;
 - xiii) a fitness centre;
 - xiv) a day nursery;
- 7) the following purposes shall not be permitted:
 - i) an adult entertainment parlour;
 - ii) an adult video store;
 - iii) an amusement arcade;

2027.2 shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 1.0 hectare;
- 2) Minimum Front Yard Depth: 4.5 metres;
- 3) Minimum Exterior Side Yard Width: 4.5 metres;
- 4) Maximum canopy encroachment into the minimum required front yard and exterior side yard shall be 2.5 metres;
- 5) Minimum Landscaped Open Space, except at approved access locations:
 - (i) 6.0 metres wide along Mississauga Road, Financial Drive and Steeles Avenue West,
 - (ii) 3.0 metres wide along a lot line abutting any other public street;
- 6) Notwithstanding Section 2027.2 5)(i), a building may encroach into the minimum landscaped open space requirement to a maximum of 1.5 metres;
- 7) Minimum Landscaping for Parking Lots
 - (i) 5% of the area of any parking lot must be provided as interior landscaping, which may be provided in the form of landscaped islands, landscaped medians, and pedestrian pathways. This requirement is in addition to the minimum landscape open space requirement in 2027.2 4);
- 8) Maximum Building Height: none
- 9) Minimum Building Height:

9.5 metres, except for lands within 250 metres of the intersection of Mississauga Road and Steeles Avenue West, the minimum building height is 14.0 metres;
- 10) Notwithstanding 2027.2 9), a conference centre shall be permitted within 250 metres of the intersection of

Mississauga Road and Steeles Avenue West only in conjunction with the permitted uses in 2027.1 1) to 5), inclusive, provided that the uses in 2027.1 1) to 5) have a minimum building height of 14 metres;

11) The uses permitted in 2027.1 6) are limited to a maximum of 25 percent of the gross commercial floor area of the building.

12) Commercial uses listed in 2027.1 6) are permitted as a principle use subject to the following:

(i) shall only be permitted when the following has been provided within lands zoned OC- 2027:

1) a minimum gross floor area of 32,000 square metres of office uses has received building permits.

or

2) a conference centre has received a building permit.

(ii) total maximum gross floor area for dining room restaurants and take-out restaurants shall be 1,000 square metres.

(iii) a stand-alone fitness centre with a minimum gross commercial floor area of 2,500 square metres shall be permitted.

(iv) total maximum gross floor area for individual uses, excluding dining room restaurants, take-out restaurants and a stand-alone fitness centre shall be 2,000 square metres.

(v) shall have a minimum building setback of 150 metres from Mississauga Road and Steeles Avenue West Road frontages and shall not be located within 250 metres of the intersection of Mississauga Road and Steeles Avenue West.

(vi) shall have no minimum building height.

13) Minimum Building Frontage

- (i) 75% along Mississauga Road
- (ii) 60% along Steeles Avenue West

14) Motor Vehicle Parking Provision

- (i) above ground parking structures shall have a minimum building setback of 75 metres from Mississauga Road and Steeles Avenue West.
- (ii) no setback from any lot line is required for any portion of the parking garage that is below grade.

15) Bicycle Parking Space Rate

- (i) 1 per 250 square metres of gross floor area for uses in 2027.1 6).
- (ii) 1 per 1,000 square metres of gross floor area for uses in 2027.1 1) to 5), inclusive.

16) Parking

- (i) Offices: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof.
- (ii) A building which within may contain the uses in 2027.1 6) that occupy up to 25% of gross commercial floor area: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof.
- (iii) Conference Centre: 1 parking space for each 11 square metres of gross commercial floor area or portion thereof when a minimum gross floor area of 49,500 square metres of office use is provided within lands zoned OC- 2027, otherwise 1 parking space for each 8 square metres of gross commercial floor area.
- (iv) If underground parking is provided for a specific use within lands zoned OC- 2027, the number of required parking spaces for that specific use shall be

reduced by 10%.

- 17) Window and Doors at Grade
 - (i) On any wall adjacent to a streetline, no less than 50% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors.
 - (ii) Notwithstanding 2027.2 14) (i), for a Conference Centre use, any wall adjacent to a streetline, no less than 35% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors.
- 18) All garbage and refuse storage including any containers for the storage of recyclable materials, shall be contained within a building.
- 19) All restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- 20) No outside storage or outdoor display or sales of goods and materials shall be permitted.
- 21) The openings for waste disposal and loading facilities of any buildings shall face away from a public street or shall be screened.
- 22) No drive-through facilities are permitted.
- 23) No stand-alone telecommunication facilities are permitted.
- 24) For the purposes of this by-law, a telecommunication antenna, a wind turbine, solar panels or solar collectors are permitted only on the roofs of the uses permitted in 2027.1.
- 25) A minimum 25% of the total site area of lands zoned OC- 2027 shall contain buildings with Green Roofs, landscaping and permeable pavement.
- 26) A minimum 50% of the total site area of lands

zoned OC- 2027 shall contain buildings with White Roofs.

- 27) If a Green Roof and/or permeable parking area is provided for a specific use within lands zoned OC- 2027, the number of required parking spaces for that specific use shall be reduced by 10%.
- 28) For the purposes of this by-law, the lands zoned OC- 2027 shall be treated as one property.

2027.3 for the purposes of 2027:

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

Green Roof shall mean a roof of a building that has a minimum 50% coverage with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. It may also include roofs that utilize some form of "green" technology, such as solar panels and collectors.

White Roof shall mean a roof of a building that uses roofing material, having a high solar reflectance index, equal to or greater than 78 for a low-sloped roof or 29 for steep sloped for a minimum of 75% of the roof area