

Public Open House #1 Summary

Tuesday, February 13th, 2024

March 2024



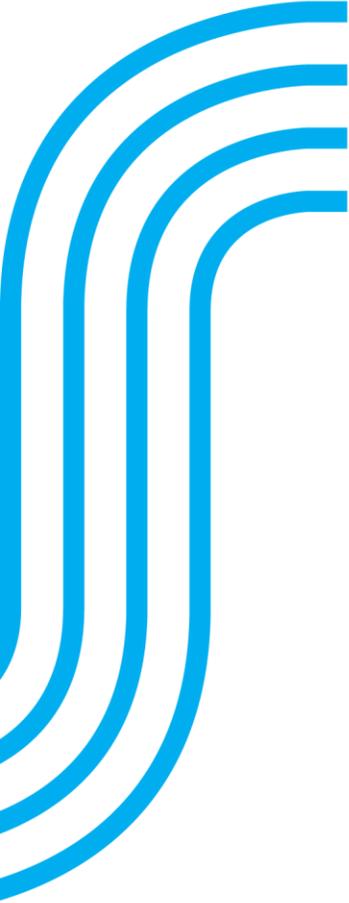


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1 Introduction

The City of Brampton (the “City”), alongside the consultant team at WSP Canada Inc. (WSP), is preparing a new Comprehensive Zoning By-law for the City of Brampton. The new Comprehensive Zoning By-law will implement policies set out in the City’s new Official Plan, Brampton Plan.

The City is also refreshing its City-Wide Urban Design Guidelines (City-Wide UDGs). City-Wide UDGs create a framework for promoting development that encourages a people-centred environment for residents and visitors to enjoy. The City is working collaboratively with The Planning Partnership (TPP) to prepare the City-Wide UDGs. Together, the Comprehensive Zoning By-law and the City-Wide UDGs play an important role in guiding growth and change in Brampton.

In February 2024, the City relaunched consultation and engagement for the CZBLR and City-Wide UDGs. The first event hosted by the City was a virtual public open house. The purpose of this Summary Report is to provide a summary of key messages and feedback received through the virtual public open house. Input and feedback will be used to inform updates to the Comprehensive Zoning By-law and City-Wide UDGs.



2 Public Open House Summary

On Tuesday, February 13th, 2024 from 6:00pm – 8:00pm, the City hosted a public open house for the CZBLR and City-Wide UDGs on the virtual platform Webex. The purpose of the public open house was to share information about both projects, including an update on project timelines and draft deliverables prepared to-date. There were a total of **107 registrants** and **54 participants**.

Notification of the public open house was published to the City’s Let’s Connect webpages for the [Comprehensive Zoning By-law Review](#) and the [Urban Design Guidelines](#) on Friday, February 2nd, 2024 and Monday, February 6th, 2024, respectively. The webpages included a link to register for the public open house.

The public open house included a presentation and question and answer (Q & A) period. The City began with a high-level summary of the CZBLR project background and timelines. WSP then provided a summary of key highlights in the first draft of the Comprehensive Zoning By-law, as well as work to be completed. Following this presentation, participants were invited to submit questions via the chat box, or verbally by raising their hand and asking a question.

Following the CZBLR presentation and Q & A, the City and TPP led a presentation and Q & A session for the City-Wide UDGs. This included a summary of work completed to-date, and details of the first, preliminary draft of the City-Wide UDGs.

A general Q & A session was facilitated at the end of the public open house, where participants were invited to ask questions about both projects. The City facilitated the Q & A period, directing questions to WSP and TPP, as appropriate. Together, the City, WSP, and TPP responded to questions and received feedback from attendees.

To conclude the meeting, the City presented next steps and additional opportunities to stay involved in both the CZBLR and City-Wide UDG projects.



3 Key Messages

Several questions and comments were submitted during the public open house, both verbally and through the chat. A summary of key messages received is provided below:

- **We heard there is a need to coordinate and align various City-led initiatives with the Comprehensive Zoning By-law and City-Wide UDGs.** This includes the Major Transit Station Area (MTSA) land use planning framework and implementing Zoning By-law Amendment, funding from the Federal government to support housing initiatives, and other matters related to city-building.
- **We received questions about how the City guides the development of tall buildings located adjacent to low-rise residential neighbourhoods.** In particular, we heard concerns about shadow impacts from tall buildings on low-rise residential neighbourhoods.
- **We heard comments about planning for the basic needs of Brampton’s communities.** We received questions about planning for commercial and employment areas, hospitals, schools, and other facilities that play an important role in serving residents’ every day needs.
- **We received comments about the need to plan for and accommodate housing options in Brampton.** Questions were raised about the relationship between urban design tools, such as angular planes, articulation, and floor plate, and potential impacts on the number of housing units and energy efficient design.
- **We received comments and questions about the relationship between the Comprehensive Zoning By-law and sidewalks, transit frequency, and active transportation.** In particular, participants raised questions about how the City will plan for transit services and sidewalk improvements considering the City’s anticipated growth over the next 20 years.
- **We received questions about the consultation and engagement process.** Participants asked about next steps and future opportunities to provide feedback to the Comprehensive Zoning By-law and City-Wide UDGs.

These key messages provide a summary of what we heard during the public open house. Detailed questions and responses to these questions are provided in [Section 4 of this Summary Report](#) below.

4 Questions & Answers

During the public open house, a number of questions were submitted verbally and through the chat box. A summary of these questions and responses are provided below.

What is the relationship between Brampton Plan, the Comprehensive Zoning By-law and the City-Wide Urban Design Guidelines?

Over the past several years, the City led a review of its Official Plan. City Council adopted the new Official Plan, Brampton Plan, in November 2023. It is a statutory requirement under the *Planning Act* to bring the City's Comprehensive Zoning By-law into conformity with Brampton Plan.

The Comprehensive Zoning By-law is one of the primary tools for implementing Brampton Plan. Through the CZBLR, we are working to align the Comprehensive Zoning By-law with policies in Brampton Plan, such as building complete communities, protecting people and property from natural hazards, and promoting housing options. Along with the Comprehensive Zoning By-law, the City-Wide UDGs will shape the policies of Brampton Plan, providing direction for the built environment in Brampton.

What is the relationship between the Comprehensive Zoning By-law Review and the City-led Major Transit Station Area (MTSA) Review? What implications are there, if any, to parking rates and performance standards in the City's downtown areas?

The City is leading a separate study to determine the appropriate zoning within Major Transit Station Areas (MTSAs). A zoning by-law amendment will be brought to Council for decision by the last quarter of 2024 in accordance with the statutory *Planning Act* requirements. Adopted zoning provisions and development standards will be incorporated into the new Comprehensive Zoning By-law in a future draft. In the meantime, interested parties are encouraged to review the Mixed Use Zones and parking requirements in the Comprehensive Zoning By-law and provide comments and feedback.

How does the Comprehensive Zoning By-law guide quality of life for current and future residents?

The Comprehensive Zoning By-law is an important implementation tool for Brampton Plan and the Brampton 2040 Vision. The process for developing Brampton Plan and the Brampton 2040 Vision has been in place for many years, through which City Council has been engaging with residents, visitors, and business owners to set the stage for a future Brampton that accommodates a high quality of life. This includes access to housing options, proximity to transit and active transportation, and opportunities for commercial and employment use across Brampton.

What role does the Comprehensive Zoning By-law play in planning for sufficient commercial and employment areas in the City, if any?

Brampton Plan includes land use designations and a growth management strategy to accommodate projected employment and commercial uses in Brampton. The Comprehensive Zoning By-law implements the policies in Brampton Plan by permitting and accommodating commercial and employment development, where permitted by Brampton Plan.

How do the City-Wide UDGs and the Comprehensive Zoning By-law support the provision of new hospitals, schools, community centres, and other amenities that support our growing population?

Brampton Plan includes policy guidance for important city-wide building blocks, including parks and recreation and community services and facilities. These uses are intended to be centred in neighbourhoods to serve residents and promote walkability.

As the primary implementation tool for Brampton Plan, the Comprehensive Zoning By-law includes permissions and requirements for these types of amenities. The City-Wide UDGs also include guidance for parks, open spaces, and hospital and other institutional buildings. The City-Wide UDGs provide guidance on how these spaces contribute to the public realm, rather than the specific provision of these spaces.

What case studies are being used to support and inform the Comprehensive Zoning By-law?

Zoning By-laws from the City of Mississauga, City of Ottawa, City of Toronto, City of Guelph, City of Edmonton, and others were reviewed as part of the CZBLR to help establish benchmarking and evaluate the City's current Zoning By-law. These case studies were chosen based on their relevancy to the City of Brampton in terms of their size and location. In most cases, these municipalities have also recently prepared new Zoning By-laws.

The Comprehensive Zoning By-law reflects best practices while also responding to the City's unique context. Project documents, including the Zoning Strategy Report and various Technical Memos, prepared as part of the CBZLR include reference to various best practices. These documents can be reviewed by visiting the City's [CZBLR Project Library webpage](#).

How will the City address potential impacts from tall buildings located next to low-rise residential neighbourhoods? How are heights of buildings determined?

The Comprehensive Zoning By-law allows for certain building forms. The City-Wide UDGs provide guidance on the shape and location of a building on a lot in relation to its surrounding uses. There are various tools implemented in the City-Wide UDGs, such as tower separation, setbacks, and angular planes, that guide the relationship between tall and low-rise buildings. The intent is to minimize impacts to adjacent buildings and uses as much as possible.

The City also requires sun and shadow studies as part of applications for tall buildings. This process allows the City to review and consider potential impacts from shadows as part of the development review process.

What is an angular plane? Is the angular plane an appropriate tool to continue using, given the need to accommodate additional housing in Brampton and recent criticisms of this tool?

The angular plane is a 45-degree angle barrier typically applied to the back of a property. The intent of applying the angular plane is to minimize impact on light, view, privacy, and appropriate transition is maintained to low-rise residential neighbourhoods located adjacent to mid-rise or tall buildings.

The City-Wide UDGs include guidance for the application of angular planes. However, there is an opportunity to consider the use and function of the angular plane as the City seeks to balance multiple priorities. In some cases, the angular plane is viewed as being overly restrictive and has not resulted in the desired built form.

Overall, the City is open to new and different approaches to implement the policies of Brampton Plan. The general approach is to balance compatibility with development opportunities.

How does the City reconcile urban design tools, such as articulation and floorplate requirements, with the need to respond to multiple priorities, such as energy efficiency and expanding housing options?

The City recognizes the importance of balancing a multitude of priorities that include housing development and creating and supporting a high quality public realm.

Together with the Comprehensive Zoning By-law, the City-Wide UDGs seek to balance these priorities, with a focus on creating livable and pleasant public spaces and public streets, while supporting housing options and opportunities for energy efficient building modifications, for example.

Massing articulation of buildings can help to mitigate the impacts of wind from tall buildings on the pedestrian environment. Facade articulation along the street is important to enhancing the character and aesthetics of the street zone and animating the public realm. These are just two examples of urban design interventions that have a functional purpose in building the community.

What is the purpose of the R2 Zone versus the R4 Zone, for example? How will the City reconcile existing and/or approved development with the Comprehensive Zoning By-law?

The Residential Second Density (R2) Zone captures height permissions for some forms of townhomes. The intent of the revised approach to the Residential Zones is to simplify the number of zones, and to retain height permissions that may already be established. For this reason, there is an important role for the Zone Codes, which may be viewed using the interactive mapping, to play in guiding height permissions and providing additional details.

What is the relationship between the Comprehensive Zoning By-law and the Federal government's Housing Accelerator Fund?

The Housing Accelerator Fund (HAF) is an agreement between the Government of Canada and various municipalities across Canada, including the City of Brampton, to remove barriers to build more homes, faster. The City has committed to expanding as-of-right zoning permissions for housing, including permitting four residential units and four storeys within 800 metres of transit.

The City and WSP will coordinate with Council approved direction. It is anticipated that the second draft of the Comprehensive Zoning By-law will be aligned with recent Council decisions and commitments with respect to the HAF.

Will the Support Corridor Overlay, identified in Brampton Plan, be brought forward in the Comprehensive Zoning By-law? What about the Mature Neighbourhoods Overlay?

Support Corridors are identified in Brampton Plan as local routes that connect Brampton's residential neighbourhoods to higher order transit networks. Modest height and density may be permitted in Support Corridors to provide a transition between low-rise residential neighbourhoods and mixed-use areas.

At present, the Comprehensive Zoning By-law does not explicitly implement the Support Corridor Overlay. The City and WSP continue to discuss and contemplate the role of zoning for intensification, reduced parking requirements, the Mature Neighbourhoods Overlay and other direction provided in Brampton Plan. Additional policy studies may be required to determine the role of zoning in implementing these matters.

What role does the Comprehensive Zoning By-law play in street widths and the provision of sidewalks, bike lanes and transit, if any?

The Comprehensive Zoning By-law does not explicitly deal with the provision of active transportation and transit. However, the Comprehensive Zoning By-law does include requirements for bicycle parking, and lot and building requirements and permissions for transit stations, for example. Other City-led projects, such as the [Active Transportation Master Plan \(ATMP\)](#) provide the implementation framework for the network plans, policies and programs that support cycling and walking.

Does the City have a green standard for new development? Is the Comprehensive Zoning By-law being coordinated with this standard?

Yes, the City's [Sustainable New Communities Program](#) encourages and evaluates the sustainability performance of new development. The Comprehensive Zoning By-law Review aligns with, where appropriate, other City-led plans, policies, and strategies. The [Zoning Strategy Report](#) is one resource that identifies alignment between initiatives, such as the [Sustainable New Communities Program](#), and the Comprehensive Zoning By-law.

When can the draft versions of the Comprehensive Zoning By-law and City-Wide UDGs be reviewed?

The draft Comprehensive Zoning By-law and draft City-Wide UDGs have been posted for public comment and review until Monday, April 1st, 2024. The draft CZBLR and draft City-Wide UDGs are posted to the Let's Connect webpage for the [Comprehensive Zoning By-law Review](#) and the [Urban Design Guidelines](#) respectively.

What does the City have planned for additional consultation and engagement? How will the City involve a greater range of interested parties in consultation and engagement?

There will be additional consultation and engagement activities planned throughout 2024. The City is planning for an additional public open house in the second quarter of 2024. To stay up-to-date on next steps and future opportunities to get involved, visit the City's Let's Connect webpage for the [Comprehensive Zoning By-law Review](#) and the [Urban Design Guidelines](#).



5 Next Steps

The Comprehensive Zoning By-law and City-Wide UDGs released for comment and feedback are preliminary, draft versions. Input from interested parties will be used to update and revise the Comprehensive Zoning By-law and City-Wide UDGs. Additional iterations will be published for feedback.

Interested parties are invited to provide comments to the Comprehensive Zoning By-law and City-Wide UDGs until **Monday, April 1st, 2024**. Questions, comments and feedback can be submitted to the email addresses identified below.

To learn more about the Comprehensive Zoning By-law Review:

- Submit questions and comments to czbr@brampton.ca
- Visit <https://letsconnect.brampton.ca/zoning-review> or www.brampton.ca/zbr to learn more about the project, register for project notifications, and stay up-to-date on next steps.

To learn more about the City-Wide Urban Design Guidelines:

- Submit questions and comments to udg@brampton.ca
- Visit <https://letsconnect.brampton.ca/urbandesignguidelines> to learn more about the project, register for project notifications, and stay up-to-date on next steps.

An additional public open house will be facilitated in the second quarter of 2024. Notification for this public open house will be posted to the respective Let's Connect webpages.

