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City of Brampton

Comprehensive Zoning By-law Review

Public Open House #2: Draft Technical
Papers and Zoning Strategy Report

November 8, 2018

Purpose of this Project

To replace the current City of Brampton Zoning By-law (270-2004) with a new Comprehensive Zoning By-law that addresses changes and trends in planning policy and anticipates those still emerging. The new Zoning By-law must:

- Be consistent with and conform to Provincial plans and policies;
- Implement and conform to the City's 2006 Official Plan;
- Update the standards and definitions in the current Zoning By-law to align with current planning and building practices; and
- Be user-friendly and geared towards use by members of the public, as an accessible document.

Purpose of this Meeting

To provide an update on completion of recent work, and to present the findings and recommendations of the following documents:

- The eight Draft Technical Papers
- The Draft Zoning Strategy Report

The Current Zoning By-law



The in-effect Comprehensive Zoning By-law (270-2004):

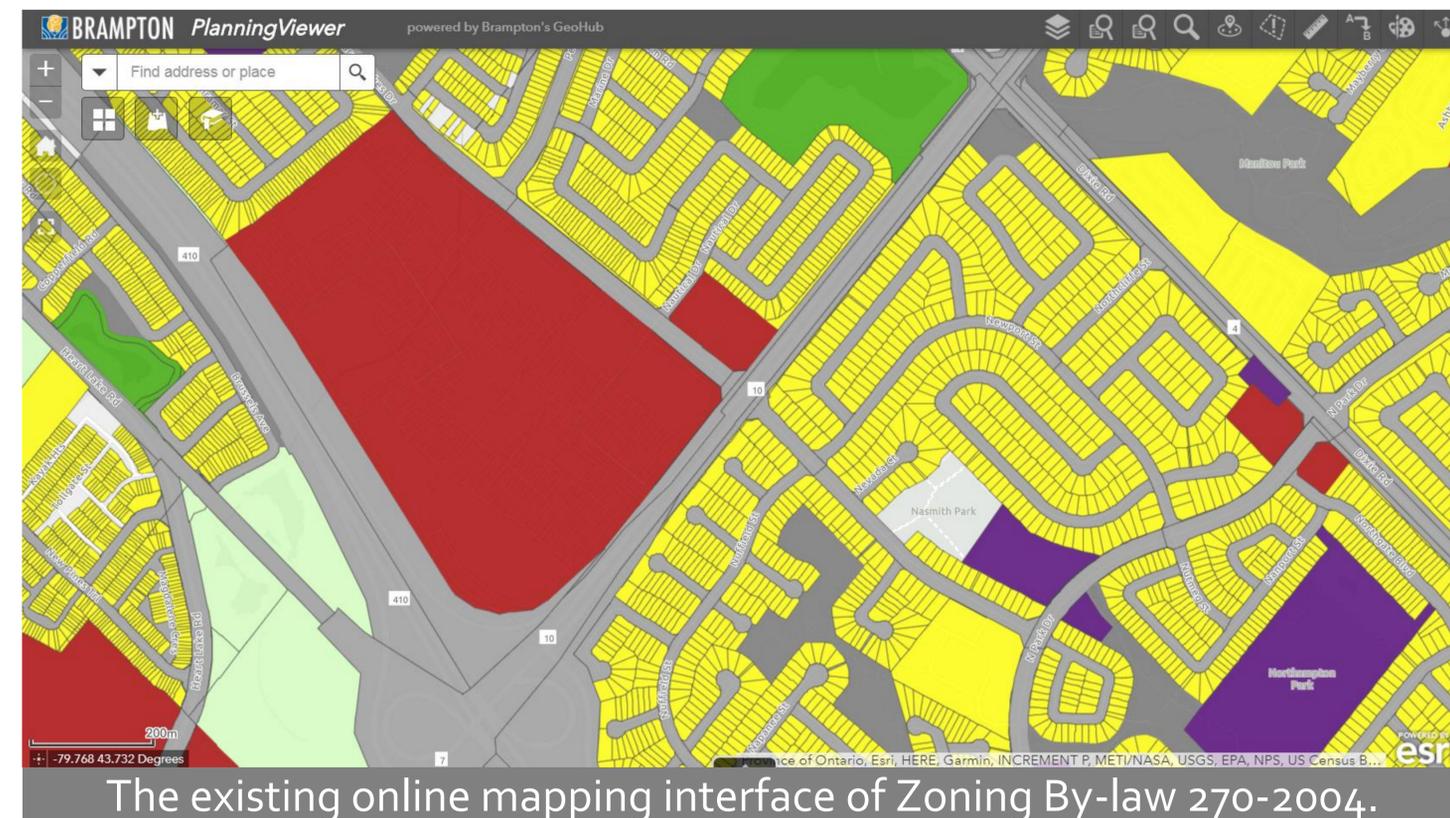
- Was adopted by Council in 2004, to consolidate the four former Zoning By-laws that were in effect prior to amalgamation.
- Has been updated, but a comprehensive review has not been undertaken. Thus, some of the provisions date to the 1980s.
- Has 69 zones.

Information about the City's Zoning By-law is available at www.brampton.ca/Zoning

What is a Zoning By-law?

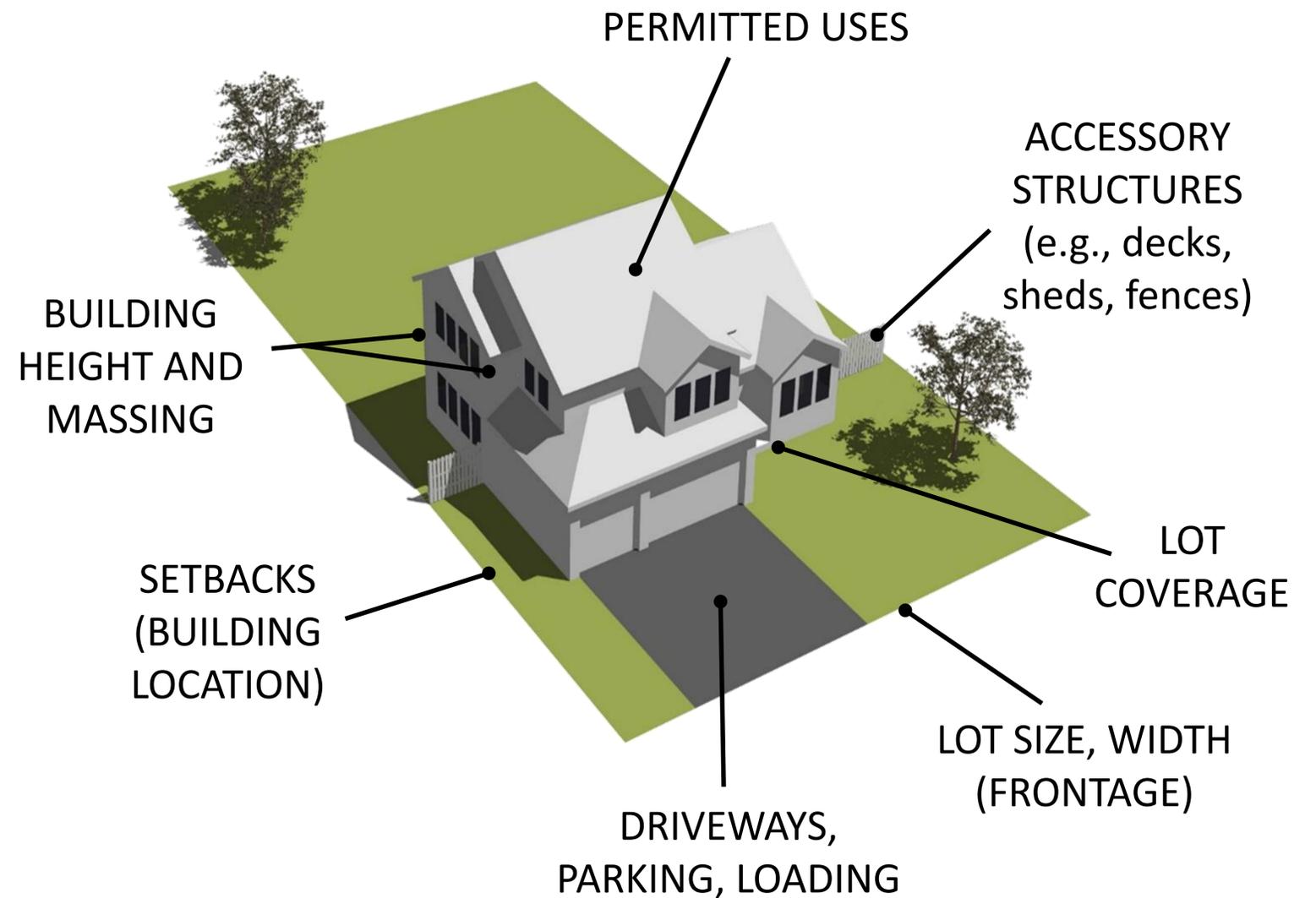
A Zoning By-law:

- Can implement planning policy (such as the Official Plan) through more detailed regulation. These regulations help achieve planned land uses and built form.
- Can help manage land use conflicts by separating incompatible land uses.
- Describes the types of uses permitted and regulates what can be built on a property, its character, and how it will be configured on the lot.
 - Includes provisions regulating the use, size, height, density and location of buildings.
- Zones every piece of property, from commercial to residential. In other words, every piece of land has a certain set of regulations regarding what kind of buildings can be put there and what kind of operations can be conducted.



What Can Zoning Do?

- Zoning is a legal tool used to regulate:
 - use of land and buildings,
 - size of lots, and
 - character, location, height of buildings and structures.
- All lands in the City of Brampton are “zoned” by a particular zone category.
- Each zone category (represented by a symbol, like “R1” for “Residential First Density”) is associated with permitted uses as well as restrictions about the location and size of buildings.
- If a development (or change in use) does not comply with the Zoning By-law, the applicant may need to apply for an amendment to the Zoning By-law (a rezoning) or a minor variance.
- A Zoning By-law must comply with the Official Plan and cannot be more permissive.



Project Timeline and Key Milestones



	Dec. 2016	Initiation of the Project
	Fall 2017	Draft Zoning Issues & Analysis Report
	Nov. 29, 2017	Public Open House #1 – Introduction to the Project
	Summer 2018	Preparation of Technical Papers and Zoning Strategy Report
We Are Here →	Nov. 8, 2018	Public Open House #2
	Spring 2019	Release of First Draft of New Zoning By-law
	Late Spring 2019	Series of Public Open Houses
	Summer 2019	Prepare Final Draft of Zoning By-law
	Fall 2019	Statutory Public Meeting
	Fall 2019	Council Adoption of New Zoning By-law
	Late 2019	Implementation of New Zoning By-law

What Does the Current Zoning Look Like in Brampton?

Lands in the City of Brampton are zoned with one of 69 zones. These zones may be generally classified as follows:

Residential Zones

- There are 42 different types of Residential zones reflecting a range of uses from low-density estate housing to high-density apartments.
- The Residential Zones address a wide range of different neighbourhoods in Brampton.

Commercial Zones

- There are 14 types of Commercial Zones ranging from Service Commercial to Office and Mixed Use, applicable to the various commercial areas and the Downtown core.

Employment (Industrial) Zones

- Most of the City's Employment Zones are located among the various employment areas and corridors of the City.
- There are 8 types of Employment Zones ranging from General Industrial to Prestige Industrial.

Agricultural Zone

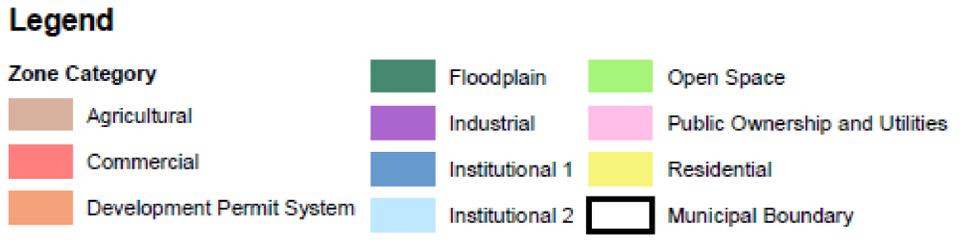
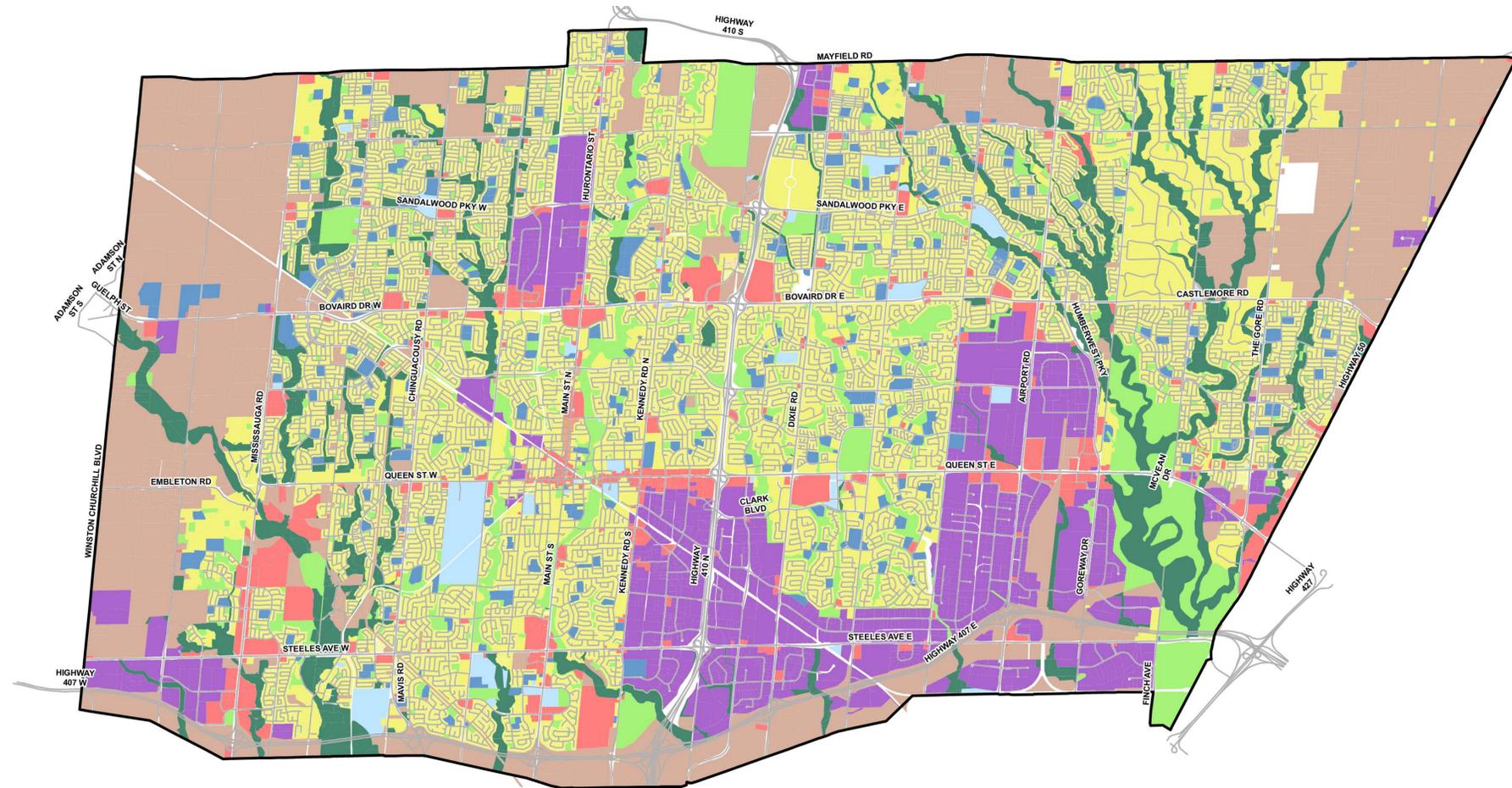
- There is one Agricultural zone, applicable to rural and agricultural lands in the City's peripheries.

Institutional Zones

- Two institutional zones (light and dark blue) relate principally to places of worship, government facilities and school sites.

Other Zones

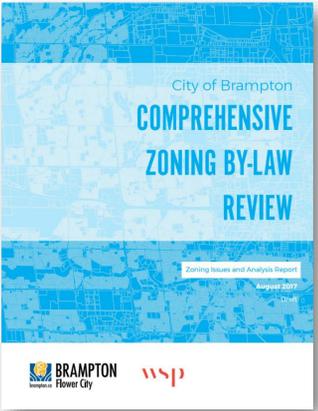
- Parks and environmentally sensitive lands are zoned Floodplain and Open Space.



Community Planning Permit System (Formerly, Development Permit System)

- Note that a portion of the City of Brampton along Main Street North is not subject to the Zoning By-law, but is subject to a Community Planning Permit System (CPPS). The CPPS replaces zoning, minor variance, and site plan control processes.

What Work has Been Completed So Far?



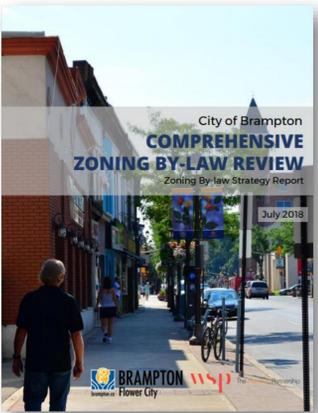
1. Zoning Issues & Analysis Report

- The Zoning Issues & Analysis Report reviewed the current Zoning By-law, examined potential Official Plan conformity issues, and considered options for improving the user-friendliness of the Zoning By-law.
- The Report generally addresses some discussion of general approaches to zoning and reviews some recent zoning by-laws prepared by other Ontario municipalities.



2. Draft Technical Papers

- Stemming from the Zoning Issues and Analysis Report, eight (8) technical papers, which cover an array of subject matters relevant to a new zoning by-law, were drafted.
- Each Technical Paper analyzes a particular topic and provides recommendations to guide development of the new Draft Zoning By-law.



3. Draft Zoning Strategy Report

- The Draft Zoning Strategy Report provides a framework and work plan for developing the new Zoning By-law.
- The Report outlines an implementation approach, proposed format, layout and mapping, and direction for updating provisions and key administration sections, such as definitions.

Draft Technical Papers – Key Findings

1. Mixed Use & Intensification Areas



Purpose

To identify the policy framework for Mixed-use and intensification areas, and provide zoning tools for development in these areas.

Conclusions

- The Official Plan intends intensification to occur in certain areas, such as Downtown Brampton.
- The current Zoning By-law does not include many zones which permit higher density and mixed-use development. The new Zoning By-law will need to include these types of zones to support the City's intensification policies.
- There are several tools that can be used to support intensification, including pre-zoning (i.e., setting out the desired heights/densities within various intensification areas) or establishing new mixed-use zones for future developments.

2. Commercial Areas



Purpose

To provide direction for commercial land uses and determine how the current Zoning By-law acknowledges the types of retail uses established in the Official Plan.

Conclusions

- The Official Plan identifies different types of retail areas across the City. The new Zoning By-law will need to better align with the commercial hierarchy of the Official Plan.
- There is a need to generally modernize the permitted uses (e.g., tavern) or broadly define different categories of permitted uses (e.g., retail uses) in the commercial zones.
- There is a need to revise setbacks (i.e., distance from the lot line), which are currently very large in all existing commercial zones, to bring buildings closer to the street.

Draft Technical Papers – Key Findings

3. Minor Variances



Purpose

To review, analyze, and identify any trends with respect to minor variances to the current Zoning By-law.

Conclusions

- A property owner who cannot comply with a requirement in the Zoning By-law can seek minor relief from its requirements through a minor variance application.
- Variances from the permitted uses are the most frequent request, particularly in commercial and employment areas.
- Employment zones tend to have the highest proportion of requests for relief from setback requirements.
- A significant number of requests were related to setbacks and the required number of parking spaces.
- One of the most common variance requests in residential areas regards seeking relief from the 2-foot strip of permeable surface that is required between a driveway and the side lot line.

4. Employment Areas



Purpose

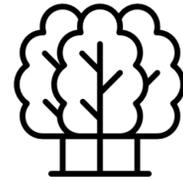
To determine whether the current Zoning By-law acknowledges the types of employment uses in the Official Plan and provides direction for employment area land uses.

Conclusions

- There are some inconsistencies between permitted employment uses in the Official Plan and the types of employment uses currently permitted in the zoning which will need to be addressed.
- There is an opportunity to revise the lot and building requirements and setbacks to permit buildings to be located closer to the street so the built form better addresses the street edge.
- The names of the Employment zones should be updated to better reflect the Official Plan's intended employment land use structure.

Draft Technical Papers – Key Findings

5. Private Amenity Areas & Density Bonusing



Purpose

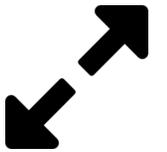
To identify and analyze approaches to addressing **amenity areas** and **density bonusing** in the City of Brampton.

- As the City intensifies, it is important to provide **amenity areas** (i.e., indoor or outdoor social or gathering spaces) for residents in mixed-use and more compact residential areas.
- **Density bonusing** is a planning tool which allows municipalities to permit additional height or density, beyond what is permitted in the Zoning By-law, in exchange for community benefits such as parks, affordable housing or streetscaping.

Conclusions

- The new Zoning By-law should set out minimum standards to ensure amenity areas are provided in new, higher-density developments.
- This requirement can vary by different unit types (i.e., townhouses vs. apartment buildings).
- The City enables density bonusing in its Official Plan but it has not been incorporated into the Zoning By-law. Should the City consider using density bonusing, guidelines for its use must be developed.

6. Split and Dual Zoning



Purpose

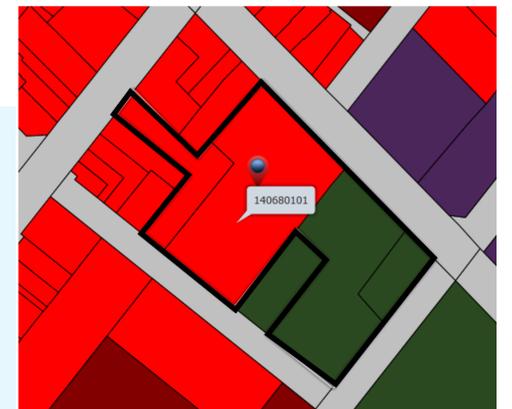
To review and understand the issues and benefits of **split** and **dual zoning** in Brampton.

- Split zoning is a property zoned into more than one zone category.
- Dual zoning refers to lands to which multiple alternative permissions are applied.

Conclusions

- This project should aim to reduce existing instances of split zoning.
 - A Zoning By-law is easier to read and interpret when each lot has only one zone. However, there are instances where having more than one zone is unavoidable (e.g., where a portion of a lot is within an environmentally protected area).
- Overlays, which create a 'blanket' over certain areas of the City, can be an alternative to split zoning in some cases (e.g., floodplain areas).
- Existing dual zoning permissions should be reviewed and updated for developed sites so the unused, obsolete land use permissions are eliminated.

The property on the map (right) is split zoned. The dark bold line represents the property line. It is zoned both Commercial (in red) and Open Space (in green) and different parts of the lot are subject to different exception zones (thin black lines).



Draft Technical Papers – Key Findings

7. Secondary Plan Conformity



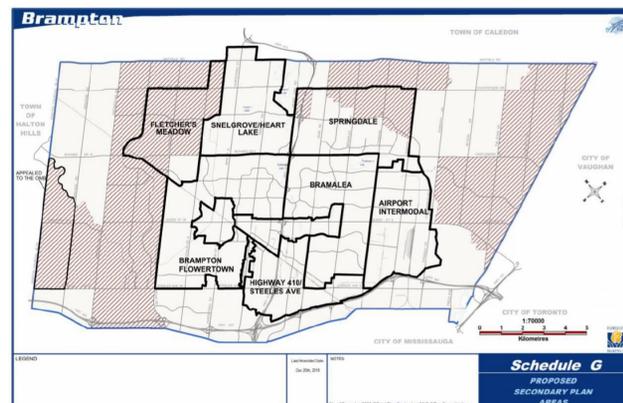
Purpose

To review the City's designated Secondary Plan Areas to ensure the new Zoning By-law will conform to their policies. Secondary Plans provide detailed land use policies for distinct areas across the City.

Conclusions

- Council has approved the review and consolidation of some Secondary Plan Areas, with a focus on areas that have been built out.
- We have found that the Secondary Plan land use designations and the current zoning are highly aligned.
- Instances of minor inconsistency exist between zoning and Secondary Plan land use designations, such as Agricultural zoning on lands designated for Utility.

Subject to completing the Secondary Plan consolidation, the City will have fewer, better harmonized Secondary Plans.



8. Accessory Uses in Residential Areas



Purpose

To review and evaluate zoning standards for accessory buildings and structures, driveways, commercial/recreational vehicle parking, and landscaped open space/lot coverage in the residential neighbourhoods of the City.

Conclusions

- The City's zoning standards for accessory buildings and structures are generally similar to other municipal by-laws. However, there are alternative approaches or refinements which could be considered.
- The City is considering how to address complaints/difficulties in enforcing the requirement for a minimum 0.6m-wide permeable landscaped area between the driveway and side lot line (to allow water to drain).
- The Zoning By-law is highly restrictive about where large recreational vehicles can be parked. There are opportunities to consider permitting parking of these vehicles on a seasonal basis.
- There is an increased prevalence of residential lots being covered with impermeable surfaces (e.g. patios, outdoor kitchens and other amenities) that increase stormwater runoff and cause other environmental impacts. There is an opportunity to regulate permeable/non-permeable surfaces using the new Zoning By-law. Currently, the Zoning By-law regulates minimum landscaping, but this can be inclusive of non-permeable surfaces.

Draft Zoning Strategy Report

Provides a framework and work plan for developing the new Zoning By-law, based on the Zoning Issues and Analysis Report and Draft Technical Papers.

The Report:

- Describes the background work completed to-date;
- Outlines an approach to implement the new Zoning By-law;
- Proposes a format, layout, and mapping style for the new document;
- Provides an approach to update definitions of permitted uses, land use provisions, and online mapping; and
- Proposes a Draft Table of Contents to guide the Draft New Zoning By-law.

The Report provides the foundation upon which the new Comprehensive Zoning By-law will be prepared.

Proposed structure of the new Zoning By-law:

- Chapter 1** | Administration – *how the By-law is read and interpreted*
- Chapter 2** | Definitions – *defines key terms and uses in the By-law*
- Chapter 3** | General Provisions – *provisions that apply to all zones*
- Chapter 4** | Specific Use Provisions – *provisions that apply to certain uses (e.g., drive-throughs)*
- Chapter 5** | Parking & Loading Requirements – *requirements for the number and design of parking*
- Chapter 6** | Residential Zones – *permitted uses and requirements for lands zoned residential*
- Chapter 7** | Mixed-Use Zones – *permitted uses and requirements for lands zoned mixed-use*
- Chapter 8** | Commercial Zones – *permitted uses and requirements for lands zoned commercial*
- Chapter 9** | Employment Zones – *permitted uses and requirements for lands zoned employment*
- Chapter 10** | Other Zones – *permitted uses and requirements for other zones (e.g., agricultural)*
- Chapter 11** | Enacting Provisions – *provisions which bring the By-law into effect*

EXISTING TEMPLATE

Brampton Zoning By-Law
Office Consolidation

(204-2010)
SECTION 12.1 RESIDENTIAL SINGLE DETACHED A – RIA ZONE

The lands zoned RIA on Schedule A to this by-law:

12.1.1 shall only be used for the following purposes:

(a) Residential	
(1)	a single detached dwelling
(2)	a group home type 1
(3)	an auxiliary group home
(b) Non-Residential	
(1)	a place of worship
(2)	purposes accessory to the other permitted purposes

12.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	Interior Lot – 630 square metres Corner Lot – 735 square metres
(b) Minimum Lot Width	Interior Lot – 18 metres Corner Lot – 21 metres
(c) Minimum Lot Depth	35 metres
(d) Minimum Front Yard Depth	6 metres
(e) Minimum Interior Side Yard Width	1.2 metres for the 1 st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot	No requirement



PROPOSED TEMPLATE AND MAPPING

Part 6 | Residential Zones

6.1. List of Residential Zones

For convenience purposes, the Residential zones, as defined in Table 6.1, are listed as follows along with a brief description of the purpose of each zone:

Table 6.1 – Residential Zones

Zone	Zone Symbol	Zone Purpose
Residential First Density	R1	To restrict development to single detached dwellings
Residential Second Density	R2	To restrict development to single detached and semi-detached dwellings
Residential Third Density	R3	To restrict development to semi-detached and townhouse dwellings
Residential Fourth Density	R4	To restrict development to townhouse dwellings and live-work units

6.2. Permitted Uses

Uses permitted in the Residential Zones are denoted by the symbol "✓" in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 6.2.

Table 6.2 – Uses Permitted in the R1, R2, R3 and R4 Zones

	R1	R2	R3	R4
(a) Residential Uses				
Single detached dwelling	✓	✓		
Semi-detached dwelling		✓	✓	
Townhouse dwelling			✓	✓
Group home type 1	(1)	✓	✓	✓
Live-work dwelling	(1)		✓	✓
(b) Accessory Uses				
Home occupation	(1)	✓	✓	✓
Private home day care	(1)	✓	✓	✓
Second suite	(1)	✓	✓	✓
Other accessory uses	(1)	✓	✓	✓

City of Brampton
Comprehensive Zoning By-law XX-XXXX
Page 6-1

City of Brampton Zoning By-law - Map: 165

Map Sample | July 2018

The new Zoning By-law text and mapping should adopt a new template which incorporates a range of accessibility and wayfinding features, such as colour, explanatory text, and the use of matrices.

Draft Zoning Strategy Report

Summary of Key Recommendations

Overall, the current Zoning By-law provides a good basis from which to develop a new Zoning By-law for the City of Brampton. However, there are opportunities to update the 30+ year-old standards and provisions and to modernize the look, readability, and organization of the document. The Draft Zoning Strategy Report offers the following recommendations to help guide the comprehensive review process:

Conformity

That the current Zoning By-law be reviewed to ensure conformity with the Official Plan and Secondary Plans.

Residential Zones

That the residential zones be streamlined and consolidated and can be identified by consistent names and symbols. There are over 40 residential zones with different naming formats and provisions.

Formatting and Layout

That explanatory text and illustrations be included throughout the Zoning By-law to improve readability and help explain complex or technical terms.

Mixed-use Zones

That a greater range of mixed-use zones be developed, tailored to the varying development contexts of the City.

Utility Zone

That there is a review of the way in which major transportation uses and other utility sites are zoned.

Modernization of Provisions, Definitions, etc.

That a comprehensive review of the administrative provisions, definitions, and general provisions is completed. The current Zoning By-law includes standards dating back to the 1980s, which require updates to reflect modern building practice and design.

Environmental Protection

That a new dedicated environmental conservation or protection zone be created. There is no single-purpose environmental protection or conservation zone in the current By-law.

Commercial and Employment Zones

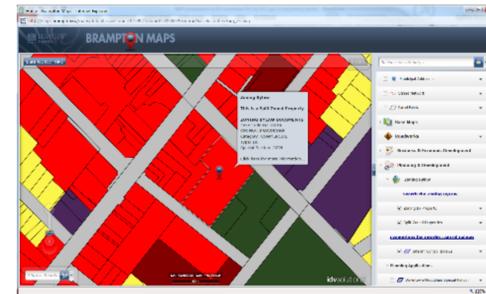
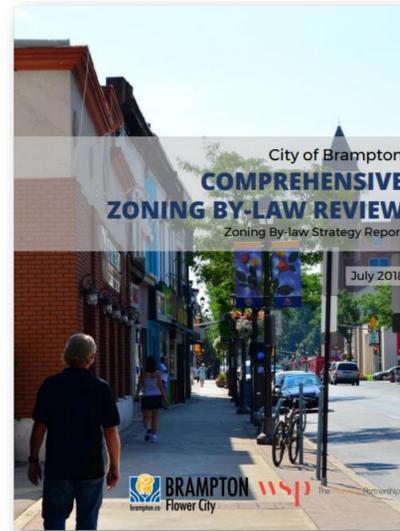
That commercial and employment zones be revised to ensure that they are not more permissive than the Official Plan, to match their zone names to their purpose, and to bring buildings closer to the street through reduced setbacks.

Accessory Uses

That the zoning for accessory buildings and structures, driveways, large vehicle parking, and landscaped open space/lot coverage be reviewed and evaluated to address conflicts and issues.

What Happens Next?

- We will review all input received with respect to the Draft Technical Papers and Zoning Strategy Report and finalize the documents in late 2018.
- An analysis of parking standards and requirements is being undertaken for release in late 2018.
- **We will complete a First Draft Zoning By-law in Spring 2019**, which will consider the findings and recommendations of reports completed to-date.
- A series of public open houses will be held in late Spring 2019 (to be scheduled) to present the First Draft Zoning By-law.
- A Final Draft Zoning By-law will be prepared over Summer 2019 for Council adoption in Fall 2019.



Project Website

Please visit the Project Website to download materials related to this project, including the Draft Technical Papers and Draft Zoning Strategy Report:

www.brampton.ca/zoningreview

Current Zoning Information

To review the existing Zoning By-law, please visit www.brampton.ca/zoning

Comment Sheets

Please fill out a comment sheet to share your thoughts on the information presented today.

Contact Information

To provide input at any time, please email malik.majeed@brampton.ca or call 905-874-2076.

You may also send mail or visit us at:
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