

COMPREHENSIVE ZONING BY-LAW REVIEW & URBAN DESIGN GUIDELINES

PUBLIC OPEN HOUSE #2

Session #1

2:00 pm - 4:30 pm

Presentation begins @ 2:30 pm

Session #2

6:00 pm - 8:30 pm

Presentation begins @ 6:30 pm



Comprehensive Zoning By-law Review & Urban Design Guidelines

Public Open House #2 *Presentation of Second Drafts*

Date: Tuesday October 15th, 2024
Time: 2 pm – 4:30 pm (session #1)
6 pm – 8:30 pm (session #2)
Presentation at 2:30pm & 6:30pm

Welcome Remarks

Henrik Zbogar

Director, Integrated City Planning
City of Brampton

Land Acknowledgement

The City of Brampton is located on the traditional territories of the Mississaugas of the Credit, Haudenosaunee, and Wendat Nations who have called this land home since time immemorial. We acknowledge the agreements made in Treaty 19 — the Ajetance Purchase of 1818 — and are committed to our ongoing role in reconciliation through meaningful action rooted in truth, justice, and respect.

We are grateful to the original caretakers of this land who have ensured we are able to work, play, and live in Brampton now and in the future.

Meeting Agenda

- Welcome and Introductions
- Comprehensive Zoning By-law Review (Second Draft)
 - WSP Presentation
- Urban Design Guidelines (Second Draft)
 - The Planning Partnership Presentation
- Next Steps
- Short Q&A
- Open House

Open House Format



Please hold your questions during the presentation. We will have short Q&A after the presentations.

The Project Team will be available during the open house to answer your questions.

How to submit your comments:

- Sticky notes on presentation boards
- Comment Cards
- Email project team:
CZBReview@brampton.ca (CZBR),
UDG@brampton.ca (UDG)
- Please provide comments on the Second Draft by **Friday, November 1st, 2024.**

Driving Forces

- Brampton is growing and evolving rapidly.
 - This progress brings challenges that demand a comprehensive review of current development standards and design guidelines.
- Support growth & development in Brampton.
- Modernize and update approach and standards.
- Reduce confusions and complications.

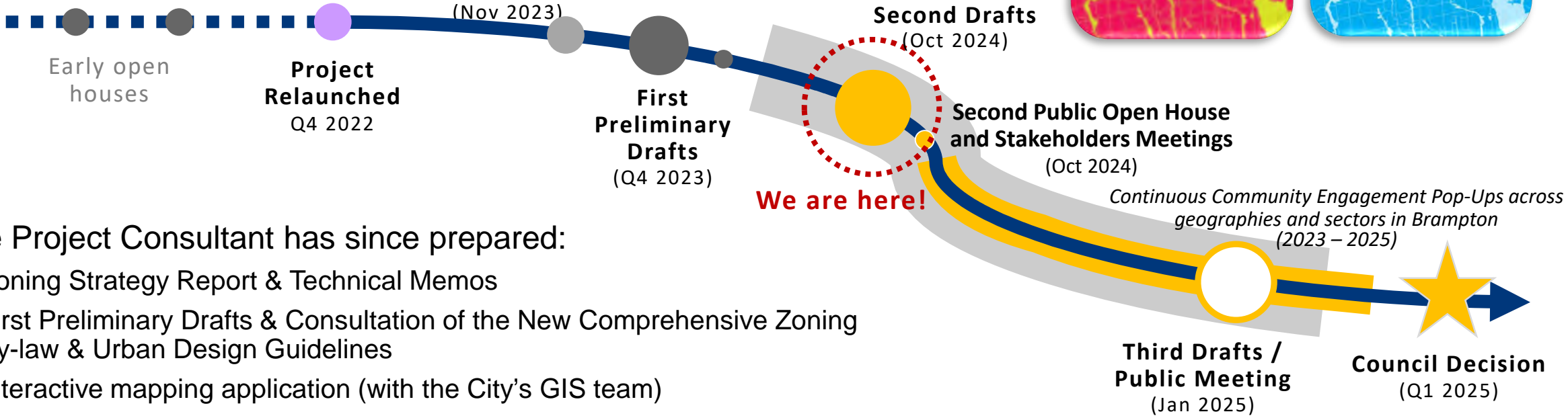
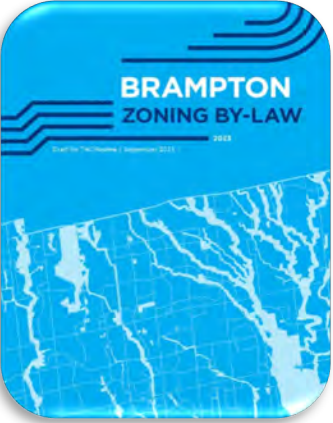
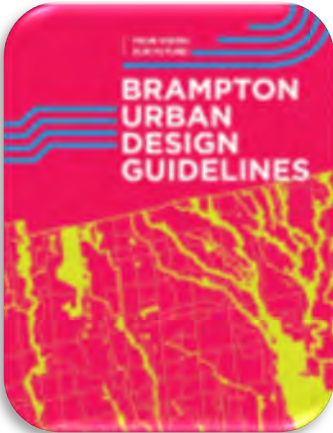


Introductions



Project Background

Background Reports and Early Drafts



The Project Consultant has since prepared:

- Zoning Strategy Report & Technical Memos
- First Preliminary Drafts & Consultation of the New Comprehensive Zoning By-law & Urban Design Guidelines
- Interactive mapping application (with the City’s GIS team)
- Second Drafts of the New Comprehensive Zoning By-law & Urban Design Guidelines



BRAMPTON
ZONING BY-LAW

New Comprehensive Zoning By-law

Second Draft

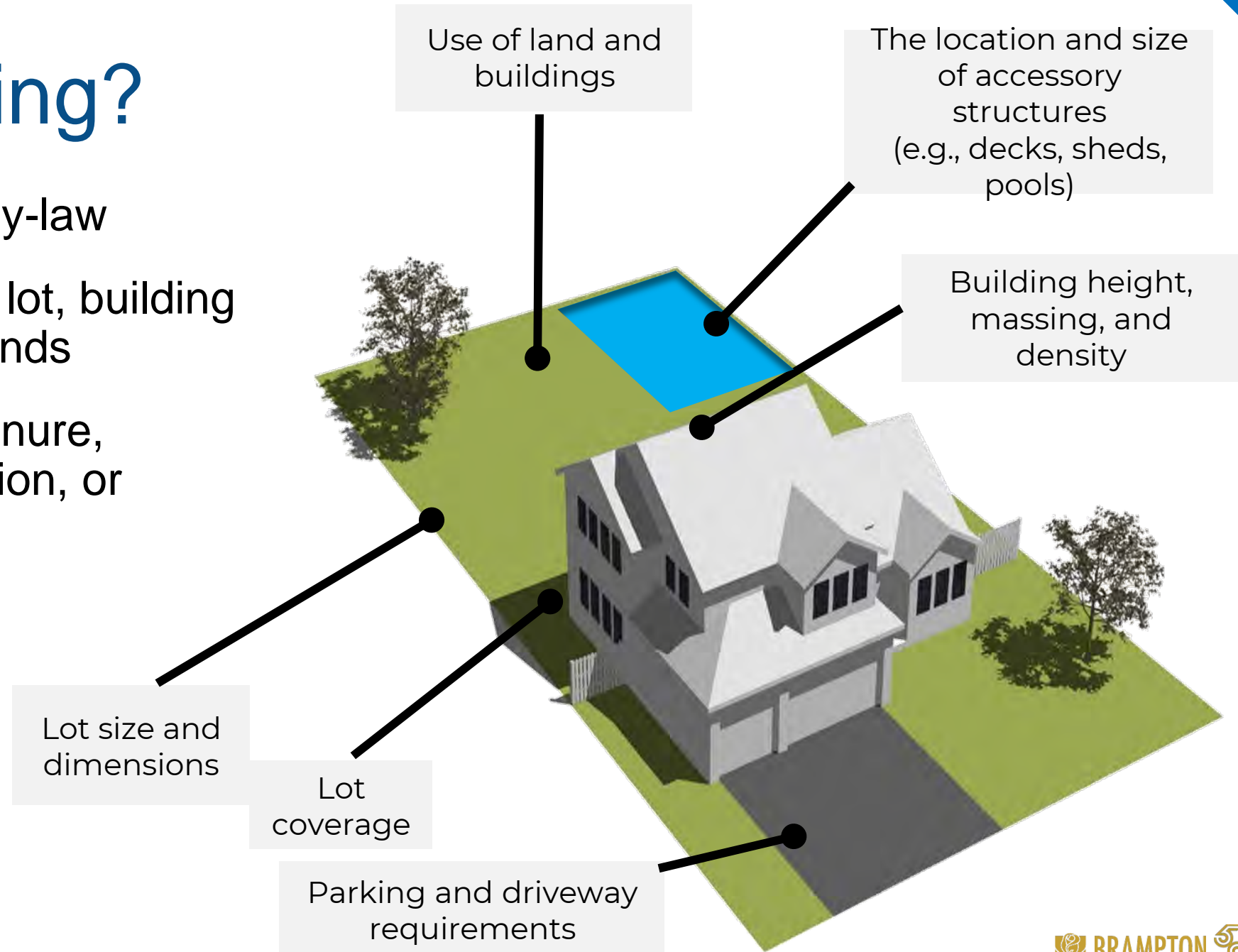
Project Purpose

- Prepare a new Comprehensive Zoning By-law to guide land use and development in Brampton.
- We are implementing:
 - Brampton Plan
 - Housing Accelerator Fund Agreement
 - Other City studies
 - Provincial requirements
- Zones and development standards must be updated to address these studies and emerging trends.
- Opportunity to modernize and improve the Zoning By-law:
 - Zoning By-law was consolidated in 2004 with some aspects dating pre-1990s.



What is Zoning?

- Detailed municipal by-law
- Regulates land use, lot, building and parking on all lands
- Does not regulate tenure, household composition, or public rights-of-way



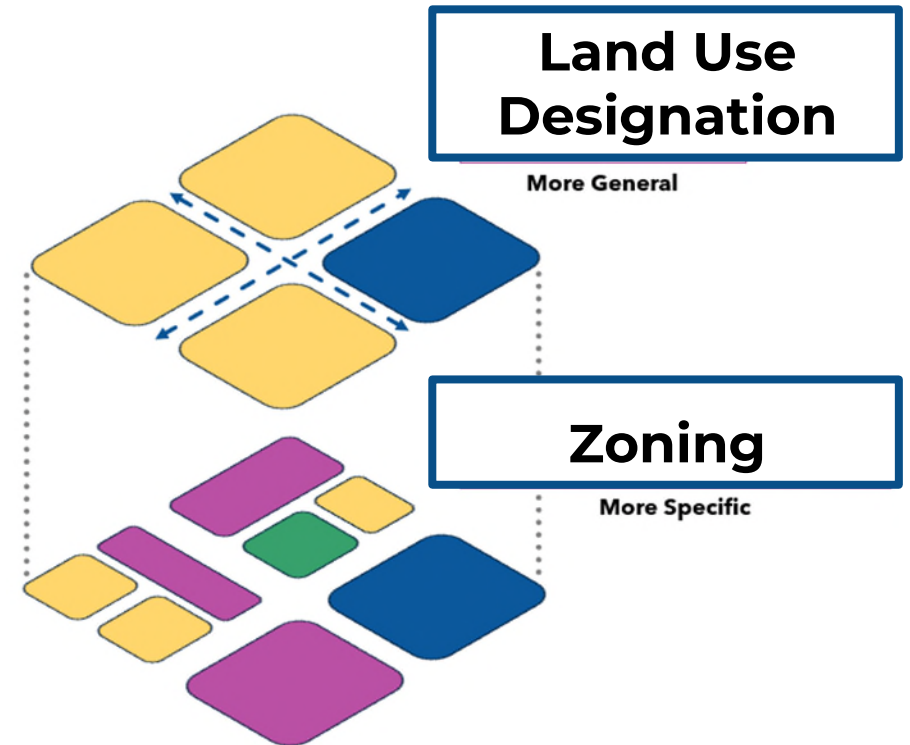
Zoning By-law Conformity

- Provincial Requirements
 - *Planning Act* – Section 34
 - Provincial Policy Statement
- City of Brampton Official Plan (Brampton Plan)
 - Award-winning vision and policy document
 - Approved by the Region to guide growth, development, design and infrastructure
 - Sets broad permitted uses
 - Establishes design expectations (complete, more walkable communities)



Brampton Plan

- Sets vision and goals for broad range of matters
- Establishes framework for mobility, housing choice, work and business opportunity, leisure, environmental protection, and infrastructure
- Zoning By-law must **conform to the Official Plan**



First Draft Comprehensive Zoning By-law

- Released in Q4 of 2023
- Consultation included:
 - **1 Virtual Open House**
 - **1 Call for Comments**
 - **6 Community Pop-ups**
 - **Stakeholder Meetings**



1 Virtual Open House



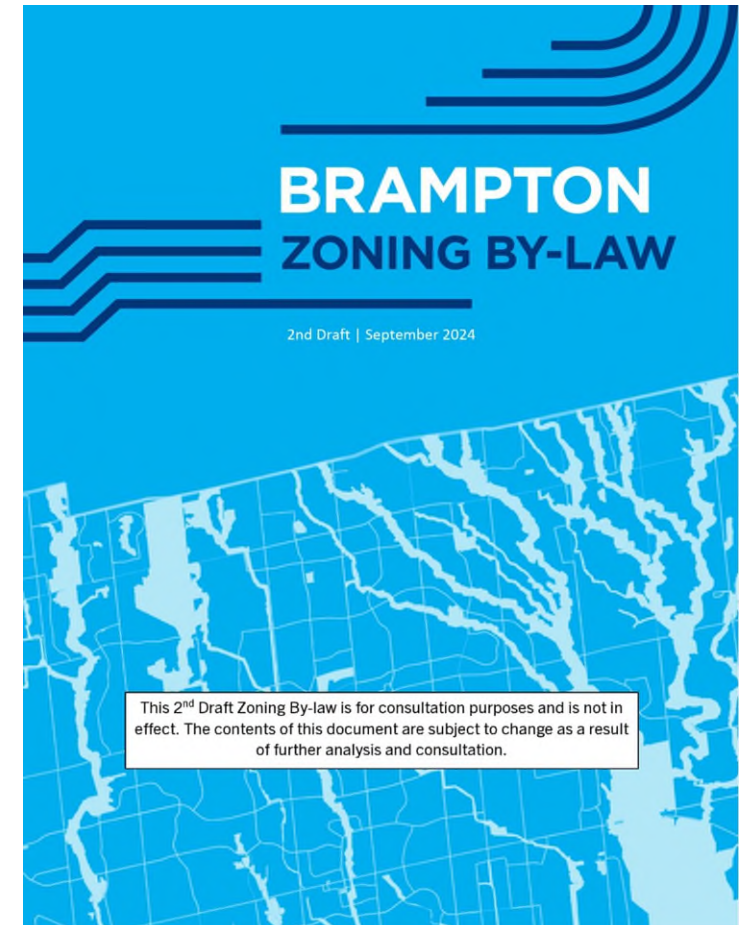
1 Call for Comments
First Draft of By-law



6 Community Pop-ups

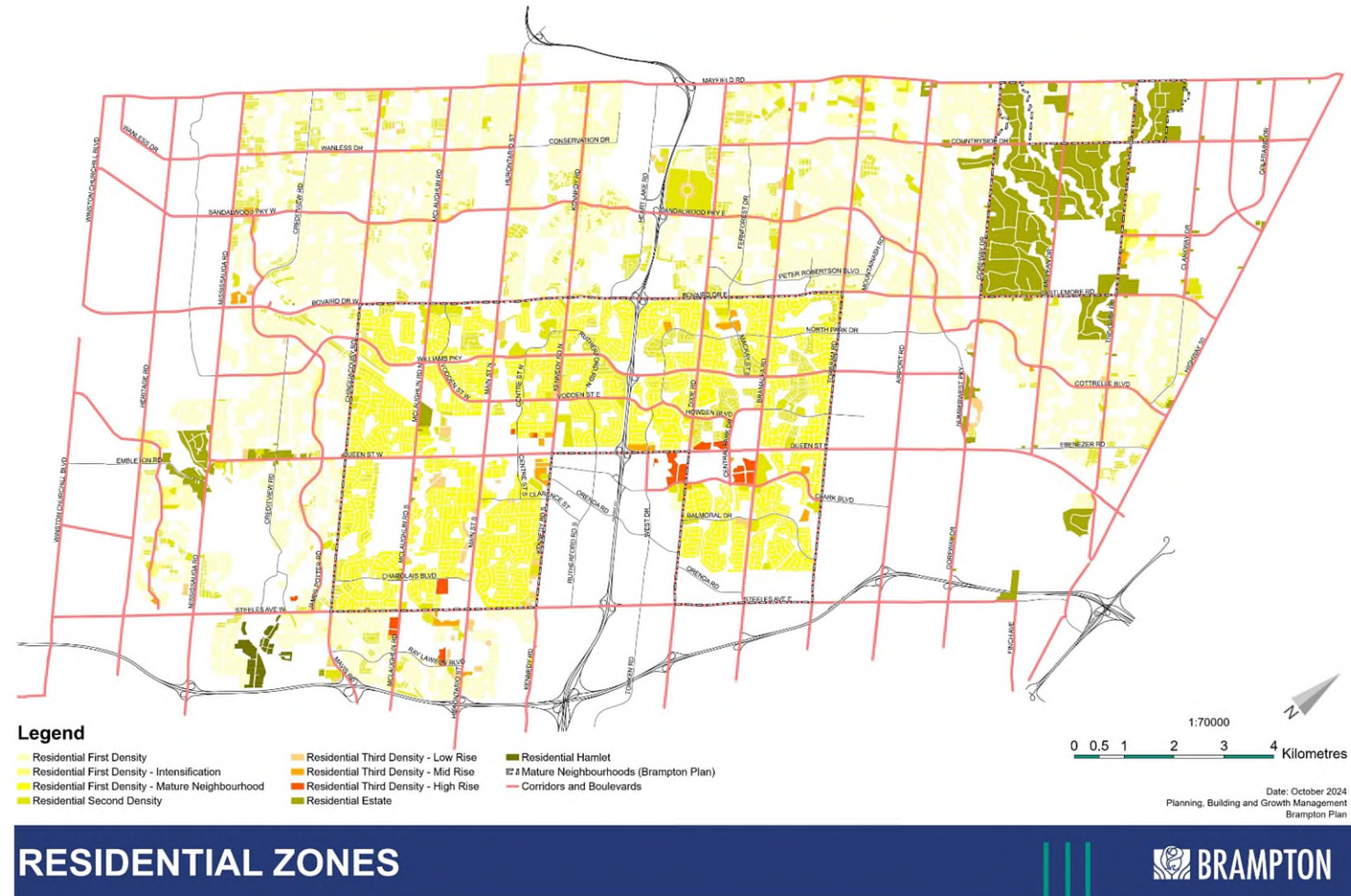
Second Draft Comprehensive Zoning By-law

- Reviewed comments on the First Draft
- Internal discussions and refinement to structure, approach
- Coordination with City-led MTSA studies
- Alignment with Urban Design Guidelines
- Integration of City initiatives to expand housing options
- Preliminary review of Special Sections



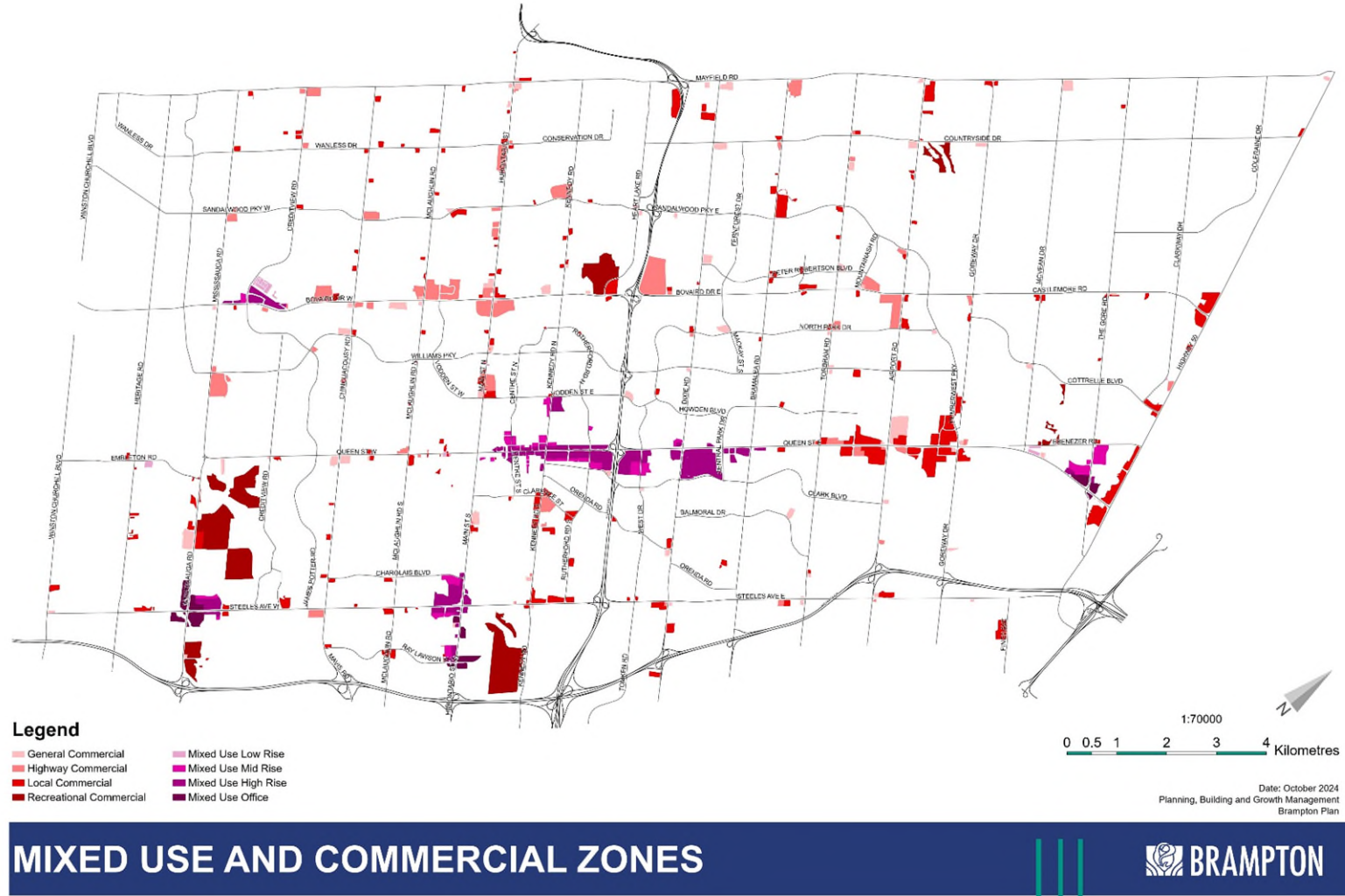
Residential Zones

- Consolidated from 34 to 9 categories
- Created “R1A” zone to allow for **fourplexes along certain corridors** within the City (Brampton Plan)
- R1M zone implements Mature Neighbourhoods
- Refined standards for wide range of residential typologies
- Expanding home occupations and other small business opportunities



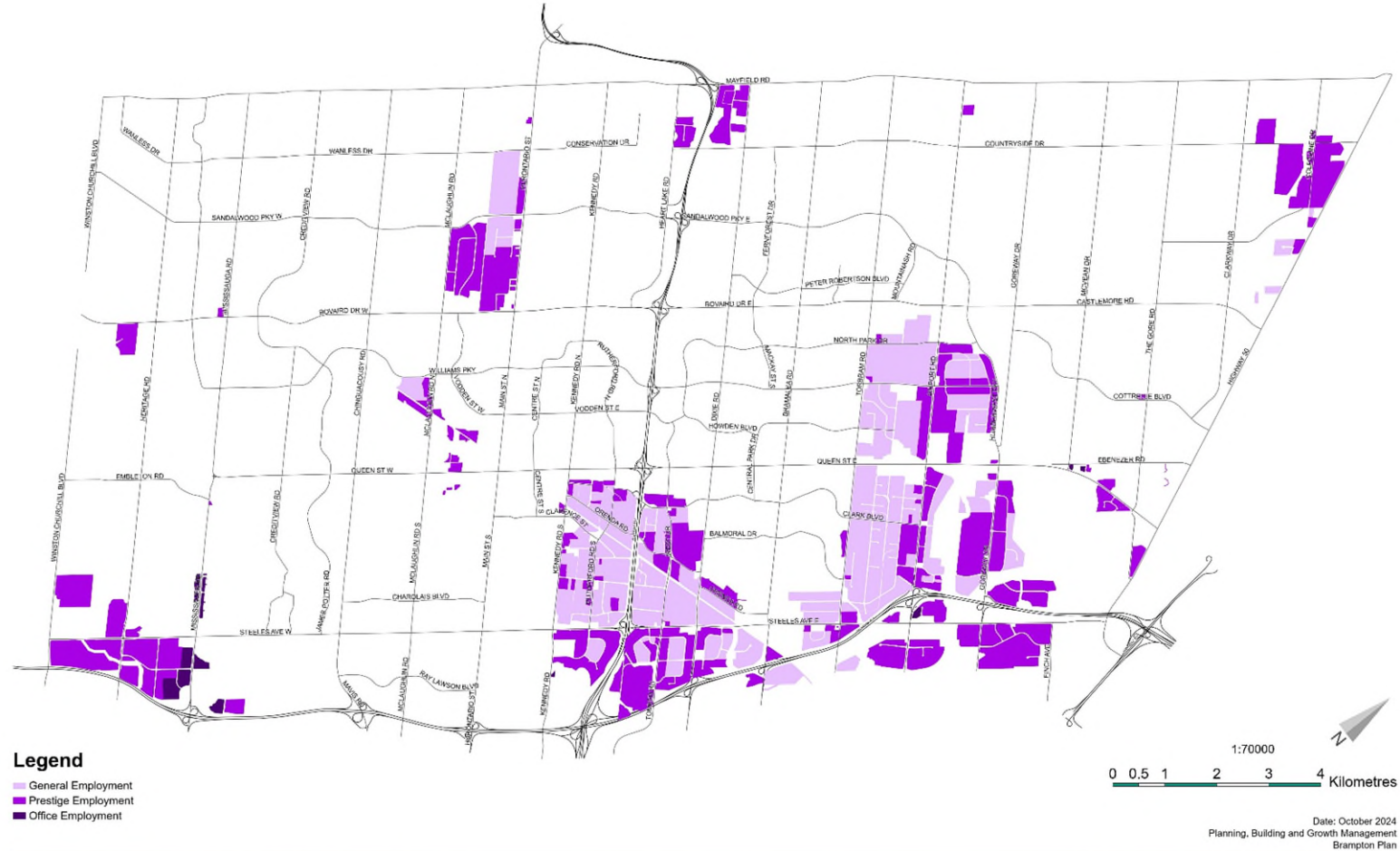
Mixed Use and Commercial Zones

- Simplified framework of Commercial Zones
- Modernized development standards to align with Urban Design Guidelines
- New framework of Mixed Use Zones with a strong emphasis on achieving urban design principles
- Expanded and generalized land uses, to promote flexibility for businesses



Employment Zones

- Simplified Employment zones
- Updated development standards to align with Urban Design Guidelines
- Aligned permissions with the Official Plan (e.g. retail and outside storage restrictions)



EMPLOYMENT ZONES

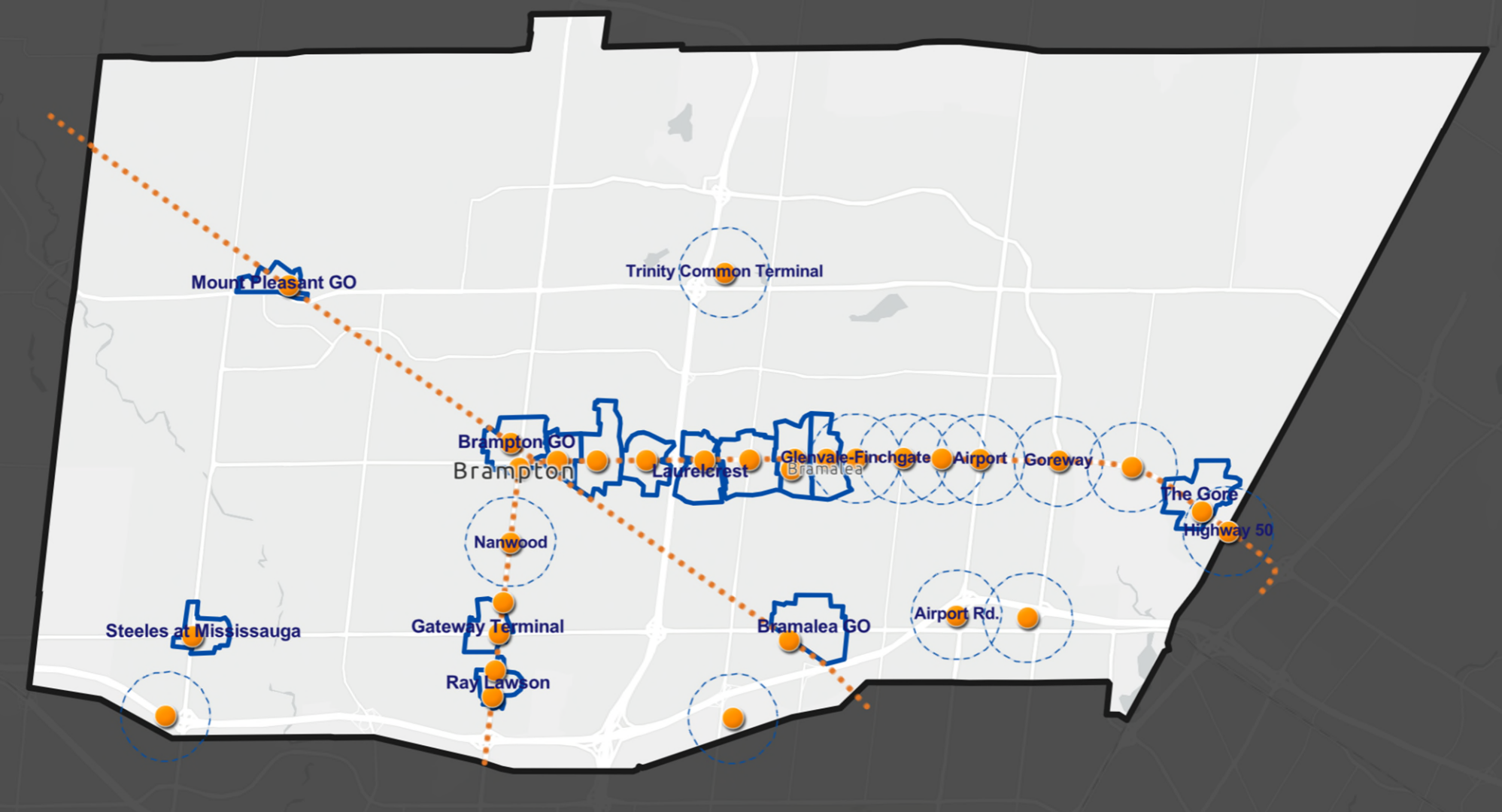
BRAMPTON

Protected Major Transit Station Areas

- Province and Brampton Plan requires areas near Major Transit Stations to be planned for transit-oriented development
- City is undertaking Secondary Plan Amendments to establish policy guidance
- 12 Protected Major Transit Station Areas are proposed to be rezoned
 - Implement Brampton Plan's land use schedules
 - Recent City-led work on height and density
 - Brampton GO (Downtown) and Bramalea GO MTSA's not being rezoned at this time
- Additional work is required to implement holding symbols and address refinements
 - Third Draft Zoning By-law

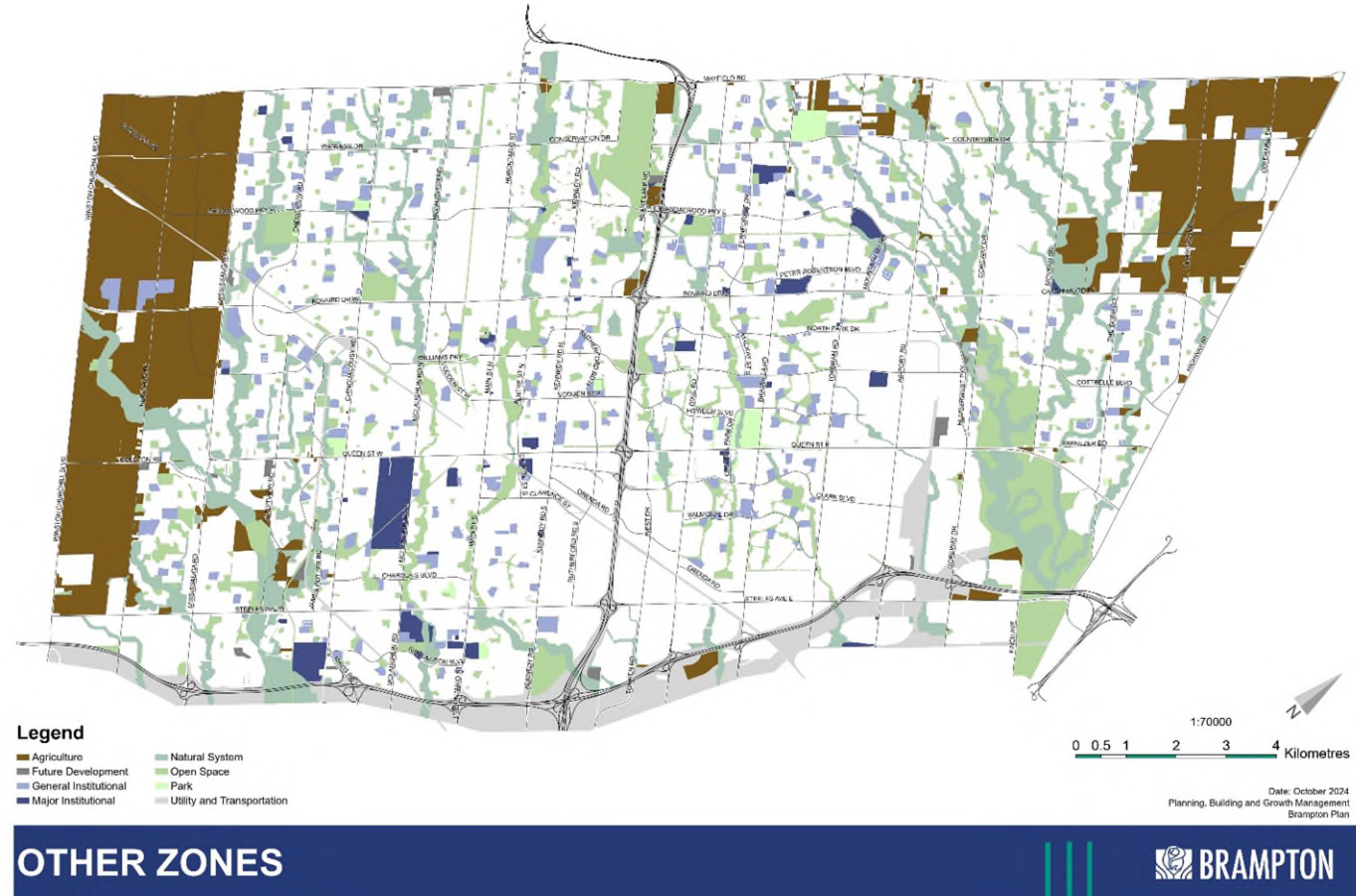


Protected Major Transit Station Areas



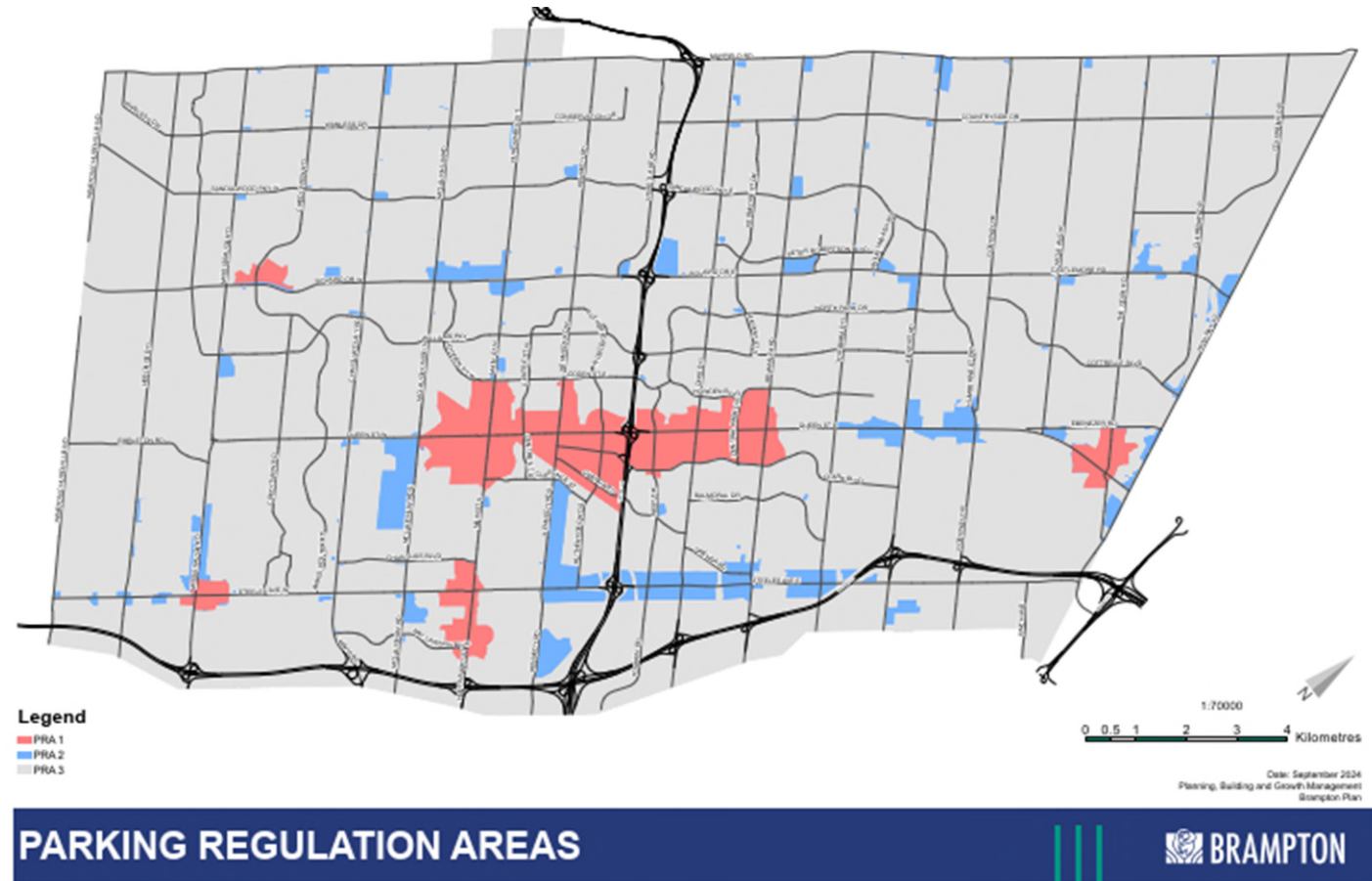
Other Zones

- New Park Zone is introduced
 - Zone is to be applied in mapping in the Third Draft Zoning By-law
- Work completed to update the Agricultural Zone
 - Modified agricultural zoning in urban settings to Future Development
- Updated application of the Utility and Transportation Zone in infrastructure corridors



Parking and Loading

- Refinements to the First Draft Parking Standards
- Updated mapping for Parking Regulation Areas
- Refinements to bicycle parking and electric vehicle (EV)-ready parking requirements
- Refinements to standards for driveways and parking spaces



Other Key Highlights

- Transition Provisions (section 1.7) will help ensure recent permits, approvals and applications can proceed without interruption
- Updated general provisions for certain uses:
 - Home occupations, drive-throughs, Additional Residential Units, etc.
- We continue to review Special Sections and will be publishing those by end of 2024:
 - Over 3,000 site-specific zones
 - Aim is to eliminate redundant/unnecessary exceptions
 - Maintain recent exceptions (last 5 years)
 - New Zoning By-law will be a better basis to reduce the need to “zone by exception”

Next Steps

- Integrate site-specific exceptions into Schedules, text, and publish tracking sheet
- Ongoing coordination with studies, refinements, PMTSA updates, etc.
- Meet and work with stakeholders and interested persons.
- Third Draft Zoning By-law by end of 2024.



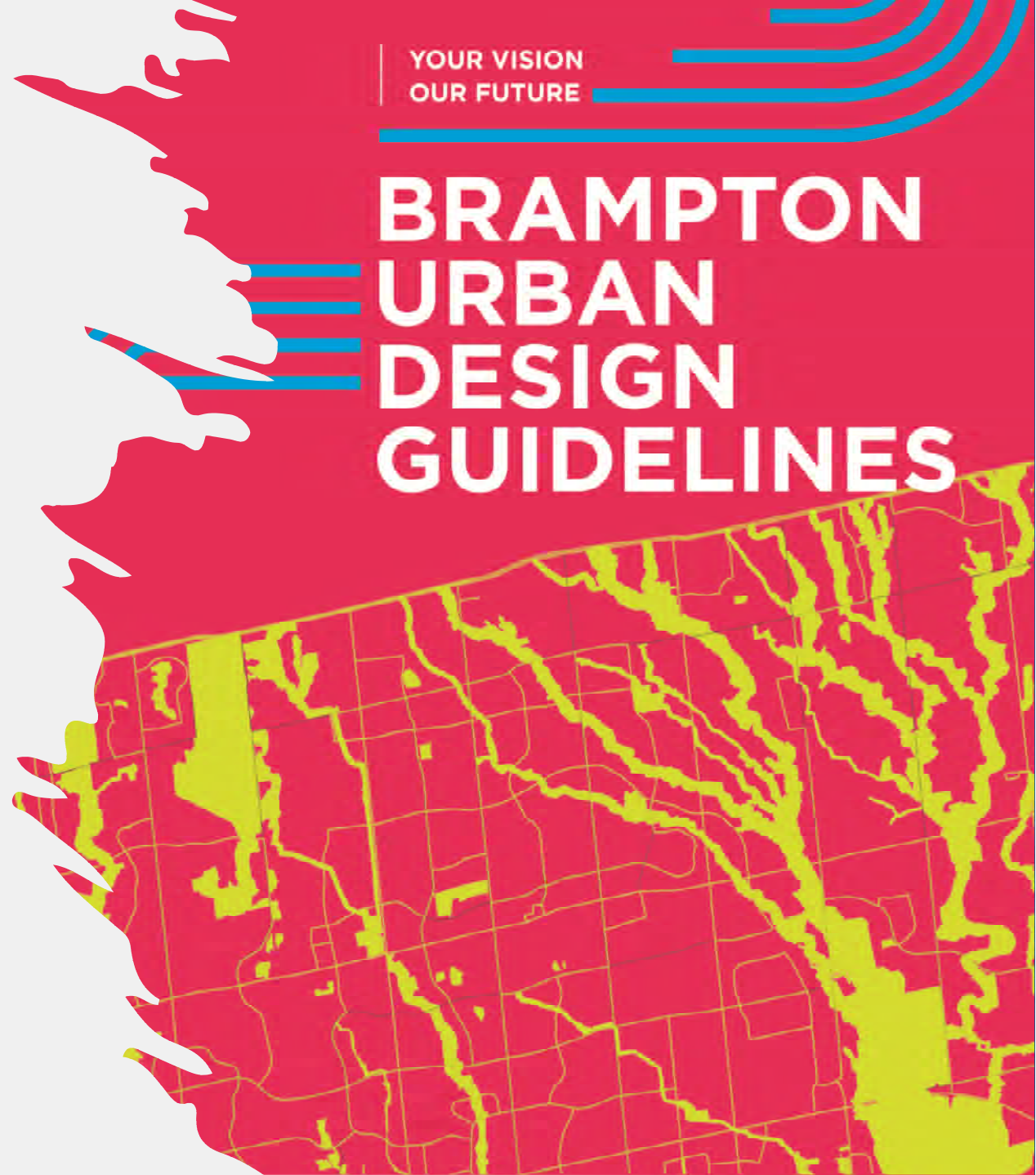
Visit the **project webpage** to learn more about the Zoning By-law Review project and to submit additional questions or comments.

YOUR VISION
OUR FUTURE

BRAMPTON URBAN DESIGN GUIDELINES

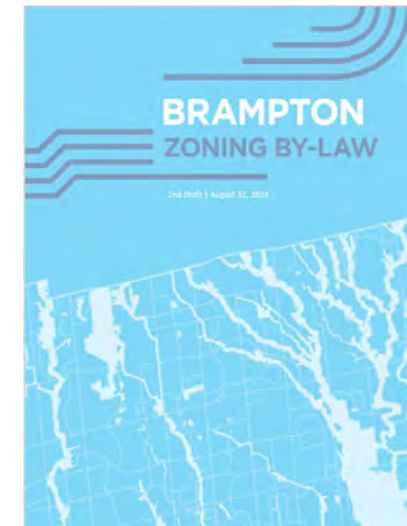
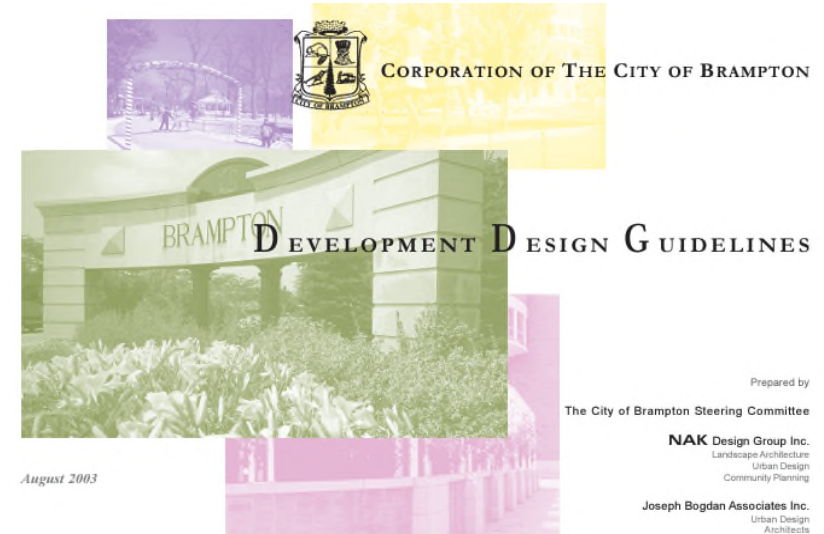
Urban Design Guidelines

Second Draft



Background of Urban Design Guidelines

- A tool to implement Brampton Plan in conjunction with Comprehensive Zoning By-law
- An update to the current Development Design Guidelines (2003)
 - To consolidate various design guideline documents
 - To make the document user-friendly
- Incorporation of new guidelines for high-rise development to support evolving urban growth



Urban Design Guidelines (UDG)

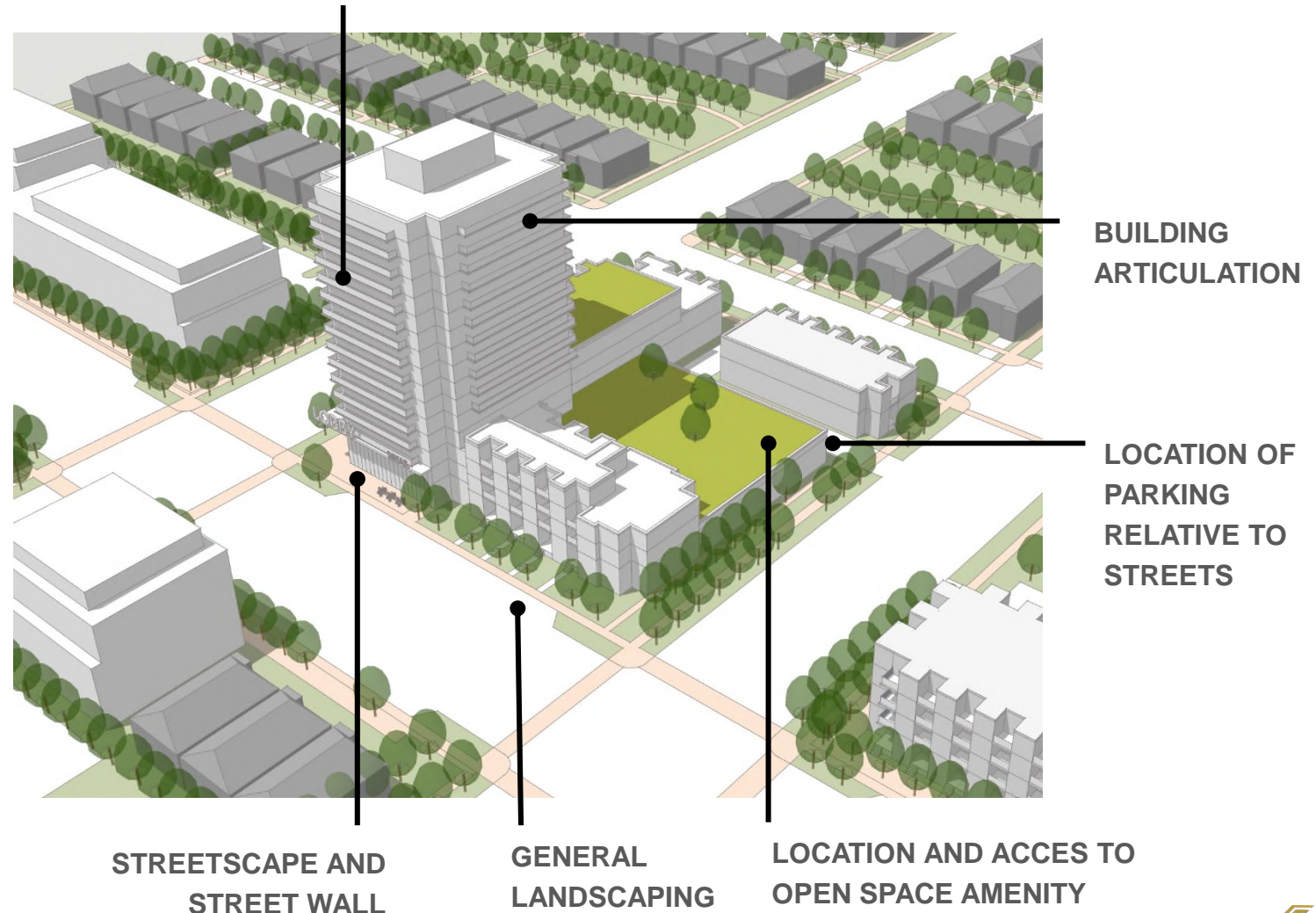
What are they and what do they do?

Guidelines are:

- A **planning tool to implement a vision** by shaping the look, form and function of development.
- Non-statutory statements, general rules and sets of recommendations on **how to apply design principles to create a better building environment.**
- Primarily qualitative rather than quantitative.
- **Closely aligned with the policies of the Brampton Plan and Zoning standards.**

For example, a Design Principle might state 'Promote a pedestrian-oriented public realm' and the corresponding guideline might state 'Located buildings close to the street line'.

ORGANIZATION OF BUILDINGS TO THE STREET AND TO ONE ANOTHER;
TRANSITION TO SURROUNDING AREAS; SEPARATION DISTANCES, STEP BACKS



Overview of UDG (2nd Draft)



PART A

- ✓ Background
- ✓ Purpose of the document
- ✓ Vision / Guiding Principles
- ✓ How to read the document



PART B

- ✓ Built Environment
- ✓ Mobility
- ✓ Natural Heritage, Parks and Open Space
- ✓ Infrastructure and Buildings



Part C

- ✓ Low-rise Developments
- ✓ Mid-rise Developments
- ✓ High-rise Developments
- ✓ Commercial, Employment, Institutional Developments
- ✓ Mixed-use Developments



PART B: Sustainable Community Design

Built Environment

- ✓ Compact Development
- ✓ Community Form
- ✓ Cultural Heritage
- ✓ Mix and Diversity of Land Uses
- ✓ Walkability
- ✓ Mix and Diversity of Housing



PART B: Sustainable Community Design

Mobility

- ✓ Active Transportation
- ✓ Transit
- ✓ Supportive Streetscape Elements / Pedestrian Supportive Design



PART B: Sustainable Community Design

Natural Heritage, Parks and Open Space

- ✓ Natural Heritage
- ✓ Recreational Trails
- ✓ Parks and Open Space
- ✓ Stormwater Management Facilities / Naturalized Channels
- ✓ Ownership Models
- ✓ Urban Forest



PART B: Sustainable Community Design

Infrastructure and Buildings

- ✓ Energy Conservation
- ✓ Water Use and Stormwater
- ✓ Material Resources and Solid Waste
- ✓ Urban Agriculture



PART C: Site Organization + Built Form

Design Guidelines Common to All Built Forms

- ✓ Private Open Space
- ✓ Safety
- ✓ Amenity Areas
- ✓ Lighting
- ✓ Public Art
- ✓ Built Heritage Context
- ✓ Accessibility
- ✓ Bird-Friendly Design



PART C: Site Organization + Built Form

Low-Rise Developments (1 to 4 storeys)

- ✓ Single-detached dwellings
- ✓ Semi-detached dwellings
- ✓ Townhouse dwellings (various types)
- ✓ Multiplex dwellings (new to this document)
- ✓ Additional Residential Units (attached and detached)
- ✓ Low-rise Apartment Buildings



Principles/Objectives

- Promote **variety of housing** styles and types.
- Creation of **mature neighbourhoods**.
- Foster **residential infill**.
- Encourage social, economic, and environmental **sustainability**.
- Ensure **animated streetscapes**.
- **Transit supportive** development.

PART C: Site Organization + Built Form

Low-Rise Developments (1 to 4 storeys)

- General Design Guidelines
- Design Guidelines for Specific Building Forms
- Priority Lots
- Neighbourhood Infill Development and Custom Homes

The general guidelines apply to the design of 'Missing Middle Housing' forms of developments, in whichever built form they may take.

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CE LOW-RISE DEVELOPMENTS (1 TO 4 STOREYS)

C3.3 DESIGN GUIDELINES FOR SPECIFIC BUILDING FORMS

3.3.1 SINGLE DETACHED DWELLINGS (D)

- For new subdivisions:
 - Provide at least 3 distinct elevations per model, including different roof designs for alternate elevations of the same model. A minimum of 2 elevations per model may be considered subject to development size, number of models per lot size, and/or mix of building typologies.
 - Ensure identical building elevations are separated by a minimum of 2 lots.
 - Ensure identical building elevations comprise no more than 30% of a street block.
 - Ensure identical colour packages are separated by a minimum of 3 lots.



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CE LOW-RISE DEVELOPMENTS (1 TO 4 STOREYS)



- Organize elements of the elevation in a logical grid (horizontally and vertically) to achieve sense of order and unity.
- Create highly-articulated elevations through:
 - Changes in plane (recommended minimum depth of 250mm (10")).
 - Wall projections and recesses.
 - Projecting elements such as box outs, bay windows, porches, canopies, etc.
 - Enhanced fenestration.
 - Second-storey balconies (recessed or projecting).
 - Strong and articulated rooflines including gables and varied slopes.
 - Wrap-around elements (porches, box outs, windows, etc) on corner units.
 - Well-executed high-quality architectural detailing.
- Consider and incorporate architectural details in relation to the unit's architectural style, including:
 - Brick soldier course banding or lintels, quoined corners, piers and corbelling.
 - Precast sills, lintels, keystones and imposts.
 - Stone accent features such as plinths or projections.
 - Stucco and PVC siding accents.
 - Window and door casings, louvers, frieze boards, cornice and other moldings.

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PART C: Site Organization + Built Form

Mid-Rise Developments (5 to 12 storeys)

Highlights

- ✓ Maximum building height = 100% of ROW
- ✓ Maximum building width before massing and/or breaks in the wall are to be provided
- ✓ Specific setbacks/stepbacks as a way to provide massing/height transition to low-rise areas (in addition to the use of angular planes at corner lot sites)

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4.2 DESIGN GUIDELINES


4.2.1 SITE ORGANIZATION

A. ORIENTATIONAL PLACEMENT AND SETBACKS

1. Place and orient buildings to make an impression, promote the building's contribution to the urban fabric, and provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
2. Orient buildings to make an impression, promote the building's contribution to the urban fabric, and provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.

B. SETBACKS


3. Locate and orient buildings to be setback from the front, side, and rear property lines to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
4. Provide setbacks for buildings to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.



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4. Provide setbacks for buildings to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
5. Provide setbacks for buildings to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
6. Provide setbacks for buildings to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
7. Provide setbacks for buildings to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.




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4.2.2 BUILT FORM

A. HEIGHT AND MASSING

1. Design building height and massing to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
2. Design building height and massing to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
3. Design building height and massing to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.
4. Design building height and massing to provide a high-quality urban environment. Buildings should be placed to provide a high-quality urban environment.



Principles/Objectives

- Promote **sensitive intensification**.
- Provide **appropriate height/massing transitions**.
- Built form that **frames and animates the streetscape**.



PART C: Site Organization + Built Form

High-Rise Developments (+13 storeys)

Highlights

- ✓ Podium height related to ROW
- ✓ Emphasis on contextually fitting aspects
- ✓ Specific setbacks /stepbacks and separation distances as a way to provide massing/height transition to low-rise areas (moving away from the use of angular planes)

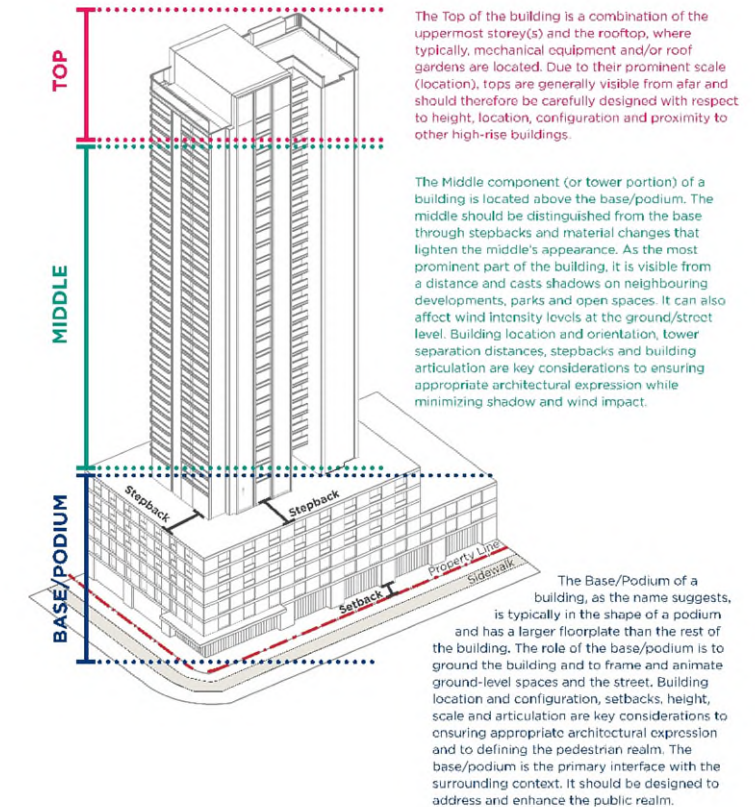


Principles/Objectives

- **Vibrant, street-focused and compatible** built form.
- **Pedestrian-scaled** public spaces and **placemaking**.
- **Minimize shadow and wind impacts.**
- **Enhanced skyline.**

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5.1.2 HIGH-RISE BUILDING ANATOMY



PART C: Site Organization + Built Form

Non-Residential Developments

- ✓ Institutional Buildings & Community Centres
- ✓ Business Park Employment
- ✓ Industrial/Employment
- ✓ Large Format Commercial (new)
- ✓ Drive-Through Facilities
- ✓ Automotive Service Centres



Principles/Objectives

- Promote **placemaking**.
- Create **human scaled** development and public spaces.
- Create a **highly connected and permeable** circulation system.



PART C: Site Organization + Built Form

Mixed-Use Developments

✓ Concentrated in the City's Urban Centres and along its Urban Boulevards.

✓ Integrate combinations of residential and non-residential uses within a site.



Principles/Objectives

- Promote **placemaking**
- Create **pedestrian-scaled** development and public spaces
- Design **compatible development**
- Ensure **cohesive, well-designed** developments
- Encourage **multi-functional** spaces
- Support City-wide **sustainable strategies**



Next Steps

Next Steps

- Please provide your Second Draft Comments by November 1st, 2024.



Staff Contact & Additional Information

Comprehensive Zoning By-law Review

Project Lead

Edwin Li
Policy Planner III (A)
Integrated City Planning
Edwin.Li@brampton.ca

Inquiries / Comments

- Project Email: CZBR@brampton.ca

Additional Information & Documents

- Project Website
<https://www.brampton.ca/ZBR>
- Draft 2 Schedules & Mapping
<https://www.brampton.ca/mappingzbr>
- Public Engagement page
<https://letsconnect.brampton.ca/Zoning-Review>

Urban Design Guidelines

Project Lead

Han Liu
Principal Planner
Development Services & Design
Han.Liu@brampton.ca

Inquiries / Comments

- Project Email: UDG@brampton.ca

Additional Information & Documents

- Public Engagement page (and 2nd Draft)
<https://letsconnect.brampton.ca/UrbanDesignGuidelines>



Thank You

Questions and Discussion

COMPREHENSIVE ZONING BY-LAW REVIEW & URBAN DESIGN GUIDELINES

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