

WELCOME

Queen Street West Land Use Study Public Information Session #3

This Public Information Session presents the draft findings for Phase 2 of the Queen Street West Land Use Study.

Your feedback is important to finalize this work and for the final phase of the project, where the recommendations presented here are proposed to be implemented through updates to the City's policy and regulatory framework.

Purpose of Study

Why are we doing the study?

As the western gateway into Downtown Brampton and the Central Area, the Queen Street West area has seen a considerable amount of development pressure for new uses and the redevelopment of existing uses. This trend is expected to continue, especially as part of the area is in the City's Urban Growth Centre.

The purpose of the Queen Street West Land Use Study is to review and make recommendations on changes to the planning and urban design policy framework for Queen Street West to guide the form and type of redevelopment in the area.

What has happened since the last Public Information Session?

This is the third Public Information Session.

Two Public Information Sessions were held for Phase 1 and focused on **where** redevelopment should occur. Discussion at those meetings also addressed **what** type of redevelopment should be permitted.

This Public Information Session presents the draft Phase 2 findings. Phase 2 builds on Phase 1 by looking at the **form** redevelopment should take.

We have carefully studied your comments, analyzed current development patterns, and reviewed planning policies to develop the recommendations presented here.

We look forward to your input!



Study Organization

Project Consultants

Meridian Planning is the planning consultant and DTAH is the urban design consultant for the study .

Phase 1

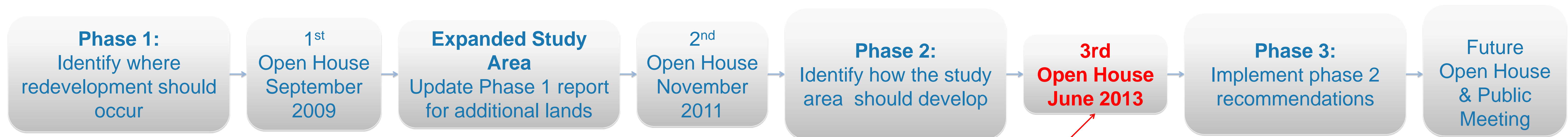
- Phase 1 focused on **where redevelopment should occur**. It reviewed current land use patterns and the planning policy framework to identify “change” areas where redevelopment is considered appropriate. Phase 1 is complete and the findings for it were presented at a Public Information Session in September 2009.
- After the first Public Information Session, it was decided to expand the study area and a second Public Information Session was held in November 2011 to present the Phase 1 findings for the expanded area.

Phase 2

- Phase 2 builds on the Phase 1 work by making recommendations on **how the study area should develop** in the future.
- This Public Information Session presents the draft Phase 2 findings.

Phase 3

- Phase 3 will focus on **implementing the recommendations** from Phase 2, including revisions to the Downtown Brampton Secondary Plan, Zoning By-law and / or the adoption of a Development Permit System.
- Further public consultation will be held for Phase 3.



We are here

Existing Policy Context



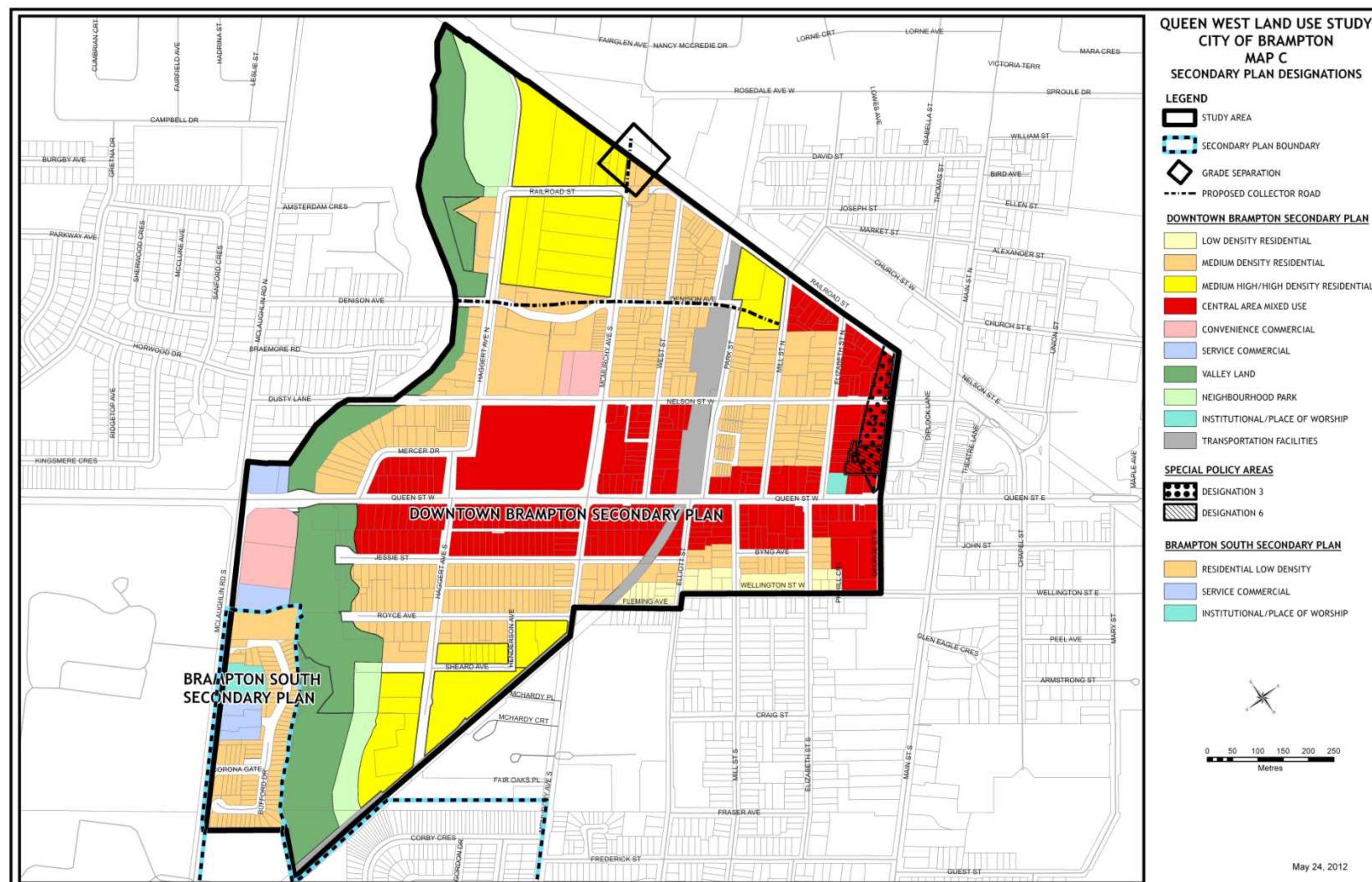
Official Plan

The Queen Street West study area is located within Brampton's "Central Area" as set out in the Official Plan. **The existing policies encourage redevelopment and intensification in parts of the study area.** The Official Plan states that at appropriate locations in the Central Area, revitalisation, infill and intensification will be encouraged to allow people the opportunity to live and work in the same area. The priority is for transit-supportive development and to create a pedestrian friendly environment. It also states that existing neighbourhoods will be maintained and enhanced.

Part of the study area is also within Brampton's **Urban Growth Centre (UGC)**. The Provincial Growth Plan identifies UGC's as focal areas for intensification and sets a minimum density target of 200 persons plus jobs per hectare.

Definitions

Urban Growth Centre: Are areas identified in the Growth Plan for the Greater Golden Horseshoe that are mixed-use, transit-oriented and high-density in character, and provide a focus for employment and population growth in the region.



Downtown Brampton Secondary Plan

A key objective of the Downtown Brampton Secondary Plan is to promote the intensification and improvement of the downtown as a major focus of commercial and community activity in a manner that is sympathetic to its historic character.

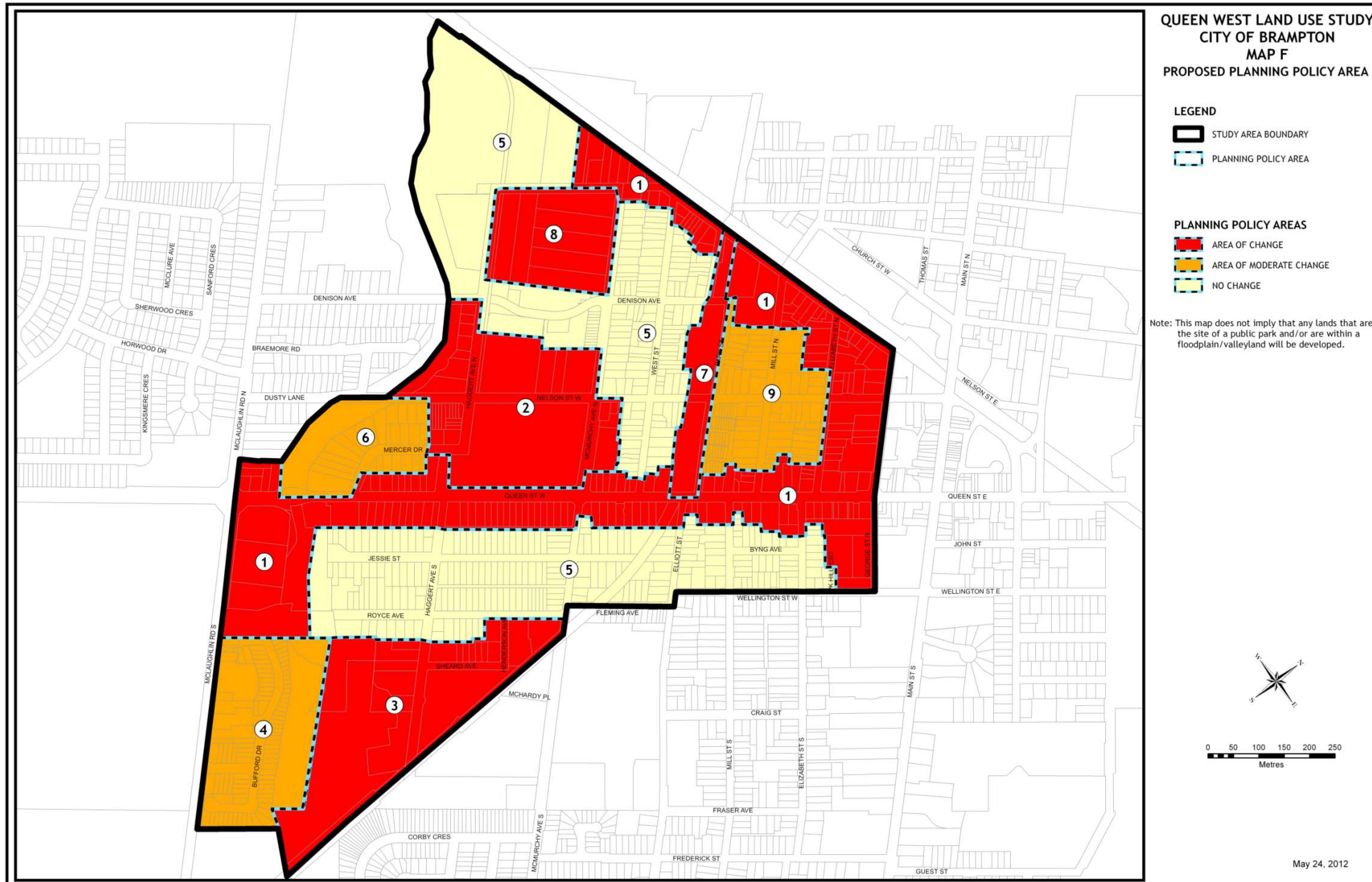
The Secondary Plan already encourages intensification in a significant portion of the Queen Street West study area. The primary intensification areas are designated as "Central Area Mixed Use" and shown in red on the map. In addition, most of the existing residential neighbourhoods are designated as "Medium Density Residential" and would allow some intensification.

Zoning

The current zoning generally reflect existing land use. One notable exception is that the lands along Queen Street between George Street and McMurchy Avenue are currently zoned for mixed use development with a permitted height of 3 to 5 storeys.

Review of Phase 1 - Findings

Phase 1 included an extensive review of existing land use patterns, a detailed heritage assessment and an evaluation of the current policy framework to make recommendations on where redevelopment should occur.



Findings

The key outcome for Phase 1 was to identify areas where land use change is expected and should be encouraged. The following factors were used in identifying the areas of change:

- The area's role within the downtown precinct.
- Neighbourhood structure, including location in relation to the downtown core, integration with surrounding lands, and transportation and traffic.
- Land use and character.
- Cultural heritage context.

Based on these factors, the Phase 1 work identified 5 areas of change, 3 areas of moderate change, and 2 areas of no change.

Phase 2 Overview

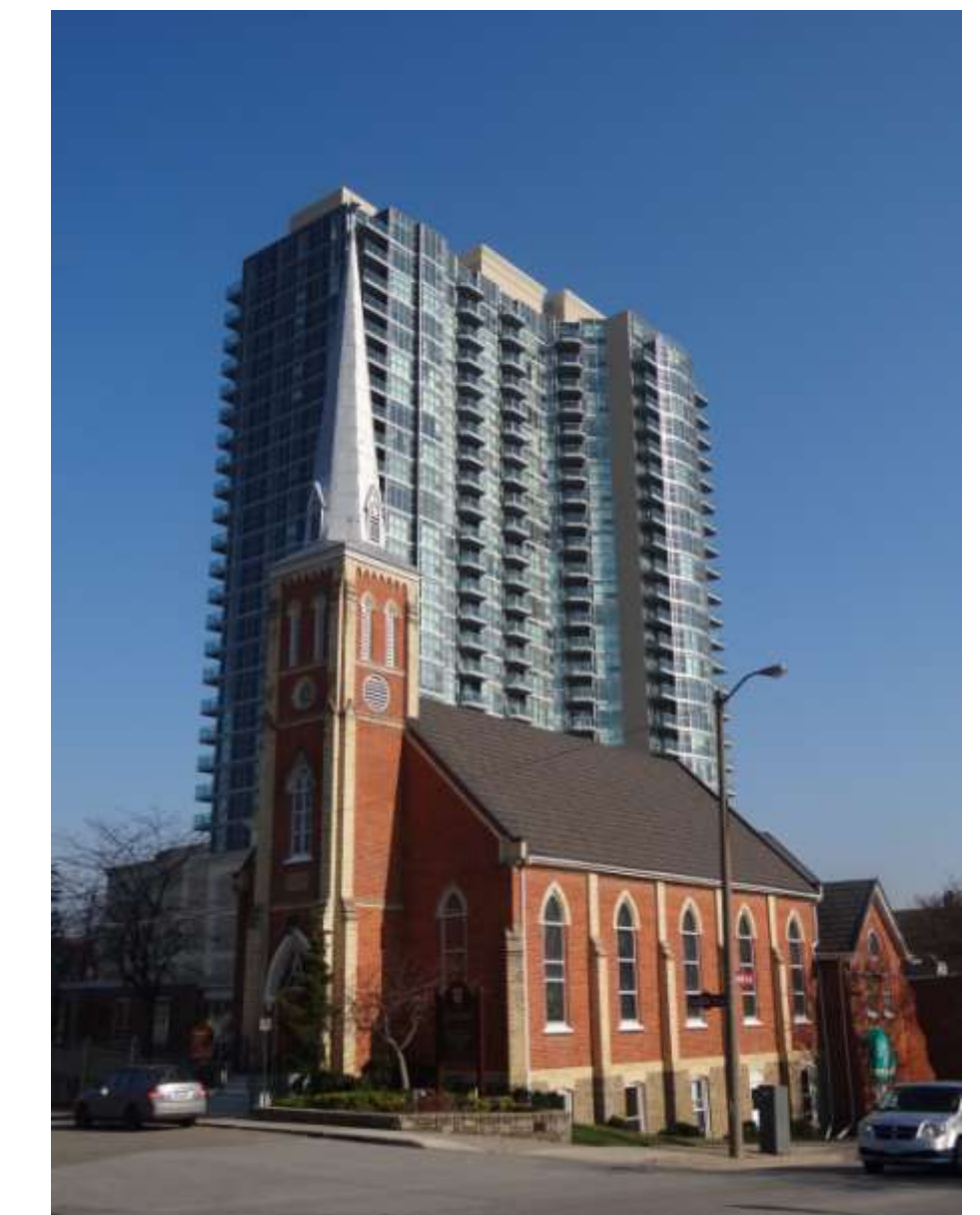
What work was done for Phase 2?

The key elements of the phase 2 work are:

- A **vision statement** to describe the preferred land use pattern for the area.
- **Goals, objectives and overarching urban design principles** that apply to the whole study area and define how the vision would be implemented.
- An **Urban Structure Plan** that identifies:
 - Character areas where redevelopment is to be focused as identified in Phase 1.
 - Stable residential neighbourhoods to be protected.
 - Important structural elements of the neighbourhood.
- A more **detailed vision for each character area's future development** and urban design principles to guide redevelopment within them.
- **Demonstration plans** to illustrate possible scenarios for redevelopment following the identified planning and urban design principles and objectives.
- A recommendation to establish a **Development Permit System (DPS)** for part of the study area.
- Recommendations on **revisions to the Secondary Plan and Zoning By-law** to implement the vision for the non-DPS areas.
- Additional recommendations on parks and open space, transportation and parking strategies to support the planning vision.

VISION STATEMENT:

Queen West will be a vibrant people-place, with a mix of land uses focused on Queen Street and the stable residential neighbourhoods behind it, that provides housing opportunities for a wide range of incomes and ages. Queen West will be a desirable place where economic opportunities and innovation are encouraged and occur in parallel with continual improvements to the public realm that establish a strong sense of place and historical continuity.

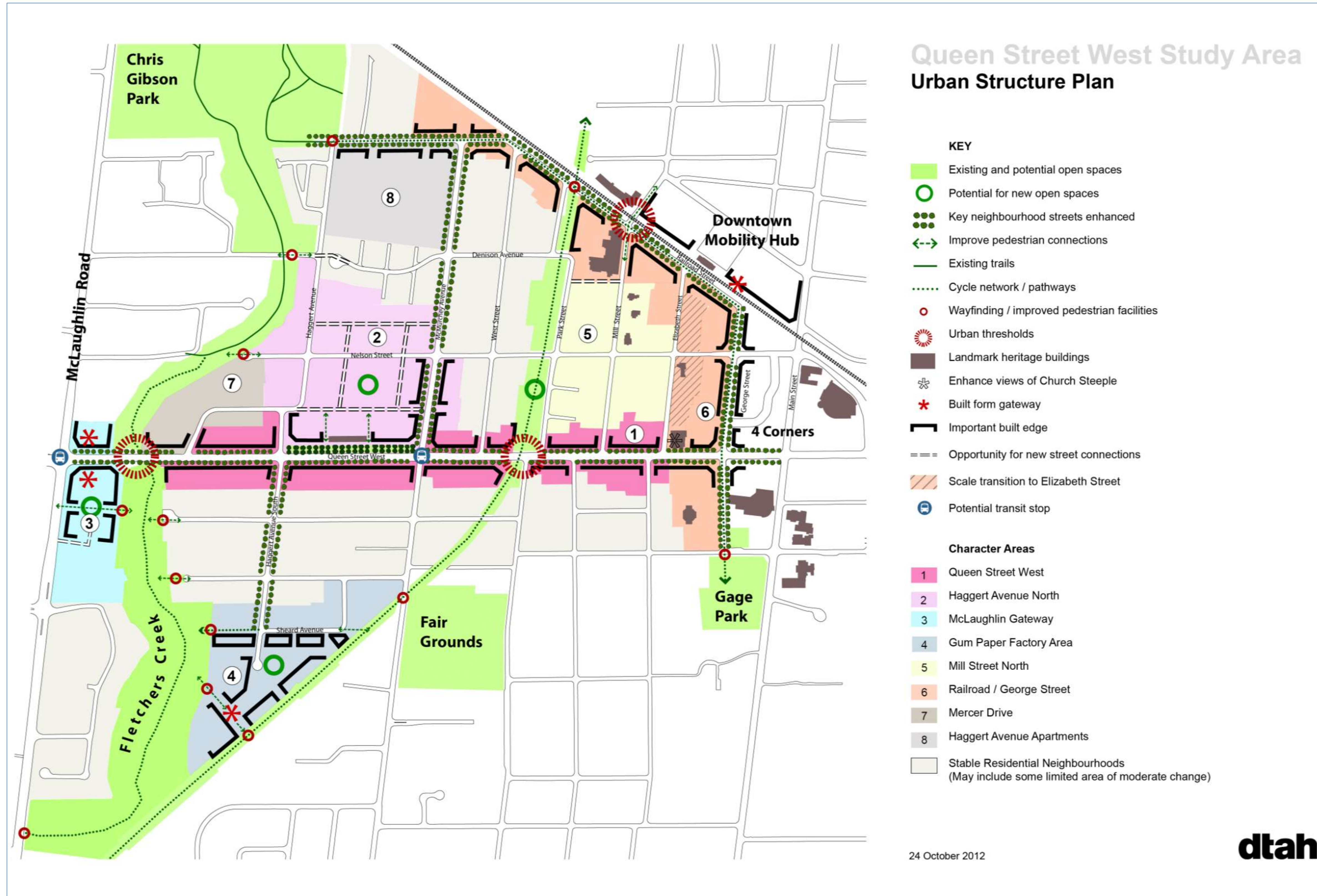


Goals and Objectives

Ten goals have been identified as broad long-term aims that define how the vision will be implemented:

1. Provide **greater clarity and certainty** to residents, the development community and other key stakeholder groups regarding land use, urban design and parks and public open space planning at the neighbourhood level.
2. Create a **compact neighbourhood** with a range of services that includes the necessary amenities and transportation options, and affords equitable access required for an economically and socially viable neighbourhood.
3. Encourage a **diverse and inclusive social mix** that includes families with children, seniors, singles and other lifestyles and family types by ensuring a broad range of housing opportunities and services.
4. Promote Queen West as a **creative centre, a liveable place for entertainment, leisure, civic activities**, where a variety of experiences, niche market retail uses and a range of residential uses are available.
5. Ensure that the **character of existing and well-established residential neighbourhoods is maintained and enhanced** by ensuring that development and redevelopment is compatible in terms of built form with the character of adjacent buildings and neighbourhoods.
6. **Invest in and optimally maintain a diverse and interconnected system of public spaces** that feature convenient and comfortable access, encourage safe and healthy environments, minimize hazards, and attract and appropriately serve all components of the community.
7. **Foster a sense of civic identity through a high standard of community design** in all future development that considers:
 - a. The appropriate integration of the design of public and private spaces.
 - b. A high degree of visual diversity and aesthetic quality.
 - c. A well-defined public realm, including an interconnected open space network.
 - d. Sustainable and energy efficient building and site design.
 - e. The sensitive integration of new development with existing development.
 - f. A pedestrian oriented development pattern.
8. **Integrate built, natural and heritage elements with new development** that has a mixed use, midrise street oriented built form with a strong urban character and a high level of design.
9. Encourage the design and distribution of land uses and all types and scales of development that will **contribute to making Brampton a more sustainable community**
10. **Encourage reductions in the use of private automobiles** by promoting active transportation and the use of Transportation Demand Management measures, such as public transit, car-pooling, cycling and walking.

Urban Structure Plan and Character Areas



A well articulated **Urban Structure Plan** is intended to ensure that there is a proper context for planning decisions. The proposed urban structure plan divides the Study Area into eight distinct character areas and stable residential neighbourhoods. Each character area is expected to experience some level of change as described in the following boards. Stable residential areas are to be protected.

The urban structure plan also contains the following key components:

Key Neighbourhood Streets are the backbone of the neighbourhood and are to be designed as streets for people with enhanced pedestrian amenities.

Important Built Edges are architectural frontages that frame and articulate the spatial edges of the streets and public open spaces.

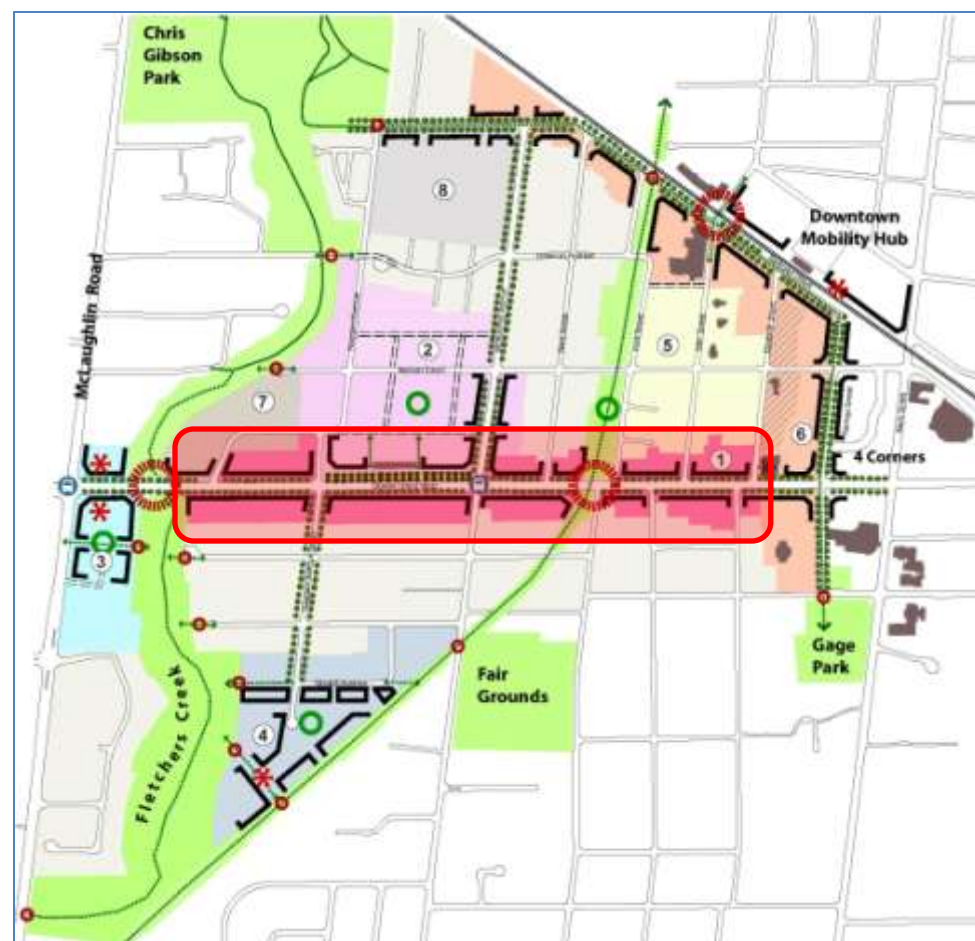
A Built-Form Gateway gives recognition in architectural terms to the sense of entry from one part of the city to another.

Urban Thresholds mark other transitional changes and give punctuation along Key Neighbourhood Streets

Character Areas

- A key part of the Urban Structure Plan is the identification of eight character areas – these are the locations where land use change is expected to take place over time.
- For each character area, the study identifies:
 - The long term vision for the character area.
 - Principles to guide redevelopment.
 - Recommended policy changes (if any) to implement the planning vision.
- Demonstration plans have also been prepared for selected sites to illustrate the development principles. They are provided for illustrative purposes and are not intended to represent the one potential build-out scenario.
- The next group of boards presents the above information for each of the character areas.

Character Area 1 - Queen Street West



Vision: Queen Street West is the main spine of the district and a landmark street within Brampton. It will evolve over time into a mixed-use area lined with low and mid-rise buildings that provides a strong pedestrian environment.

Location

The character area includes the lands along Queen Street between Elizabeth Street and Fletcher's Creek.

Existing Character

The street includes a mix of commercial and residential uses. Near downtown, there are a number of 3-4 storey commercial buildings. Further west, most buildings are single detached dwellings, some of which have been converted to commercial uses.

Principles for Redevelopment

The character of Queen Street West changes as one travels west. Therefore, the character area has been divided into two sub-areas – Near Downtown and Western Section – with the Orangeville rail line as the boundary between the two.

Future Land Use

- To respond to the changing character of the street from predominantly residential to mixed use, new infill development should have **adaptable ground floor spaces suitable for a range of uses** such as professional offices, retail, galleries, community space and live/work units that can animate the public realm.
- Retail, commercial and office uses are required on the ground floor and permitted on upper floors in the Near Downtown section. They are permitted only on the ground floor, but not required, in the Western section. Residential uses are permitted through out the character area.

Built form

- **Near Downtown: Frame and enclose the street with mid-rise infill buildings**, with building heights around 6 storeys including a step back at 4 storeys to create a street wall that fosters a strong pedestrian environment.



Potential building massing – View from southeast

Demonstration plan showing possible redevelopment of north side of Queen Street between Elizabeth and Mill Streets

Character Area 1 - Queen Street West

Principles for Redevelopment (cont.)

- *Western Section:* Building height, massing and setback in infill sites must **respect adjacent buildings and residential neighbourhoods** - generally three to four storeys in height.
- **Transitions in scale and use of landscape buffers** are required where redevelopment abuts stable residential areas.

Street Interface

- *Near Downtown:* Buildings should have minimal front yard setbacks and provide a continuous street wall to create a **vibrant streetscape and a pedestrian scaled street**.
- *Western Section:* Locate buildings to acknowledge both existing and anticipated setbacks over time with the expectation being that there would be a more varied and articulated street wall.

Preservation and Integration of Heritage

- **Retain and integrate heritage** and/or valued buildings along Queen Street West within redevelopment proposals. Retain views of Christ Church steeple, an important landmark for the street.

Public Realm

- **Widen and improve the pedestrian realm** (min. 5.5 m pedestrian boulevard) to achieve good healthy street trees and space for a range of pedestrian activities. Reinforce the identity and character of Queen Street West through a consistent, high quality streetscape.
- Create new urban public spaces to support a lively pedestrian environment.

Parking

- Accommodate most parking below grade in the Near Downtown section and to the rear of buildings in the Western section.

Comparison with Current Policies

The Secondary Plan allows mixed-use development in this area with a maximum density of 2.0 FSI. **The proposed land use and densities are in line with these policies.** It is recommended that the lands on the north side of Jessie and Byng Streets no longer be designated for higher density mixed-use development but that they be re-designated for low density residential uses to reflect the existing land use.

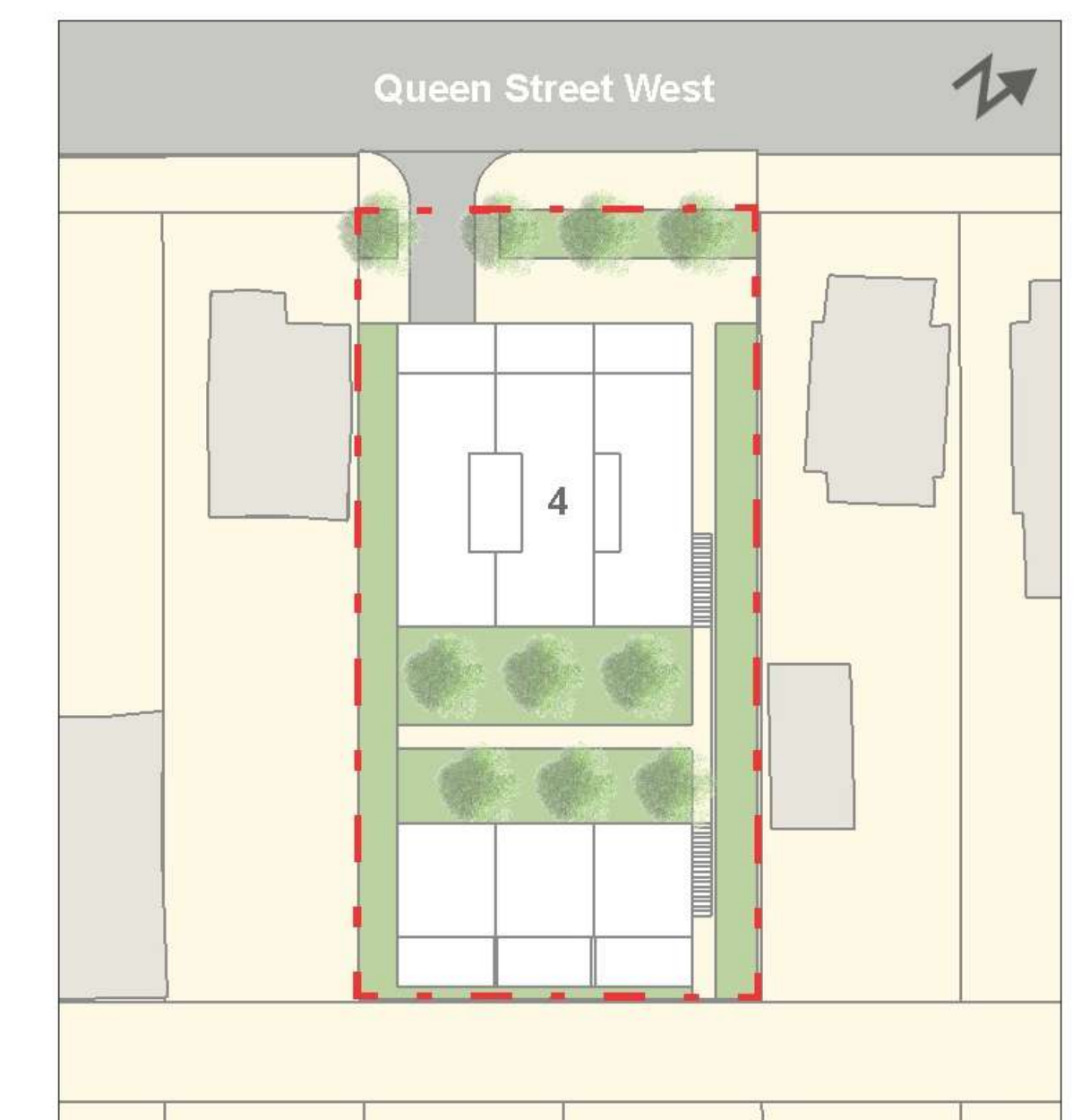


Potential building massing – View from northeast

Demonstration plan showing the possible amalgamation of several lots on Queen Street between McMurchy and Haggert Avenues.

It shows a 4 storey residential building that could include commercial uses on the ground floor.

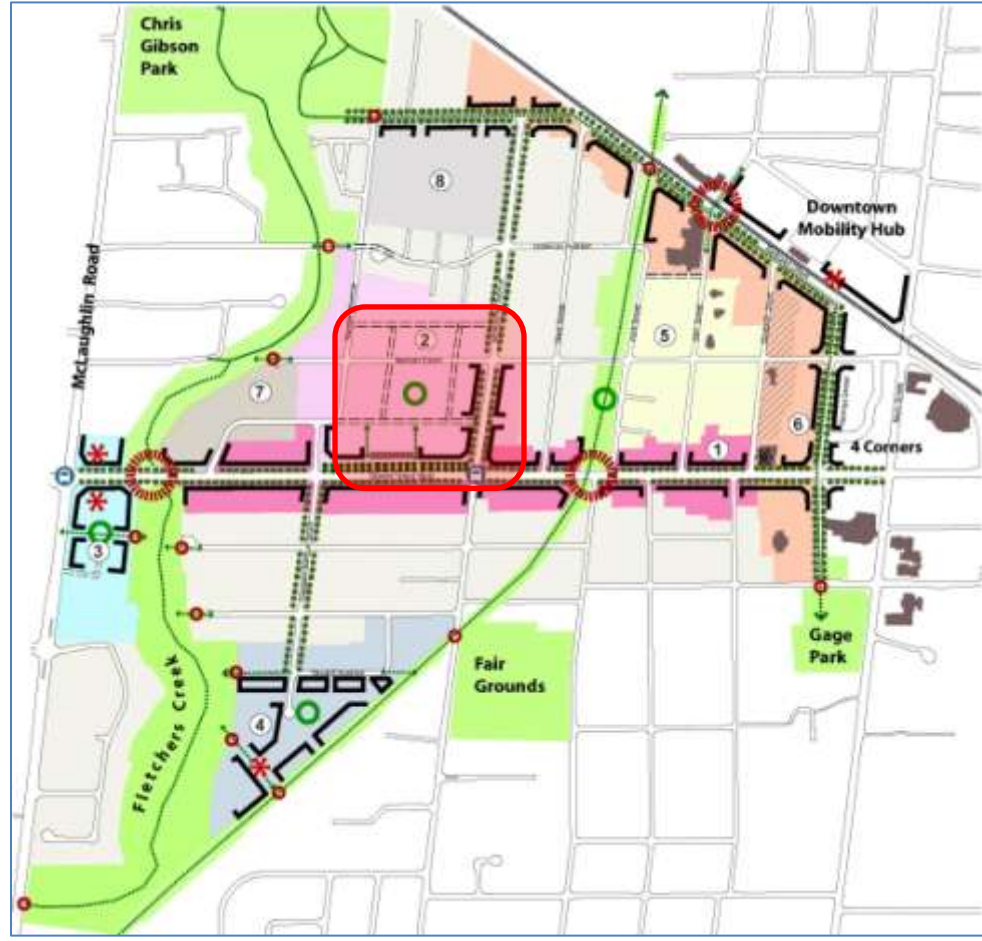
Additional dwelling units are shown atop a parking deck adjacent to the existing unopened laneway.



Definition

Floor Space Index (FSI): FSI is a method for measuring density. It is a ratio between building floor area and the area of the property it is on. A FSI of 2.0 means the combined floor area for all storeys of a building can be 2 times as large as the property area.

Character Area 2 – Georgia Pacific and Surrounding Lands



Vision: While existing industrial uses continue to be successful employment uses, the long term vision is for residential and mixed use development. Large parcels would be subdivided with a network of intimately scaled, attractive streets, and include a mix of low, mid-rise and tall buildings and new public spaces.

Location

The character area includes lands north of Queen Street between McMurchy Avenue and Haggert Avenue and on the north side of Nelson Street and west side of Haggert Avenue.

Existing Character

The primary existing use is industrial, with the Georgia Pacific factory being the largest use.

Principles for Redevelopment

- Encourage a **broad mix of housing, commercial and employment** with active commercial uses on Queen Street and a mix of building types including mid-rise, town houses and tall buildings.
- Tall buildings should be sited to **minimize impacts on adjacent stable residential neighbourhoods**. Transitions in scale are required where redevelopment abuts stable residential neighbourhoods – townhouses are preferred interface on local residential streets.
- Subdivide large parcels into a series of development blocks defined by a **fine-grained network of pedestrian-priority streets**.
- **Frame and animate** key neighbourhood streets, parks, urban squares and plazas with active uses at grade to foster a lively and safe environment.
- The Queen Street frontage of the Georgia Pacific site is unique on Queen Street - the enlarged setback and trees should be protected. There is an opportunity to integrate the heritage façade of the former Dixie Cup factory with a new public open space.

Comparison with Current Policies

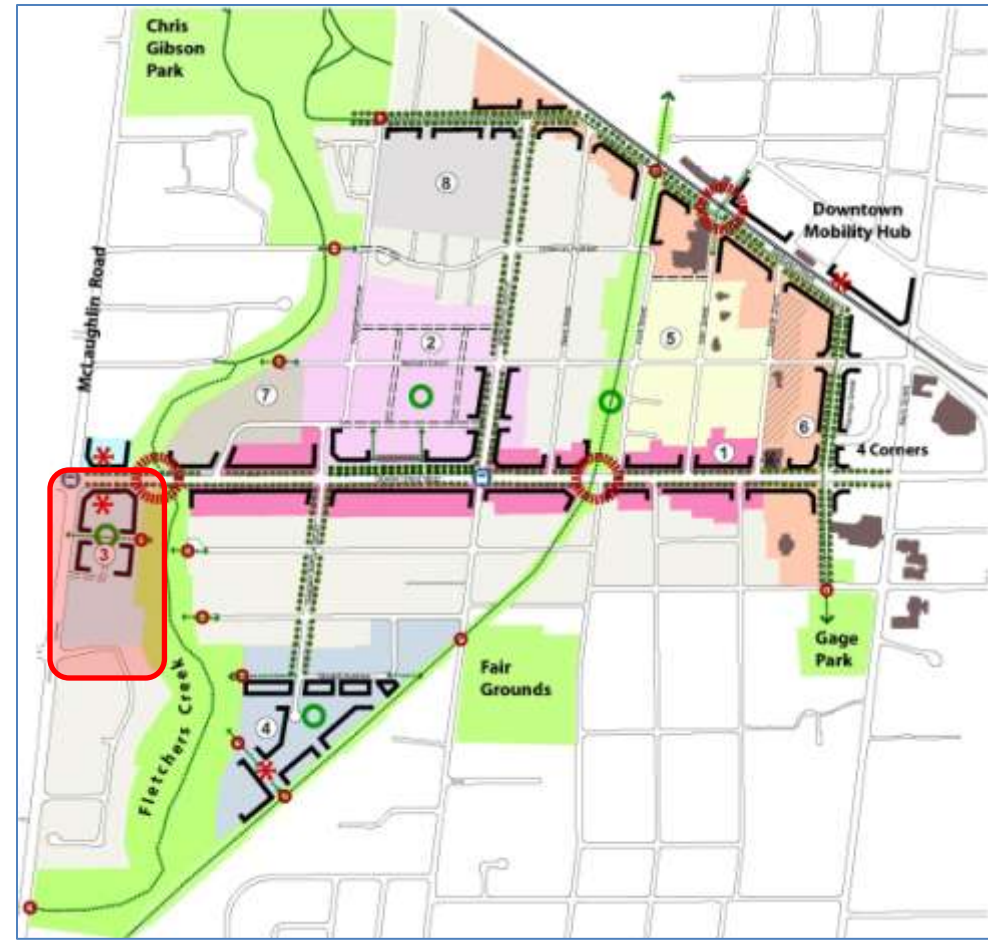
The proposed land use and densities conform with the current Downtown Secondary Plan policies.



Potential building massing – View from southwest

Demonstration plan shows possible redevelopment of Georgia Pacific site

Character Area 3– McLaughlin Gateway



Vision: While the commercial development is fairly recent, there is long term potential for intensification. The long term vision is that it be a gateway to the Central Area with conversion of existing commercial uses to higher density mixed-use development including tall buildings with street-related podiums.

Location

Includes the land on the east side of the Queen and McLaughlin intersection.

Existing Character

Commercial plazas south of Queen Street and single detached dwellings north of Queen Street.

Principles for Redevelopment

- Encourage **street-related uses on Queen Street and McLaughlin Road** and a **broad mix of housing types**, including tall buildings south of Queen in support of higher-order transit.
- Create a **built form gateway** with a landmark building at the southeast corner of the intersection
- Frame the public realm with mid-rise podium buildings
- Tall buildings should be staggered in a non-linear arrangements with a maximum floor plate requirement and minimum separation distance between towers to **minimize visual and shadow impacts**. Transitions in scale to residential neighbourhoods would be required.
- **Public space opportunities** include a semi-private courtyard central to the site south of Queen Street and a plaza at the intersection of Queen and McLaughlin.
- Smaller scale, infill, mixed use development to be located north of Queen Street.

Comparison with Current Policies

The current designation for the lands in the Downtown Brampton Secondary Plan is “Commercial” and “Service Commercial.” The proposed vision is a change from that designation and would allow a higher density of development.

The lands in the Brampton South Secondary Plan on the north side of Bufford Drive are designated “Low Density Residential.” It is proposed that no change be made to that designation.

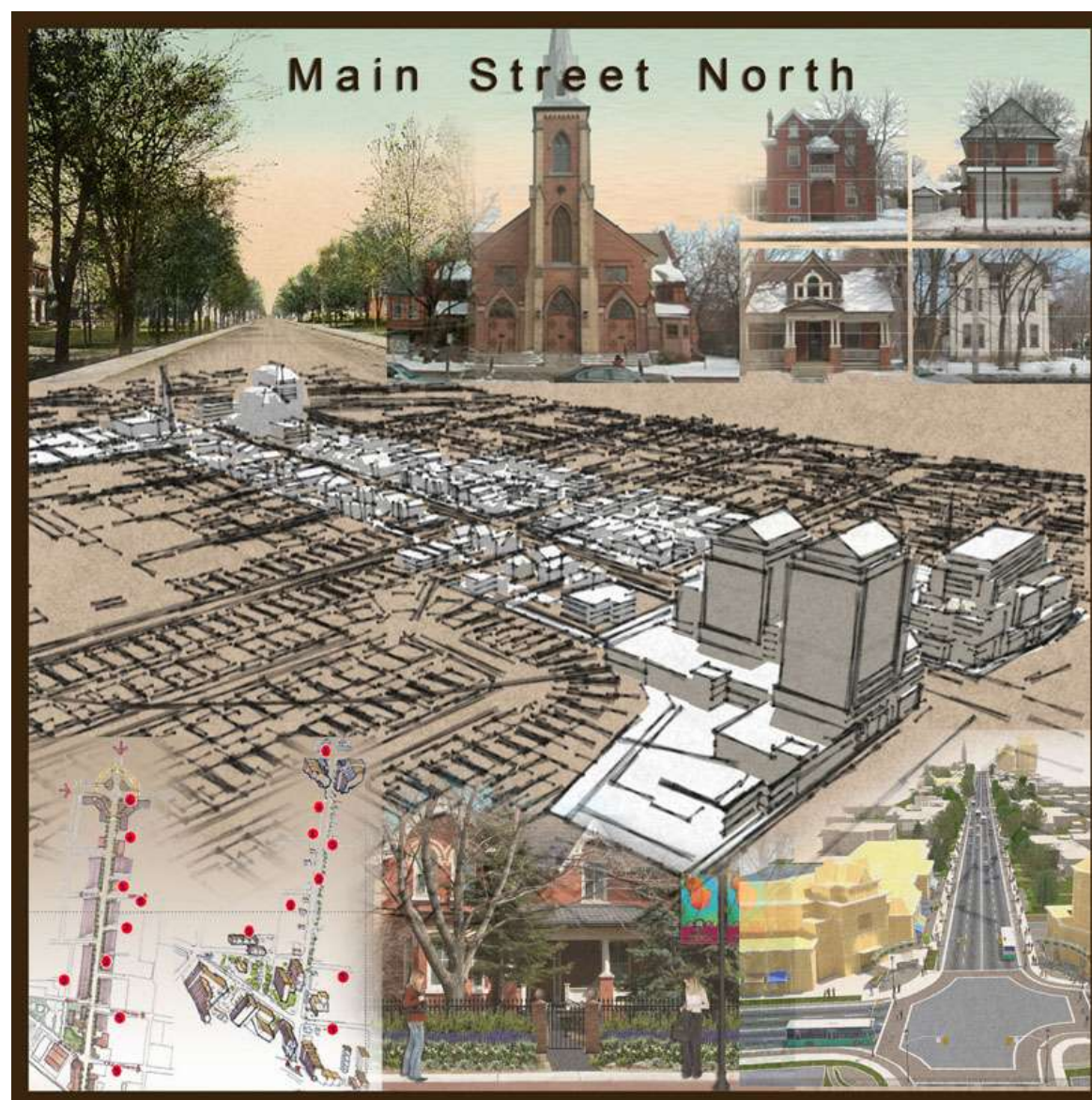


Potential building massing – View from northwest

Demonstration plan shows possible redevelopment of commercial plaza at Queen and McLaughlin

New Development Permit System (DPS) Area

A key recommendation of the study is that Character Area 1 and parts of Character Areas 2 and 3 be established as a Development Permit System area.



What is a DPS?

The DPS is a new tool under the Planning Act (Ontario Regulation 608/06) that consolidates zoning, minor variances and site plan approval into one process.

City Council adopted a DPS for the Main Street North area (currently under appeal to the OMB) in August 2012. The intent is to use the Main Street North DPS as a model and adapt it to fit the unique circumstances on Queen Street West.

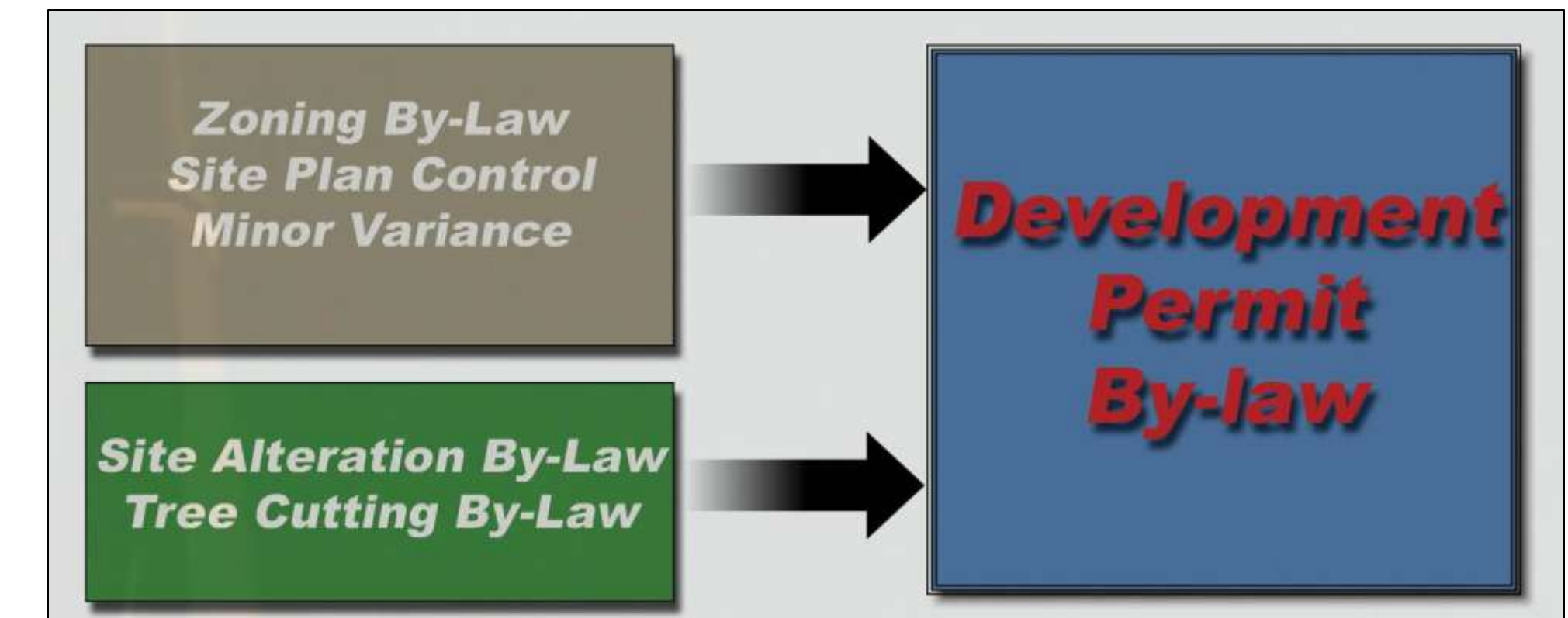
Why a DPS for Queen Street West?

There is a strong desire to stimulate the revitalization and redevelopment of properties on Queen Street West.

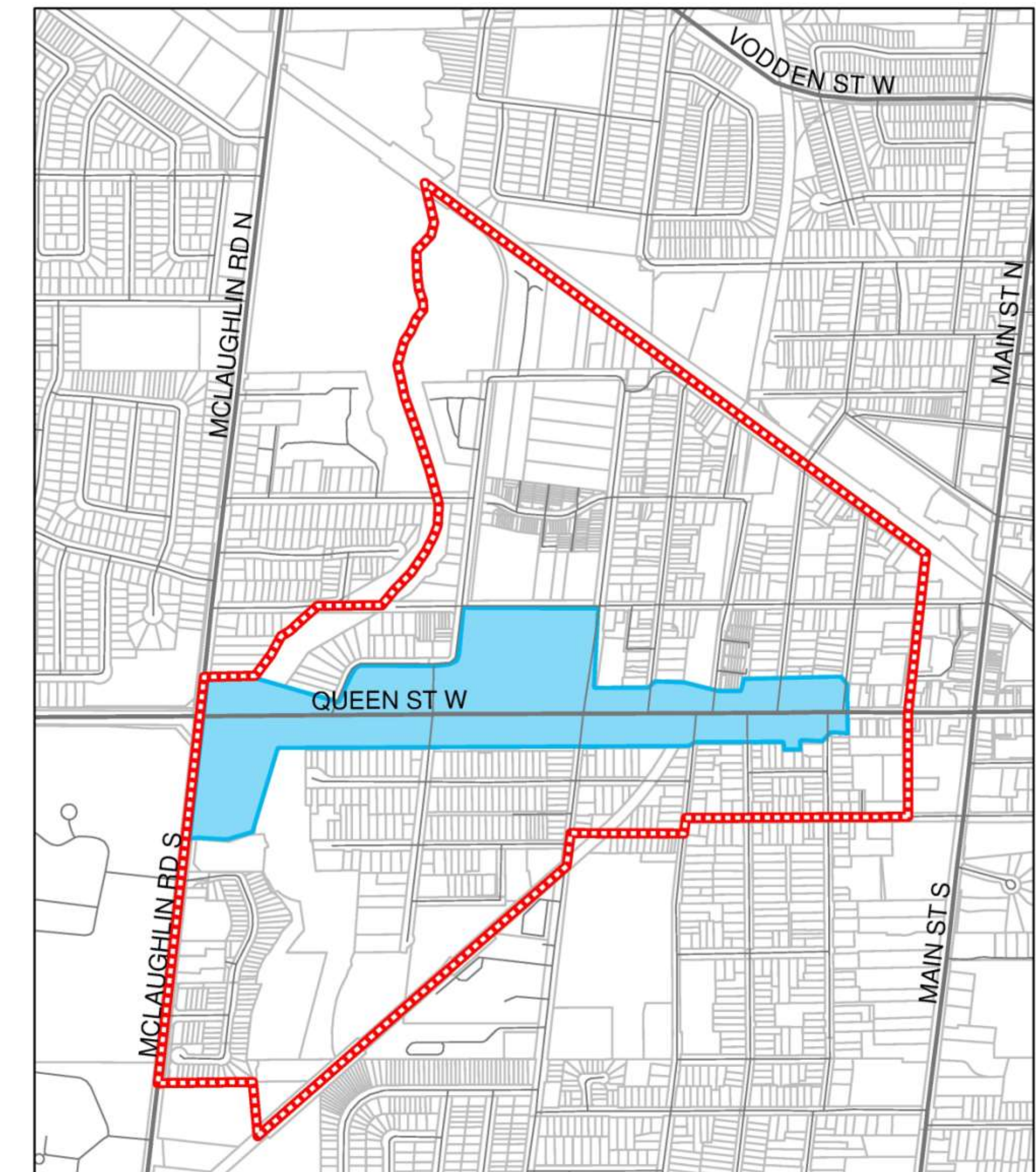
A DPS would support this desire by establishing a clear planning vision for the study area and creating greater certainty for residents and business owners in the area on how it will develop. The DPS also benefits people looking to redevelop properties by establishing a streamlined approval process that is also more flexible on the details of development.

What areas would be included in the DPS?

It is recommended that the DPS be applied in those areas that are expected to experience significant land use change in the future and that it be focused on a contiguous area. The proposed DPS area is focused on the lands along Queen Street West.



Recommended DPS Boundaries



--- QUEEN ST WEST STUDY AREA ■ APPROXIMATE DPS AREA

Development Permit System By-law

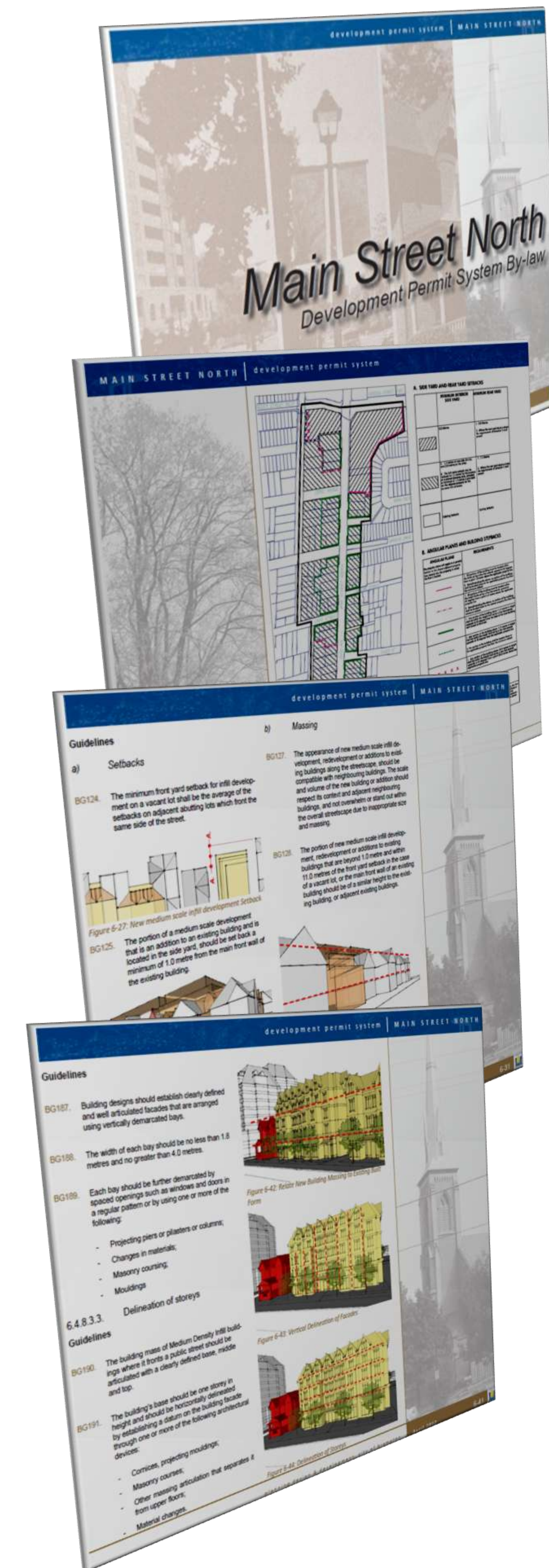
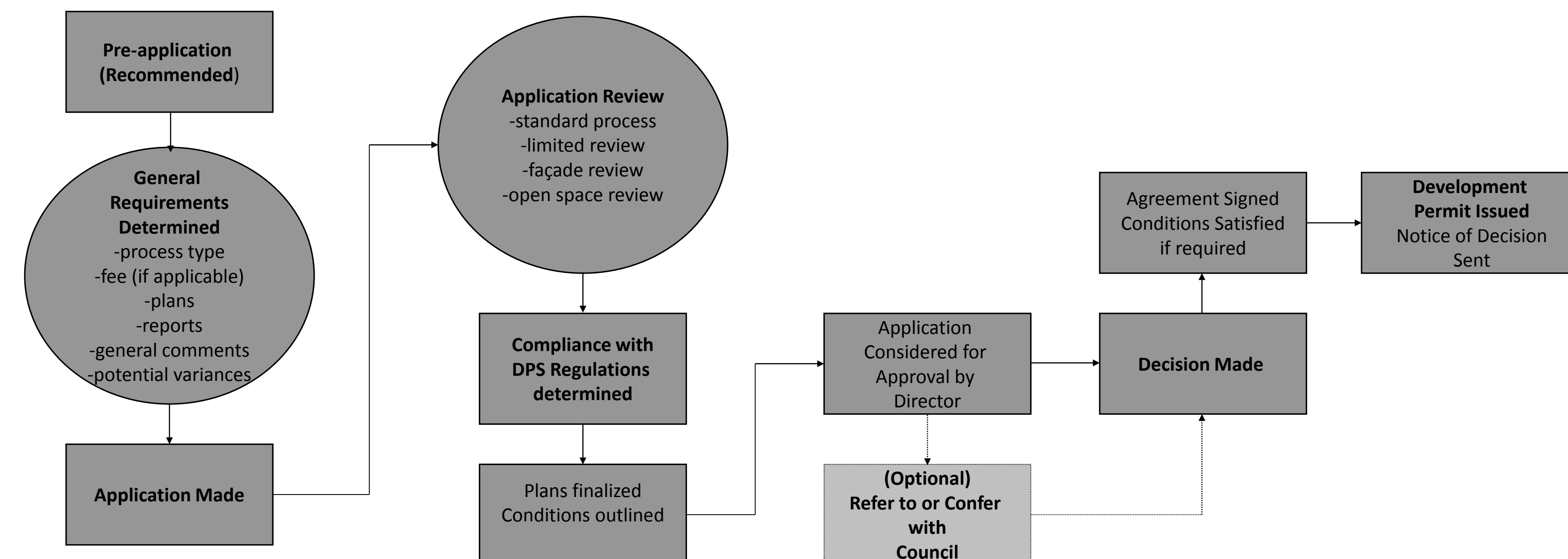
Expected contents of DPS By-law

The Queen Street DPS By-law is expected to include the following main sections:

- *Vision and Policies:* Establishes the vision and main goals and objectives for the DPS area related to land use, development, streetscape and site design and servicing.
- *Regulations:* The DPS area would be divided into several districts and this section would set out the permitted uses and development requirements for each.
- *Application Processing:* Sets out when a permit is required, the required approval process and submission requirements
- *Design Guidelines:* Establishes detailed guidelines for open space, streetscape, landscaping, built form, heritage, sustainability, signage and engineering. The guidelines would work in conjunction with the policies and regulations to achieve development that supports the vision. Numbers in the guideline are intended to be flexible and not prescriptive in the manner of the regulations.

Approval process

The following flowchart shows the approval process under the Main Street North DPS. While it may need to be modified for the different circumstances on Queen Street West, it is illustrative of the potential approval process.



Character Area 4 –Gummed Paper Factory and Surrounding Lands



Vision: Medium density, mid-rise neighbourhood organized around a central park, integrated with the residential neighbourhood to the north

Location

The character area includes the properties fronting on Sheard Avenue and the southern part of Haggert Avenue.

Existing Character

The area consists primarily of older industrial uses with some residential uses on Sheard Avenue.

Principles for Redevelopment

- **Mix of mid-rise residential buildings and townhouses**, with townhouses adjacent to the neighbourhood to north to provide a built-form transition
- **Public space opportunities** include an open space in the centre of the former Gummed Paper site and new east-west paths to connect to the ravine area
- As redevelopment occurs, extend Haggert Avenue and subdivide larger parcels into a series of development blocks defined by a **fine-grained network** of publicly accessible streets and pedestrian paths.
- Encourage entrances at ground floors of mid-rise buildings facing open space to foster a lively and safe environment.

Comparison with Current Policies

The Downtown Brampton Secondary Plan designates this area as “Medium High / High Density Residential” development, which allows townhouses through residential towers at a density of 51 to 241 units per net hectare. The proposed vision would be permitted by these policies.

Implementation

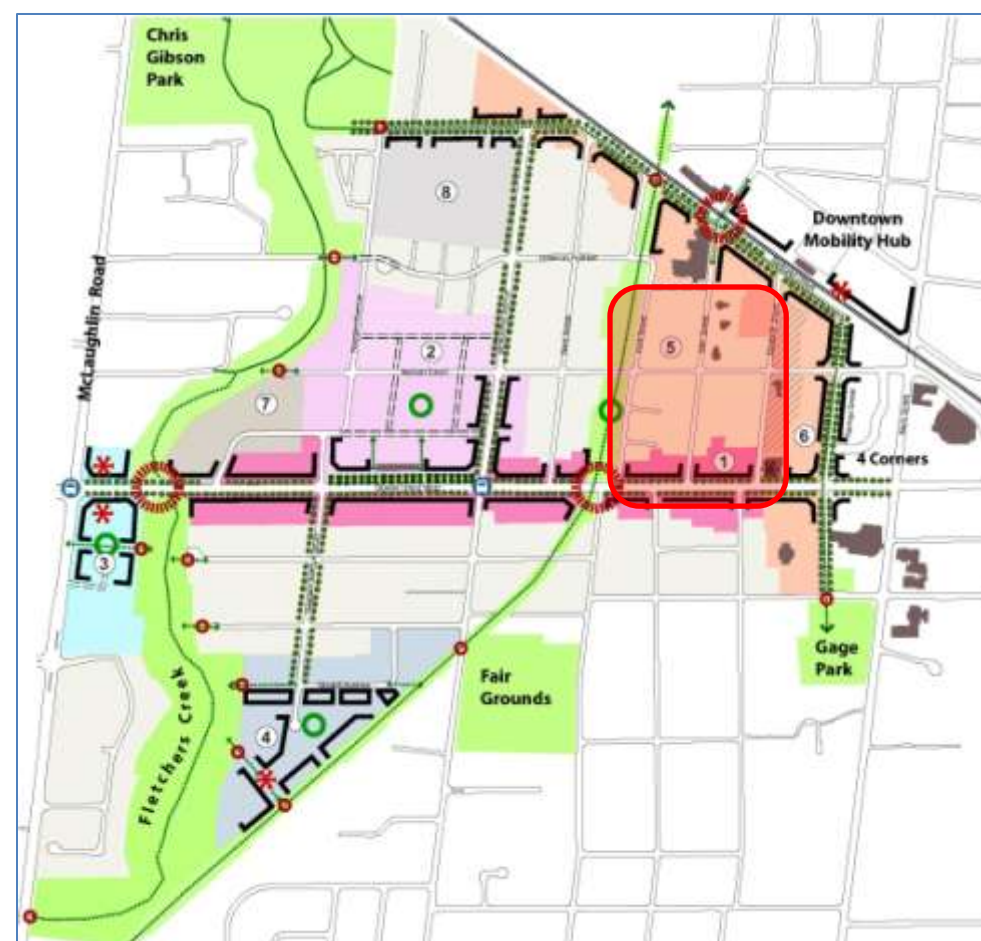
No changes to the Secondary Plan or Zoning By-law. Proposed residential development would require a Zoning By-law Amendment application and be subject to a public review process and a full review of technical issues.



Potential building massing – View from northwest

Demonstration plan for former Gummed Paper site

Character Area 5 – Mill and Nelson Neighbourhood



Vision: This neighbourhood will include a mix of existing buildings that are retained and improved and modest, sensitive infill redevelopment consistent with the neighbourhood’s existing character

Location

The character area includes the lands along Mill, Nelson, Elizabeth and Park Streets north of Queen Street.

Existing Character

An eclectic variety of historic buildings that range from grand estates to more modestly sized houses. It includes a number of significant heritage buildings that are either designated or listed under the *Ontario Heritage Act*.

Principles for Redevelopment

- Identified as an area of “Moderate Change” in Phase 1 – the vision is that many of the existing buildings would be **retained and improved** with some opportunities for **modest infill development** subject to land assembly.
- Predominantly residential in land use but with **some flexibility on use** including conversion of larger houses to offices, other appropriate commercial uses or multiple dwellings designed to minimize impact on neighbourhood.
- Infill redevelopment must **respect the scale of the neighbourhood** (2 to 4 storeys) and enhance heritage attributes.
- **Preserve significant heritage** resources and restore their heritage features .
- Denser development on east side of Elizabeth Street - 4 to 6 storey maximum – to establish a transition to the backs of buildings on George Street .

Comparison with Current Policies

The Downtown Brampton Secondary Plan primarily designates this area as “Medium Density Residential” with Elizabeth Street identified as “Central Area Mixed Use.” The proposed vision would place **a greater emphasis on preserving the character** of the area.

Implementation

New Secondary Plan designation is proposed – “Central Area Transition Area.” it is intended to include policies that **maintain the heritage character of the area** while providing for **some flexibility for modest intensification and in use**. It is also recommended that consideration be given to amending the current residential zoning to allow flexibility for non-residential uses with appropriate review and standards.



Potential Building Massing – View from South

Demonstration plan for west side of Elizabeth Street between Queen and Nelson. While most redevelopment would be lower density than shown here, there is an opportunity for mid-rise development at this site to provide a transition to the higher density uses on George Street.

Other Character Areas

Character Area 6 – Railroad St / George

A considerable amount of change is expected in this area given its proximity to the Downtown Brampton GO Station. The City has initiated a study to develop a *Mobility Hub Urban Design Plan and Design Guidelines* to inform how development within the vicinity of the Mobility Hub is intended to occur.

There is some overlap between the study areas for the Mobility Hub study and the Queen Street West study. As this area is more closely related to the Mobility Hub, that study will be the lead in establishing the vision and design guidelines for this Character Area.

Character Area 7 – Mercer Street

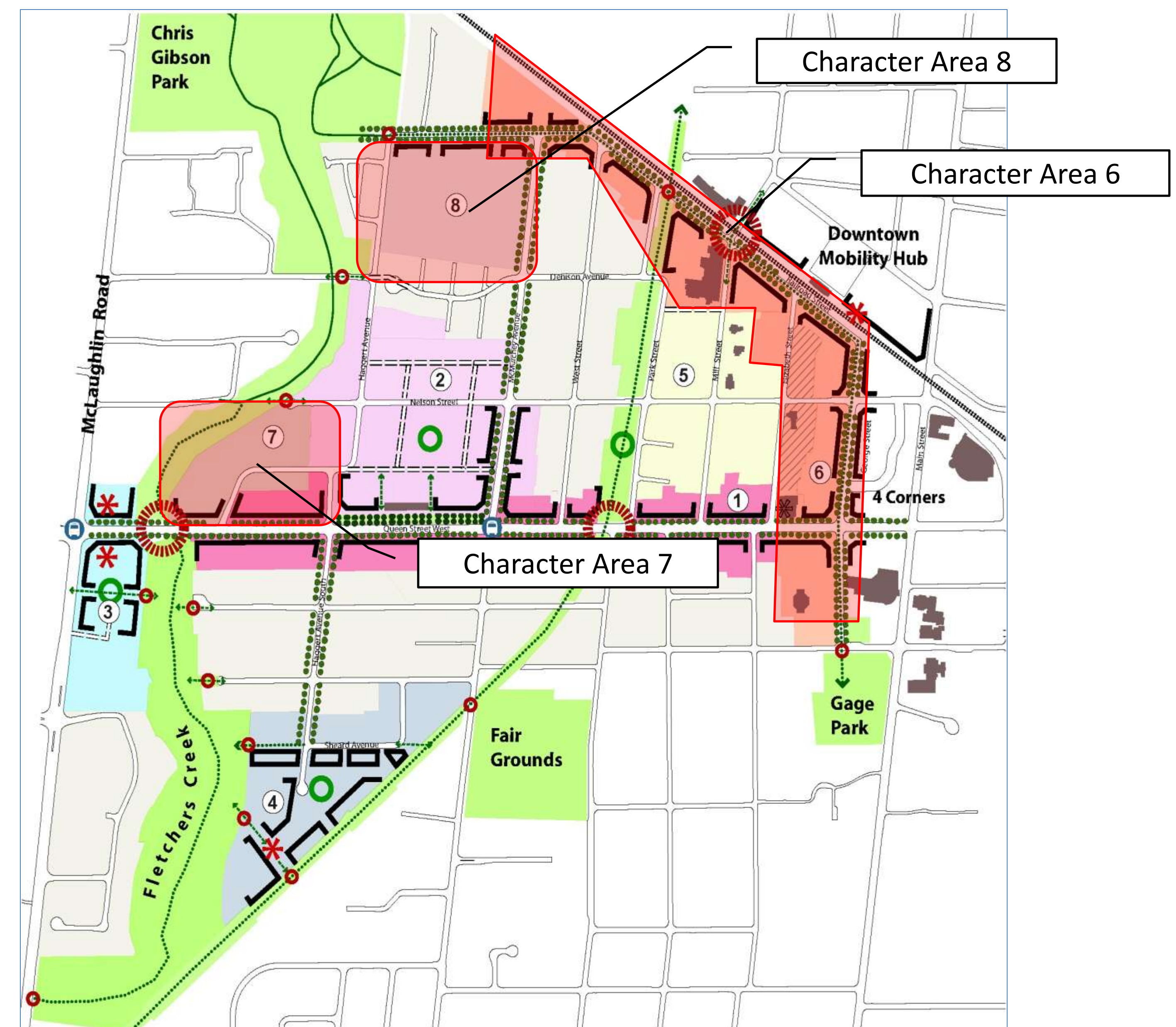
- Currently a **stable residential area** but given proximity to areas planned for intensification, there could be pressure for **some redevelopment dependent on land assembly**. If redevelopment occurs it is expected to be in the form of medium density uses consistent with existing Secondary Plan policies.
- It is recommended that whole area be designated **Medium Density** in Secondary Plan – currently it is a mix of Medium Density and Central Area Mixed Use. No changes are proposed to the existing zoning, which currently permits single detached residential dwellings. Any development proposal would require a site specific Zoning By-law Amendment.

Character Area 8 – McMurchy Ave North Apartments

- **Some long term potential** for intensification, especially of parking areas.
- If intensification occurs, the vision is to **enhance the quality** of the built environment and open spaces and **better integrate** it with the surrounding neighbourhoods. It could include a range of building types, including townhouse, mid-rise and taller buildings.
- No recommended changes to Secondary Plan and Zoning By-law at this time – more detailed study is required if and when redevelopment is to occur.

Definition

Mobility Hub: A Major Transit Station Area that is located at the interchange of two or more regional transit lines. Mobility Hubs are places of connectivity where there is a concentration of employment, living, shopping and recreation.



Stable Residential Neighbourhoods

Phase 1 identified a number of areas of “no change.” These are areas that are considered to be stable residential neighbourhoods where the emphasis should be on **protecting the existing character** of the area.

Location

The stable residential areas south of Queen include the lands along Jessie St, Royce Street, Wellington Avenue, Elizabeth Street, Mill Street, Byng Avenue, McMurchy Avenue, Haggert Avenue, Fleming Avenue and Bufford Drive. North of Queen, they include the lands along West Street, Denison Avenue and Nelson Street.

Vision

- While there is variety in the existing character of each of the different neighbourhoods, for all the emphasis is on protecting that character with limited change expected.
- **Any changes** (e.g. replacement of older homes with newer homes) **must be consistent** with the character of the surrounding area.

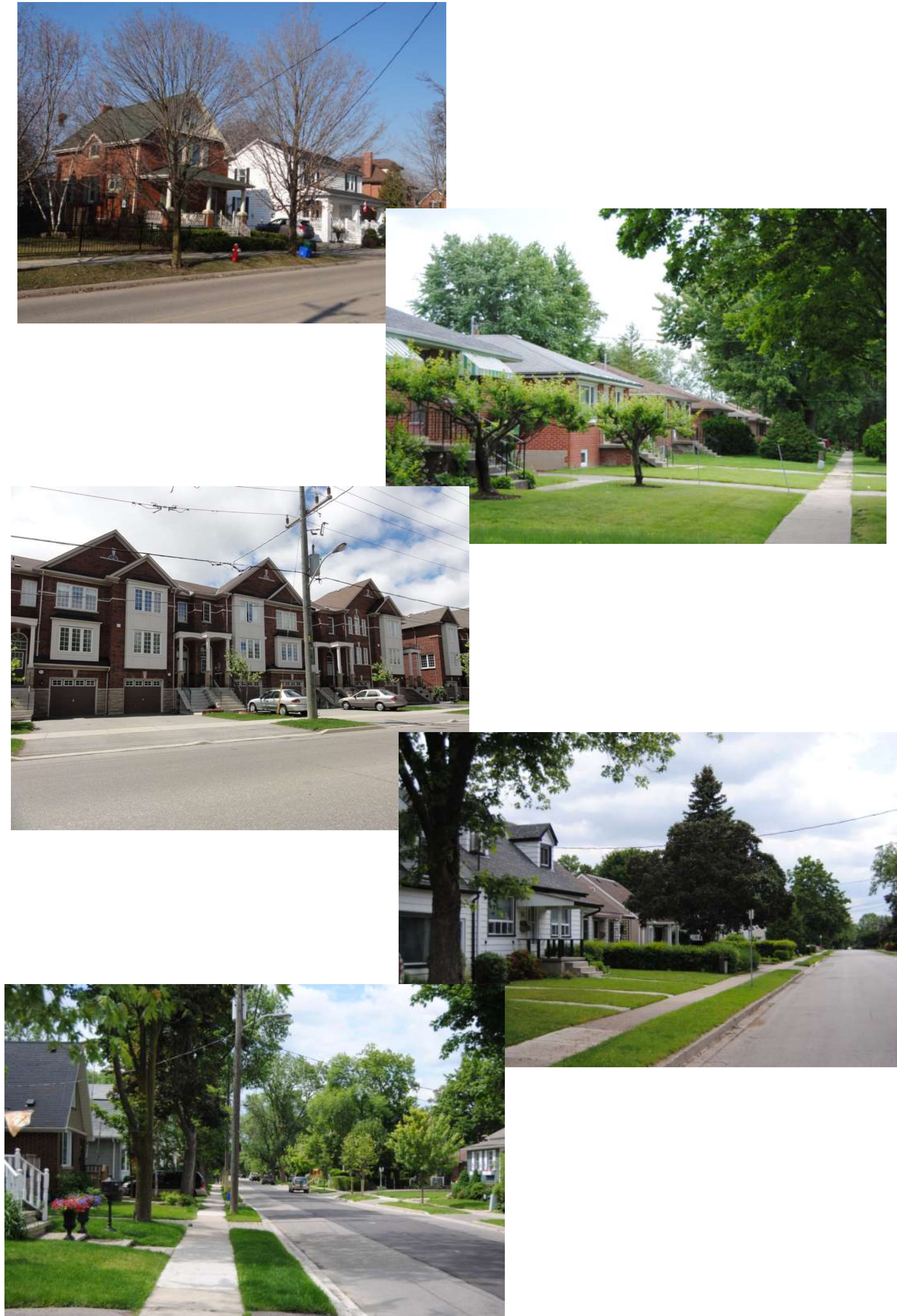
Comparison with Current Policies

These neighbourhoods are primarily designated “Medium Density Residential” in the Secondary Plan. Some areas are also designated “Central Area Mixed Use” (West St. and north side of Jessie St. and Byng Ave.) and some “Low Density Residential” (Bufford area and Wellington St.). These policies would allow more change than identified in the above vision.

Implementation

It is recommended that stable residential neighbourhoods be **designated as “Low Density Residential”** in the Secondary Plan to better protect them. The exception is the recently built town houses along Denison Avenue, which would remain “Medium Density Residential” to reflect the existing land use. It is also recommended that policies be added to the Secondary Plan to help ensure new houses fit with the character of the area.

For the Zoning By-law, the study recommends reducing the number of zoning categories in the area and that the primary zoning be for single detached dwellings.



Transportation Recommendations

There is a need to consider how the transportation network in the area, particularly for walking and cycling, can be enhanced to support the vision for the study area.

Active Transportation Improvements

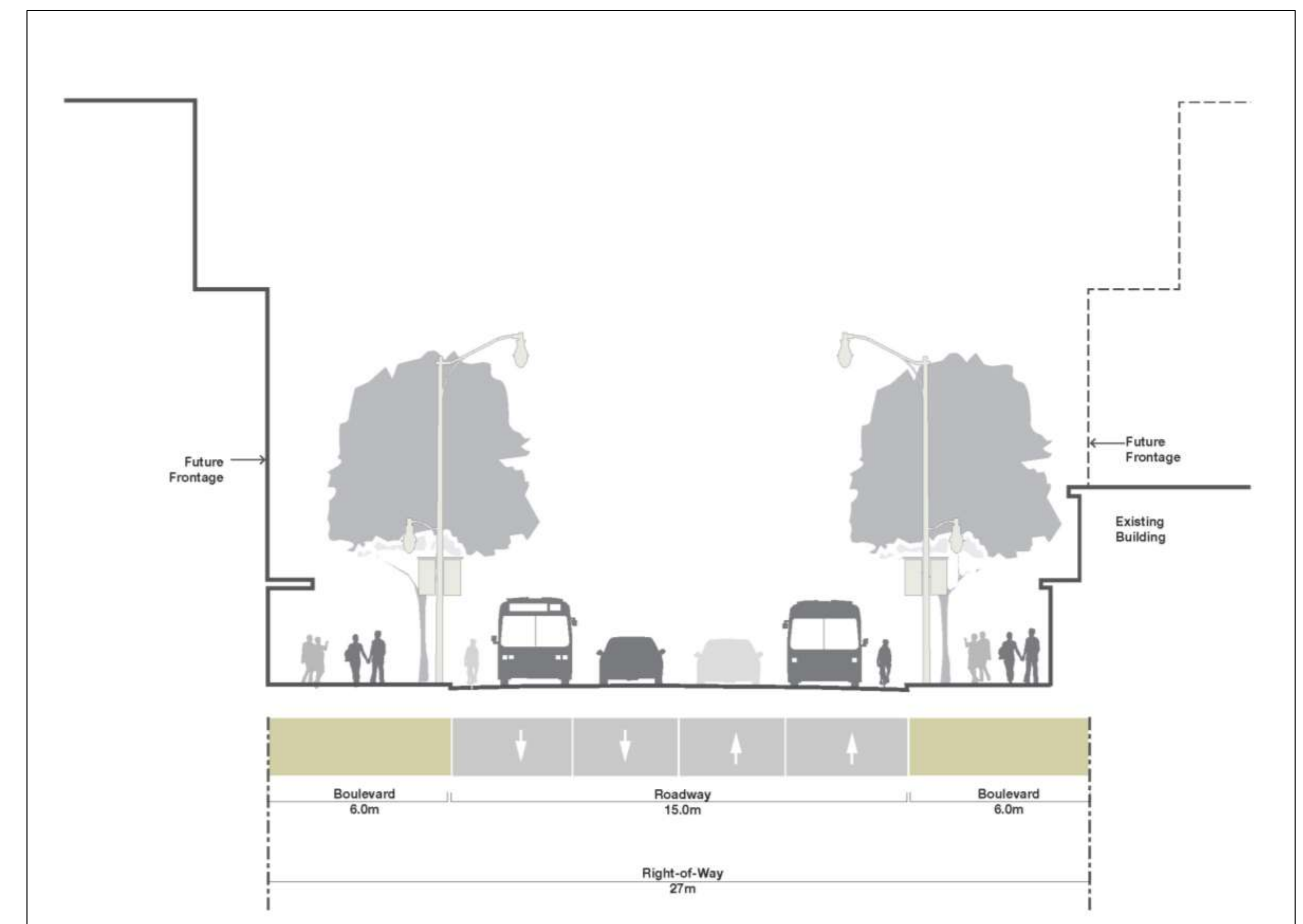
Opportunities for active transportation improvements include:

- Extending multi-use path along Fletcher's Creek .
- Adding connections from adjacent neighbourhoods to Fletcher's Creek trail.
- Improving pedestrian realm on Queen Street West and key neighbourhood streets.
- Providing cycling facilities on select streets.
- Trail on Orangeville Rail Line (if rail operations cease).

Road Network Improvements

- A series of cross-sections were prepared for Queen Street West. The key recommendation from those is to widen and improve the pedestrian realm to provide a 6.0 m boulevard (typical) in order to create a pedestrian friendly street that supports the planning vision for the area.
- The recommended boulevard is intended to provide generous sidewalks, street-trees and street lights appropriate for the character of the area.
- It is recommended that the double row of trees at the Georgia Pacific site be maintained and wider pedestrian boulevard be provided in this area.
- Unopened laneway south of Queen between McMurchy and Haggert is an opportunity that could support redevelopment on Queen Street and should be further explored.

Work will continue on developing these recommendations in Phase 3 of the study.



Recommended cross section for Queen Street West between George St and Orangeville Rail Line

Other Recommendations

Parks and Open Space

- Develop a hierarchy of urban spaces (public and/or private but publicly accessible) to support redevelopment. Potential examples include small urban spaces along Queen Street and a plaza at the McLaughlin and Queen Street.
- There is opportunity on larger sites to secure lands through the development process for public parks or ones that are in private ownership but accessible to the public. Possible sites for such spaces include:
 - Georgia Pacific site (north side of Queen between McMurchy and Haggert)
 - Gummed Paper site (southern terminus of Haggert)
 - McLaughlin Gateway (SE corner of Queen and McLaughlin)

Parking

- Parking is a key issue in being able to achieve the planned vision for Queen Street - cost of providing parking, particularly underground or in a structure, can be very prohibitive and can affect the economic viability of a project
- While most parking would be provided on-site, the study recommends developing a public parking strategy (on and off street) for Queen Street. Consideration should be given to adding municipal parking spaces, including off-street parking lots along Queen West and on-street spaces on Queen Street and its side streets. Any on-street parking would need to be coordinated with future transit improvements.
- Provide reduced or eliminate minimum parking requirements in DPS as compared to conventional Zoning standards.

Sign By-law

- Amend Sign By-law so that permitted signs are consistent with vision for study area



Questions and Next Steps

Public input now being sought

- Do you agree with the vision statement and the ten goals that have been developed?
- Do you support the urban structure plan and the proposed boundaries of the character areas?
- Do you support the vision and principles for redevelopment that have been established for each character area?
- Do you support the establishment of a DPS area and the other recommendations on implementation?
- Do you agree with the recommended approach for stable residential areas?

What's next?

- Feedback received from this Public Information Session will be assessed and the Phase 1 and 2 Report will be finalized based on it.
- Work will begin on implementing the Phase 2 recommendations, including amendments to the Downtown Brampton Secondary Plan, preparing a Queen Street West Development Permit System By-law, and amendments to the Zoning By-law.
- Further public consultation will be held for the above work.

Let's Continue the Conversation!

Comment forms can be returned to staff today.

If you need more time:

- Drop form off at the Planning Department, 3rd Floor, City Hall

- Mail form or other comments:

David VanderBerg

Planning, Design and Development Department

City of Brampton

2 Wellington Street West

Brampton ON L6Y 4R2

- Email comments to david.vanderberg@brampton.ca.