



Date: August 11, 2014

File: P80 OP REVIEW: INFILL

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

DATE: September 8, 2014

Subject: **RECOMMENDATION REPORT**

City of Brampton Initiated Official Plan Amendment, Zoning By-Law and
scoped Site Plan approach for the City's Older, Mature Neighbourhoods

City Wide

Contact: Natasha Rea, Land Use Policy Planner
Planning & Infrastructure Services (905) 874-3861

OVERVIEW:

- This report presents for approval, City-initiated planning amendments to protect older, mature neighbourhoods from incompatible new or replacement dwellings or building additions while still allowing for change and reinvestment that is sensitive to the existing character of the neighbourhood.
- An Official Plan Amendment, Zoning By-law and a proposed scoped site plan approach were presented at a statutory public meeting in June 2014.
- The Official Plan Amendment establishes a policy that recognizes older, mature neighbourhoods and directs that new or replacement dwellings and building additions be compatible with the host community.
- The Zoning By-law introduces new regulations to control coverage, side and rear yard setbacks and the building height.
- The proposed scoped site plan approach is to apply only in cases where the new building floor area is 50 square metres (540 square feet) or greater.
- The proposed zoning by-law will replace the Interim Control By-law currently in place.

RECOMMENDATIONS:

1. **THAT** the report from Natasha Rea, Policy Planner, Planning & Infrastructure Services, dated August 11, 2014, to the Planning, Design and Development Committee Meeting of September 8, 2014, re: “**RECOMMENDATION REPORT: City of Brampton Initiated Official Plan Amendment, Zoning By-Law and scoped Site Plan approach for the City’s Older, Mature Neighbourhoods**”(File: P80 OP REVIEW: INFILL) and attachments, be received;
2. **THAT** staff be directed to revise the draft Official Plan Amendment for Mature Neighbourhoods to clarify that these policies will apply to the development of new dwellings, replacement dwellings or building additions in mature neighbourhoods. Additional clarification is provided to proposed section 5.7.4, in Appendix A to this report, as it relates to Site Plan Review in Mature Neighbourhoods.
3. **THAT** staff be directed to revise the draft Zoning By-law for Mature Neighbourhoods by adding to section 10.27 “The following requirements and restrictions shall apply to lots permitted to be used, for single detached dwellings in area identified on Schedule J.” Furthermore, the following provision related to section 10.27, clause b) has been added: “Minimum Interior Side Yard Width: 1.2, for the first storey or part thereof plus 0.6m for each additional storey or part thereof, where lot width is less than or equal to 16m.” The provision related to section 10.27 c) has been clarified to indicate that “Maximum lot coverage is 30 percent, excluding permitted accessory structures”;
4. **THAT** the Official Plan Amendment, Zoning By-law and By-law to designate a Site Plan Control Area for Mature Neighbourhoods, attached hereto respectively as Appendix A, B and C, be adopted;
5. **THAT** the By-law to amend the Tariff of Fees By-law 85-96 to implement an application fee for Site Plan Approval process in Mature Neighbourhoods attached hereto as Appendix D be adopted;
6. **THAT** the By-law to amend the fee requirement in the Tariff of Fees By-law 380-2003 for Architectural Review of Custom Homes located in mature neighbourhoods, attached hereto as Appendix E be adopted;
7. **THAT** staff be directed to incorporate *The City of Brampton Citizen’s Guide to Neighbourhood Character*, as attached hereto as Appendix F, as a chapter of the *City’s Development Design Guidelines*;

8. **THAT** the By-law attached as Appendix G, to repeal Interim Control By-law 35-2013 upon the coming into force of the Zoning By-law attached as Appendix B, be adopted;
9. **THAT** the policies adopted pursuant to recommendations 2 through 6 be reviewed one year from the policies coming into full force and effect and that Planning and Building staff prepare a report to Council for that purpose, if necessary;
10. **THAT** the Chief Planning and Infrastructure Services Officer or delegate be directed to finalize the planning amendments based on the preceding recommendations and to use the appropriate discretion to undertake minor adjustments/corrections to the planning amendments prior to Council adoption, as necessary;
11. **THAT** it is hereby determined that in adopting the attached Official Plan Amendment and Zoning By-law, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended; and,
12. **THAT** Council hereby determines that no further public notice is to be given with respect to *Planning Act* matters.

BACKGROUND:

In Brampton, the zoning standards for many of the older neighbourhoods are based on historical zoning regulations that generally permit lot coverages, setbacks and building heights that exceed those of the existing dwellings within these communities. Currently, if a proposal for a replacement dwelling or building addition met the requirements of the zoning by-law, the applicant could proceed to the building permit stage without the need for planning approvals. In some cases, this approach has proven to be problematic as the proposal may not reflect the existing physical character of the host neighbourhood. As a result, building additions and replacement dwellings often generate significant public concern regarding the change to the character of the neighbourhood.

In February 2013, City Council directed staff to initiate a policy review (Infill Policy Review) to examine existing built form, development trends, and defining characteristics of mature neighbourhoods within Brampton, as well as the impact of minor infill development, such as building additions and replacement dwellings on mature neighbourhoods. At that time, City Council also enacted Interim Control By-law 35-2013 (ICBL) to control additions to existing residential dwellings or replacement dwellings within the City's mature neighbourhoods. The ICBL applies to all building additions or replacement dwellings that propose an increase in gross floor area beyond

15 percent of the existing floor area of the dwelling. Any proposals that exceed the 15 percent threshold must receive an exemption from Council. The ICBL is set to expire in March 2015. To date, Council has issued approximately thirty-six exemptions to the ICBL.

The purpose of this report is to recommend OPA, zoning requirements and a site plan approval approach based on the Infill Policy Review and input received from the statutory public meeting and circulation.

Planning Context

The Infill Policy Review was undertaken concurrently with the ICBL in place. As input into the policy review, the City retained *Sorensen Gravely Lowes Planning Associates Inc.* (SGL) to undertake the Mature Neighbourhoods Policy Review on Brampton's mature residential neighbourhoods. The findings from the review recommend amendments to the Official Plan and Zoning By-law to preserve and enhance the character of mature neighbourhoods, while allowing for change and reinvestment that is sensitive to their established character.

The Mature Neighbourhoods Policy Review recommended a scoped site plan approval process for residential dwellings in mature neighbourhoods as an opportunity to strengthen the quality of the neighbourhood streetscape by determining the siting and façade treatment of buildings located on priority lots (such as, corner lots and lots backing onto community amenity areas). A scoped site plan approval process offers a more comprehensive understanding of the built context and building fit through regulation of unit type, colour, materials and landscaping.

The recommendations from the Mature Neighbourhoods Policy Review include specific direction to amend the Official Plan and Zoning by-law on how to achieve development that respects and recognizes the uniqueness of older, mature areas and to develop an approach to assess building additions and replacement dwellings when the ICBL is no longer in effect. The final SGL study was presented to the Planning Committee meeting of June 9, 2014. These recommendations were incorporated in City-initiated planning amendments and approach.

Statutory Public meeting and Circulation comments

The draft City-initiated planning amendments and proposed approach was presented at a statutory public meeting on June 9, 2014. The minutes of the public meeting are attached hereto in Appendix I. The feedback from the public was generally positive. Minor revisions to the amendments and a more detailed process, based on an internal review to City staff, are discussed below.

City-Initiated Proposal

Official Plan Amendment

Based on further review, staff is proposing to add a definition for “Older, Mature Neighbourhoods” to section 5 (Implementation) of the Official Plan. This definition recognizes that the massing, scale and height of a building addition or replacement dwelling will be an appropriate fit with the existing host neighbourhood. Replacement dwellings are defined to be the complete replacement of the existing dwelling in place of a new dwelling, even if the existing foundation has not been removed. The need to minimize impacts to adjacent properties (i.e. drainage, access, privacy, shadowing) and consideration for heritage designated or listed buildings are also recognized in the Official Plan Amendment.

Section 5.7 of the Official Plan (site plan control policies) is revised through the Official Plan Amendment, to require a scoped site plan approval process for replacement dwellings and building additions. This includes homes that are demolished and rebuilt, if the proposal is located within an older, mature neighbourhood as defined, and represents an increase of greater than 50 square metres (540 square feet).

For consistency in the language used throughout the Official Plan Amendment, it is emphasized that the proposed policies will apply to the development of new dwellings, replacement dwellings and building additions only. The revised Official Plan Amendment is attached hereto as Appendix A.

Zoning By-Law

The zoning regulations add criteria to evaluate single detached dwellings in mature neighbourhoods, specifically for rear yard depth, interior yard depth lot coverage and building height.

Based on staff feedback, the revised zoning by-law also includes a new regulation that requires a 1.2 metre interior side yard width for lots that are 16 metres or less. The new provision recognizes that there are a number of lots within Brampton that are currently less than 21 metres in width. Additionally, the maximum lot coverage is clarified to be 30 percent, excluding permitted accessory structures. Fewer variances are expected as a result of this revision. To provide more clarity on which properties are subject to the mature neighbourhoods zoning, one additional schedule is now included with the revised zoning by-law, attached hereto as Appendix B.

Site Plan Control Area and Planning Fees

In addition to evaluating building additions against the proposed zoning regulations, the revised by-law indicates that if the proposal represents an increase of greater than or equal to 50 square metres (540 square feet), it will be subject to a scoped site plan process. The scoped site plan review will deal with such matters as landscaping and urban design (e.g. building elevations, materials, type and colour).

Areas determined to be within mature neighbourhoods are proposed to be designated within a new Site Plan Control Area (see Appendix C). As the Main Street South area is already subject to Site Plan Control for residential additions exceeding 24 square metres (258 square feet), the specific area properties located within the Main Street South Site Plan Control area are not proposed to be part of the Mature Neighbourhood Site Plan Control Area.

Should a Main Street South Heritage Conservation District be established, the District Plan will contain policies and guidelines for the conservation and enhancement of the neighbourhood character.

The Crescent Hill Drive neighbourhood is also subject to a specified Site Plan Control Area, however, the existing Crescent Hill Drive Site Plan Control area provisions speak only to severances. As such, it is appropriate to include the Crescent Hill Drive neighbourhood within the Mature Neighbourhood Site Plan Control Area.

When the draft planning amendments and approach were presented to a statutory public meeting in June 2014, a scoped Site Plan review fee in the range of \$500 - \$700 was proposed. Based on the amount of staff time needed to review applications for a proposal within a mature neighbourhood, the appropriate fee for the scoped Site Plan process for building additions and replacement dwellings is proposed to be \$600. The fee for the mature neighbourhoods scoped site plan process has been added to section 1.9(a) of By-law 85-96, which is attached hereto as Appendix D.

In June 2014, Council passed a by-law to charge a \$200 fee for Architectural Control Review that applies to replacement dwellings and custom built dwellings. Architectural Control will be considered as part of the Site Plan process for mature neighbourhoods. Accordingly, the Architectural Control Review fee by-law will be updated to reflect that areas subject to Site Plan Control for Mature Neighbourhoods are not required to pay an additional \$200 for Architectural Control Review. The proposed amendment to the Tariff of Fees By-law 380-2003 will clarify that the fee for Architectural Control Review does not apply to mature neighbourhoods (see Appendix E).

Proposed Approach

This section presents additional detail based on input received at the public meeting, to clarify the approach to assessing building additions and replacement dwellings in mature neighbourhoods.

Zoning regulations, with additional criteria, are introduced by way of the zoning by-law amendment. Additionally, if the proposal for a building addition or replacement dwelling is greater than 50 square metres (540 square feet), a scoped site plan process will be triggered (subject to a \$600 review fee). A flow chart illustrating the proposed approach is attached hereto as Appendix G.

To assist a homeowner to design an appropriate building addition in a mature neighbourhood, SGL has prepared *The Citizen's Guide to Neighbourhood Character*, attached hereto as Appendix F. The "Next Steps" section of the Guide has been updated to reflect the proposed planning process, referencing the new zoning regulation and the scoped site plan process.

This report recommends that *The Citizen's Guide to Neighbourhood Character* be added as a chapter to the City's current *Development Design Guidelines* (DDG). At present, the DDG are focused on greenfield development. The additional chapter will bridge the gap when evaluating proposals in mature neighbourhoods.

By-law 35-2013 (ICBL) is currently in effect to control replacement dwellings and building additions within the City's mature neighbourhoods. Any proposal that exceeds 15% percent of the existing floor area of the dwelling must be reviewed thoroughly by staff, taking into account the integration with the host community, service/grading issues, zoning and urban design. Following this assessment, a report is prepared for Council consideration, which includes a proposed exemption by-law. The ICBL will expire in March 2015. To date Council has issued approximately thirty-six exemptions to the ICBL.

ICBL 35-2013 would no longer be required if the coming by-law amendments for mature neighbourhoods are adopted and are in force. A recommendation of this report is to repeal the ICBL in advance of the March 2015 expiry date, when the zoning by-law comes into full force and effect (anticipated for October 2014). The replacement by-law, which repeals the ICBL, is attached hereto in Appendix H.

Properties that have received exemptions and have completed any other required planning applications, are encouraged to get their building permits issued in advance of the replacement zoning by-law coming into force. If a building permit is not obtained at the time the replacement by-law comes into force, and the property is located within a mature neighbourhood, then the new planning process will apply and the proposal may

be subject to additional approvals. If the property is not defined as being within a mature neighbourhood, they can obtain a building permit as long as they meet the applicable zoning regulations.

There are approximately eight requests for ICBL exemptions currently in various stages of review. Based on the amount of time required to process the request, it is unlikely that Council will have the opportunity to review these exemption requests in advance of replacement by-law coming into effect. As such, any exemption requests that have not been approved by Council when the new policies come into effect will be required to comply with the new approach if they are located within a mature neighbourhood.

CORPORATE IMPLICATIONS:

Financial Implications

The associated \$600 site plan processing fee, for properties within designated mature areas, will cover all aspects related to the scoped site plan review for building additions and replacement dwellings that are greater than 50 square metres (540 square feet). Additionally, the *Ontario Building Code* provides for a fee to be charged when a building permit application is received. The fee submitted as part of the Building Permit application will include processing, assuming no further review is required. There are no additional costs anticipated to the City.

Other Implications

Corporate Services and Planning & Infrastructure have reviewed the content of this report. Comments received as part of this circulation are contained herein.

STRATEGIC PLAN:

The recommendations contained in this report support the Growth Management Priority and, specifically, the strategic initiative to build complete communities and preserving by implementing sensitive architectural, streetscape and landscape guidelines.

CONCLUSION:

Input received from the statutory public meeting and circulation has informed the final recommendations for the City-initiated planning amendments.


The proposed planning amendments and approach will protect older, mature neighbourhoods from incompatible replacement dwellings and building additions in mature neighbourhoods, while allowing for change and reinvestment that is sensitive to their established character. Staff is of the view that the planning amendments represent good planning.

65-9

Respectfully Submitted,

FOR 

Natasha Rea, MCIP, RPP
Land Use Policy Planner III
Planning & Infrastructure Services



Heather MacDonald, MCIP, RPP
Director
Planning Policy & Growth Management
Planning & Infrastructure Services

Authored by: Natasha Rea, Land Use Policy Planner III

Attachments:

- Appendix A: Draft Official Plan Amendment
- Appendix B: Draft Zoning By-Law
- Appendix C: Draft By-law to designate a Site Plan Control Area
- Appendix D: Draft By-law to update Tariff of Fees (Planning Fees)

- Appendix E: Draft By-law to update Tariff of Fees (Architectural Control Review)
- Appendix F: Citizen's Guide to Neighbourhood Character
- Appendix G: Proposed Process Flow Chart
- Appendix H: Repealing By-law for ICBL 35-2013
- Appendix I: Public meeting minutes - June 9, 2014



G5-10

**Appendix A:
Official Plan Amendment**

G5-12

AMENDMENT NUMBER OP2006-_____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON

i) Purpose:

The purpose of this amendment is to implement the approved recommendations of the Infill Development in Mature Areas Policy Review, which will:

- Preserve and enhance the character of the City's older, mature neighbourhoods; and,
- Permit change that is sensitive to the established physical character of the City's older, mature neighbourhoods.

ii) Location:

This amendment applies to older, mature neighbourhoods in residential areas within the City of Brampton.

iii) Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton is hereby amended:

- (1) By adding to Part I: The General Plan, in Section 4.2.1 thereof, the following sub-section:

"4.2.1.18 Older, Mature Neighbourhoods

Development of new detached dwellings, detached replacement dwellings or building additions to existing dwellings be compatible with the general size, type and style of dwellings in the neighbourhood which are integral to the established character of mature neighbourhoods. Massing, scale and height of the dwellings or building additions should be consistent with the host neighbourhood.

Detached dwellings or building additions shall be designed to minimize loss of privacy and sunlight on neighbouring properties.

Detached dwellings should not dominate the lots. The separation of dwellings shall be generally consistent with existing separation of dwellings in the neighbourhood. Landscaping and fencing is encouraged to maintain established aesthetics and privacy.

4.2.1.18.1 The built-form of development, including scale, height, massing and architecture, is to be compatible with the built-form of the host neighbourhood.

4.2.1.18.2 Dwellings or building additions should be generally consistent with the setbacks, orientation and building separation distances within the host neighbourhood.

4.2.1.18.3 Impacts of drainage, access, privacy and shadowing on adjacent dwellings shall be minimized.

4.2.1.18.4 Where designated or listed heritage buildings are present in a mature neighbourhood, the integration of heritage building elements in the design of dwellings and building additions should be made to the greatest extent possible."

- (2) By adding to Part I, The General Plan, in Section 4.11 thereof, the following to Section 4.11.3.2:

"4.11.3.2.10 Community Revitalization in Older, Mature Neighbourhoods

Proposals for the development of new detached dwellings, replacement detached dwellings or building additions to existing detached dwellings in Older, Mature Neighbourhoods are subject to the policies set out in Section 4.2.1.18 and Section 5.7.7"

- (3) by adding to Part I, The General Plan, in Section 5.0 thereof, the following to Section 5.7:

"5.7.3(iv) For any building to be used for residential purposes containing less than twenty-five dwelling units, in the whole or any part of the designated site plan control area, the City may require drawings showing plan, elevation and cross-section views."

- (4) by adding to Part I, The General Plan, in Section 5.0 thereof, the following to Section 5.7:

"5.7.7 Site Plan Control in Older Mature Neighbourhoods

A scoped site plan control process, as specified in the Site Plan Control By-law, may be used to implement, in part, the policies for Older, Mature Neighbourhoods.

The scoped site plan process will only assess building massing, scale, siting, height, coverage, setbacks and architecture, and landscaping and fencing on the lot.

The scoped site plan control for Older, Mature Neighbourhoods is intended to apply to proposals for new or replacement single detached dwellings that are 50 square metres gross floor area or greater, and to building additions to single detached dwellings that are equal or greater than 50 square metres gross floor area."

- (5) by adding to Part I, The General Plan, in Section 5.0 thereof the following definition to Section 5.2:

"Older, Mature Neighbourhood means a residential area where the majority of dwellings were built prior to 1980. These dwellings are generally not constructed to the minimum building setback and maximum lot coverage regulations of the Zoning By-law. Typical characteristics of older, mature neighbourhoods are generous separation distances between dwellings, greater front and rear yard setbacks, and lower lot coverage than in newer neighbourhoods with dwellings built after 1980."

Approved as to Content:



Heather MacDonald, MCIP, RPP
Director, Planning Policy & Growth Management
Planning and Infrastructure Services Department

65-14

**Appendix B:
Zoning By-Law**

G5-15



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To Amend By-law 270-2004, as amended

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by adding to Section 10 General Provisions for Residential Zones, the following:

"10.27 Older, Mature Neighbourhoods

The following requirements and restrictions shall apply to lots permitted to be used, and used, for single detached dwelling purposes in areas identified on Schedule J to this By-law.

- a) Minimum Rear Yard Depth: equal to 25% of the depth of the lot or, the minimum rear yard depth required by the zone designation of the lot, whichever is greater.
- b) Minimum Interior Side Yard Width:
 - i) 1.2m for the first storey, or part thereof, plus 0.6m for each additional storey, or part thereof, where the lot width is less than, or equal to, 16m.
 - ii) 1.8m where the lot width is equal to, or greater than, 16m but less than 21m.
 - iii) 2.8m where the lot width is equal to, or greater than, 21m but less than 30m.
 - iv) 3.0m where the lot width is equal to, or greater than, 30m.
- c) Maximum Lot Coverage: 30 percent, excluding permitted accessory structures.
- d) Maximum Building Height: 8.5 metres."

GF-18

Appendix C:

By-law to designate a Site Plan Control Area

G5-19



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To amend By-law 96-86 to designate a
Site Plan Control Area

WHEREAS By-law 96-86 exempts certain forms of residential development within the City of Brampton from site plan control approval pursuant to Section 41 of the Planning Act, 1990;

NOW THEREFORE the Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-Law 96-86 is hereby amended as follows:

1) By adding, thereto, the following new Section 4

"4. Notwithstanding the provisions of Section 2 of this by-law, the following classes of development within the Mature Neighbourhoods shown on Schedule C to this by-law are subject to the approval of plans and drawings pursuant to subsection 4 or 5 of Section 41 of the Planning Act, R.S.O. 1990 c.P.13, to the extent that the plans and drawings will apply only to massing, scale, siting, height and architecture of the dwellings, and to landscaping and fencing on the lot:

(1) All new single detached dwellings created after September 10, 2014, having a gross floor area equal to, or greater than, 50 square metres; or,

(2) All single detached dwellings that have a gross floor area equal to, or greater than, 50 square metres that are proposed to replace existing single detached dwellings; or,

(3) All building additions equal to, or greater than, 50 square metres to single detached dwellings."

2) By renumbering Section 4, 5, and 6, thereto, to Section numbers 5, 6 and 7, respectively.

3) By adding, thereto, as Schedule C, Schedule A of this by-law.

G5-20


READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this day of 2014.



SUSAN FENNELL – MAYOR

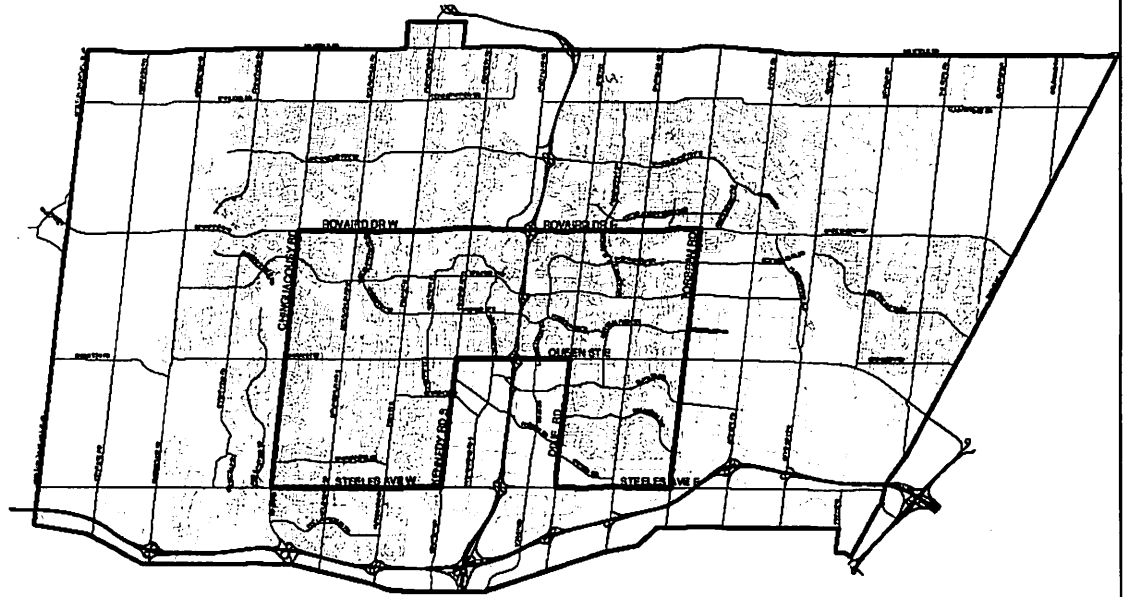
PETER FAY - CITY CLERK

Approved as to Content:



Paul Snape, MCIP, RPP
Director, Development Services

65-21



Schedule C – Mature Neighbourhood Areas

Date: 2014 08 20

Drawn By: TD

65-22

Appendix D:
By-law to update Tariff of Fees
(Planning Fees)

GS-23



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To amend By-law 85-96, an amended to implement an application fee for Site Plan Approval process in Mature Neighbourhoods.

The Council of The Corporation of the City of Brampton, ENACTS as follows:

1. By-Law 85-96, as amended is hereby further amended as follows:

1.1 By adding to section "1.0 Type of Application", under section 1.9 Site Plan Approval the following sub-section as 1.9 (a):

"1.9 (a) Site Plan Approval for single detached dwellings and building additions thereto in Older, Mature Neighbourhoods as required in the City's Site Plan Control By-law 96-86, as amended.	Prescribed Fee: \$600"
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READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL, this _____ day of _____ 2014.

APPROVED AS TO FORM LAW DEPT. BRAMPTON	
<i>M. Rao</i>	
DATE	27-08-14

SUSAN FENNELL – MAYOR

PETER FAY - CITY CLERK

Approved as to Content:



Paul Snape, MCIP, RPP
Director, Development Services

65-24

Appendix E:

**Draft By-law to update Tariff of Fees
(Architectural Control Review)**

65-25



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

A By-law To Tariff of Fees By-law 380-2003, as Amended,
To Implement New Fees

The Council of The Corporation of the City of Brampton, ENACTS as follows:

1. By-law 380-2003, as amended, is hereby further amended by adding a note to the reference that relates to Architectural Review of Custom Homes in Schedule J, as follows:

"Replacement residential dwellings located within areas identified as "Mature Neighbourhoods – Properties Subject Site Plan Control" in By-law 96-86 are not subject to the \$200 per unit fee required for Architectural Review of Custom Homes"


READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this _____ day of _____ 2014.

APPROVED AS TO FORM LAW DEPT BRAMPTON	
<i>M Rea</i>	
DATE	27 08 14

SUSAN FENNELL – MAYOR

PETER FAY - CITY CLERK

Approved as to Content:

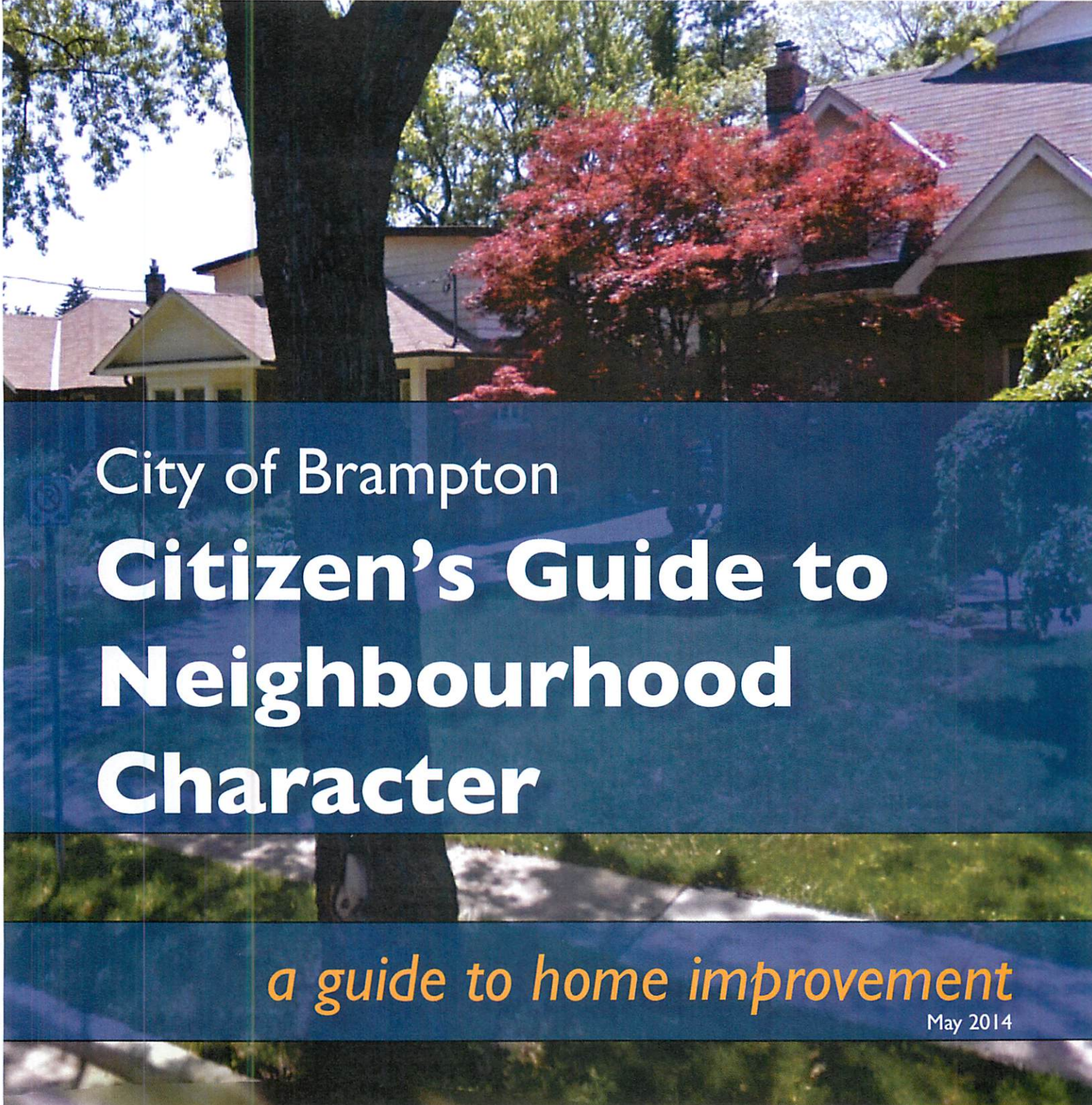


Paul Snape, MCIP, RPP
Director, Development Services

G5-26

Appendix F:
Citizen's Guide to Neighbourhood Character

GS-27



City of Brampton
**Citizen's Guide to
Neighbourhood
Character**

a guide to home improvement

May 2014

what is neighbourhood character?

Brampton has been growing since the middle of the 19th century'. Its neighborhoods have been developing individual and unique characteristics and identities that continue to attract residents. As they evolve and accommodate change it becomes increasingly more important to preserve and enhance these identities: in other words- to manage change.

The unique identity of your neighbourhood- your "Neighbourhood Character", has been established by the following elements:

- 1. Building setbacks**
- 2. Building heights and massing**
- 3. Garage and driveway location**
- 4. Front entrance treatment**
- 5. Landscape**

The purpose of this guide is to help you design and construct improvements to your property that not only improves the livability of your home but also helps protect and strengthen the unique characteristics of your block and neighbourhood as a whole.

Whether it is a cosmetic improvement, a new addition, the complete replacement of an existing home, or simply new landscaping; investment in and enhancement of homes and property are welcome and essential for community vitality.

Strong neighbourhood character not only enhances and preserves the characteristics you love about your neighbourhood but also maintains and increases property values... and while home improvements are tackled on an individual basis, it is the sum of all improvement efforts that make your neighborhood strong and distinctive.

The following guide encourages the design of improvements that will both improve the function of an individual home as well as meet the following objectives to strengthen your neighborhood character through two key objectives:

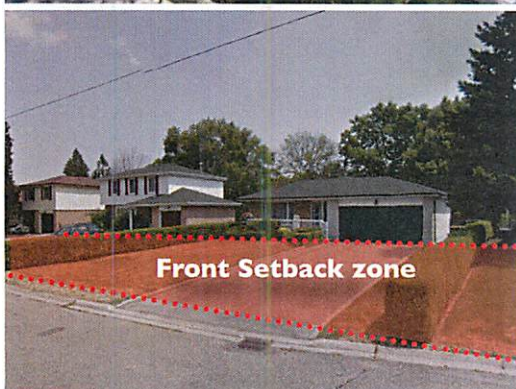
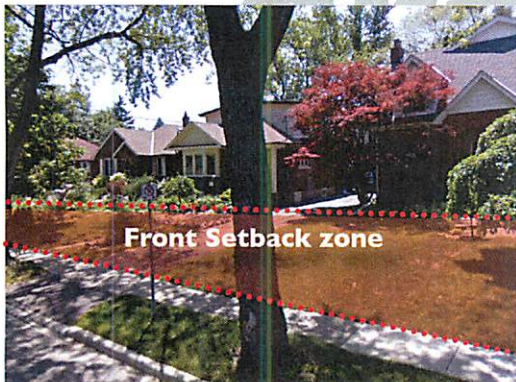
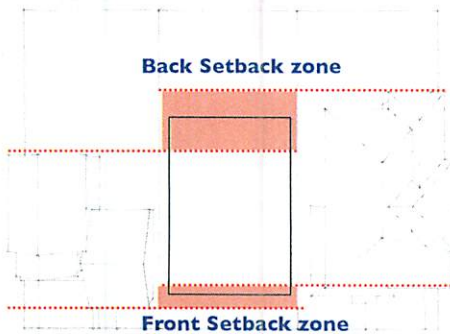
Delivering inviting streetscapes:

Streetscapes that create an inviting environment for walking and/or cycling through the arrangement of front yards, walkways and driveways that are visually connected to the street and welcoming to pedestrians.

Ensuring built form fit:

Through appropriate building heights, roof lines, and building width and depth (referred as massing) homes should be designed to comfortably fit with others on the same block.

building setbacks



The building's spacing or setback to the front, sides and back property boundaries make for a distinctive block pattern that define your street.

Setbacks have a number of purposes:

- They provide uniformity to a neighbourhood by determining the placement of buildings. This in turn results in distinctive streetscapes with varying degrees of street visibility and walkability.
- Setbacks allow a certain measure of privacy between neighbours, provide space for light and air circulation, and provide open space for landscaping and recreational use.
- Setbacks provide places for cars to park in front of their garages without having to overhang and block sidewalks.

The manner in which you design your home improvement will have a great impact on your block's streetscape and neighbour's privacy. When considering design solutions remember to:

- Ensure that setbacks must at least conform to the standards of the existing zoning;
- In addition, ensure your setbacks are similar to the average of existing setbacks on the block or on adjacent properties... remember that locating buildings too close to the street edge or too far from it will visually disrupt your block's setback pattern.
- Ensure back yard privacy and sunlight issues are addressed when extending a home towards the back of the lot.

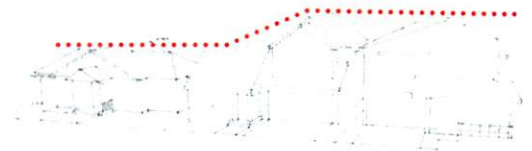
2 building height and massing

The size and massing of a new home or addition should be compatible with the general scale and shapes of surrounding houses.

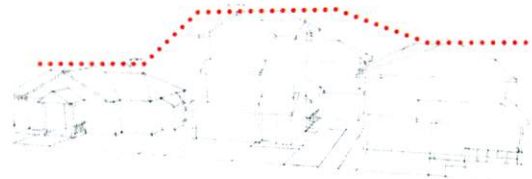
On blocks where single story houses or small two story houses are the predominant block pattern, a second story addition or a new two-story house may require particular attention in order to maintain compatibility with the surrounding structures. Scale may be minimized by employing one or more of the following techniques:

- Limiting your building height to two storeys;
- Sloping the new roof back from adjacent houses;
- Avoiding flat roofs on blocks with a predominant pattern of peaked roofs;
- Avoid a "sunken garage" strategy as it visually highlights the height of a building; and,
- Proportion the front façade and roof line to have a horizontal emphasis. Avoid features with strong vertical orientation.

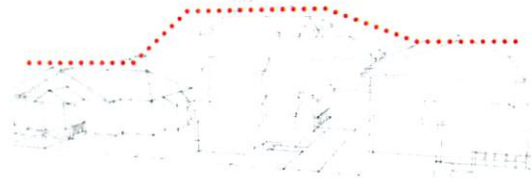
Architectural styles of new houses and substantial remodeling should be compatible with the architectural styles found in the surrounding neighborhood. Note that no specific architectural style is recommended; whether your new home is contemporary or replicates a style found in the neighbourhood; it should be compatible by ensuring that it's design employs building scale, massing, roof lines, materials and building orientations that are commonly found in the neighborhood.



Yes

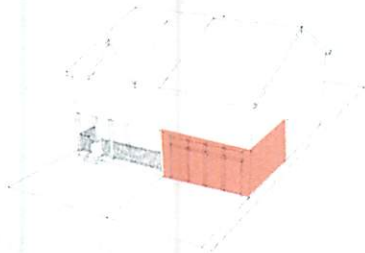


No



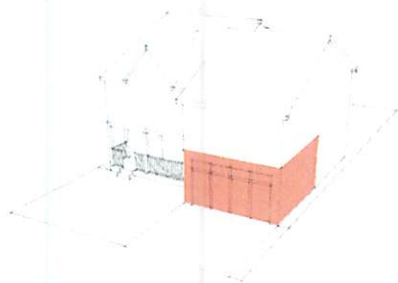
No sunken garage condition

3 garage and driveway location



Acceptable

Garages and driveways have an enormous impact on the way our streets and neighbourhoods look and feel. A neighbourhood characterized by large and continuous driveways makes for a poor walking experience. The design and location of your new garage and driveway should be focused on minimizing the extent of its' predominance on your home's front facade and the street.

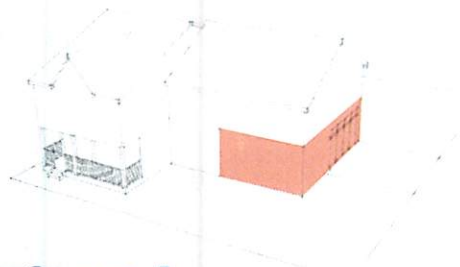


In general, new garages should be located and sized to be consistent with the established pattern in your neighbourhood. In neighbourhoods with an established pattern of detached garages located in the rear yard, new garages should also be located at the rear of the house.

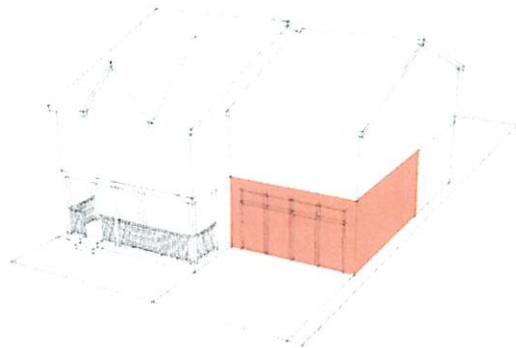
In neighborhoods with an established pattern of attached garages, new attached garages located at the front or side of the house should be set back from the main entrance wall or porch.

No

Attached garages on corner lots should be located to avoid driveway paving at or near the corner.



Preferred corner condition



Preferred

4 front entrance treatment

Your home's main entrance should be oriented to the street and be architecturally emphasized to provide a welcoming experience. Such an entrance can be achieved through the use of porches, verandas or some other form of enhanced entryways.

On blocks where there is a dominant pattern of existing front porches, new houses should have front porches, consistent with the style of the house.

Existing porches should be retained with remodels. These can be considered retained even when:

- They are replaced with a new porch of similar size, location and orientation to the street, or
- They are partially enclosed (no more than 30% of the porch floor area) and the remainder is fully functional and consistent with the architecture of the building.

Remodels of houses without porches should include them where feasible and where a porch is consistent with the style of the house.

Even in blocks where there is no dominant pattern of porches, their inclusion on new and remodeled houses is encouraged: they symbolize the connection between the private world of the house and the public world of the street. They help to develop neighborhood ties.

Main entries should be prominent and oriented to the street, and in appropriate scale to the block as well as the house.



Examples of prominent, street oriented front entrances

"Landscaping, especially with trees, can increase property values as much as 20 percent."

Management Information Services/ICMA

5 landscape



Front yard with a native planting treatment

Front lawns help minimize the visual harshness of concrete and asphalt; additionally they play an invaluable role in lowering summer temperatures and providing areas for rain water to recharge.

Each residential lot should have at least one associated street tree, selected for consistency with the dominant and/or approved block street tree and planted in the street boulevard area.

When planning your front lawn, here are some helpful tips:

- Maintain existing slopes to the extent possible;
- Preserve mature trees wherever possible;
- Avoid perimeter landscaping along the front property line that completely screens the view of your home from the sidewalk/street;
- Use preferably ground cover and/or other low growing plants to maintain visibility of your home;
- Avoid privacy fencing anywhere in front of the house;
- Use natural stone finishes for retaining walls;
- Use native plant species that are drought resistant saving you the need to continuously watering your lawn;
- Do not, under any circumstances pave over your entire front yard. Other than driveways, limit paving in the front yard to only walkways and small areas at the front door; and,
- If your property is large, certain driveway configurations might be available to you such as a drop off semi circle or a garage "courtyard" arrangement.

In all instances, the predominance of soft surfaces (grass/ground cover areas) over hard surfaces (concrete, stone, asphalt) should be maintained.

next steps

Below is a recommended series of steps for applying these guidelines to a project regardless of the project type or size. While these guidelines are advisory only, incorporating them as much as practical into your project will engender goodwill with your neighbours and ensure a comfortable fit within your block and general neighbourhood area.

a. Walk around your neighbourhood to get a feel for the general quality and design of homes. Your walk will quickly highlight the bad and good design solutions present in your area and will provide you with a clear idea on how to fit within your block or on how to start improving the appearance of your block. You will quickly find that there is some diversity of ages, styles and sizes of homes and a high level of commonality within any given block in elements such as:

1. The relationship between the homes and the street (front, side and back setbacks);
2. The relationship with adjacent homes (front porches, garage location, number of storeys);
3. Front yard depths, trees and planting areas;
4. Architectural styles;
5. The types of siding, roofing and architectural detailing;
6. The placement, types and sizes of windows and doors; and,
7. Location and prominence of front entries and walkways.

b. Compare your walk observations with these guidelines to further decide what best practices you should be considering in the design of your new home.

c. Hire a reputable architect and/or contractor. Good design is not a budget matter but a skill matter. Ensure your architect and/or contractor has the skills to improve your house within the context of your neighbourhood and your new house programming requirements.

d. Consult with City staff on whether your property is located within a Mature Neighbourhood. Accordingly, confirm what zoning regulations apply in your neighbourhood. Brampton's Zoning By-law can be found at: <http://www.brampton.ca/EN/residents/Building-Permits/zoning/Pages/Welcome.aspx>

e. Once you have a good concept of what you want to do, but before you have made your final decisions, share your plans with your neighbours. This is the perfect time to give your neighbours a heads up on what you are planning to do, your time schedule, and to get general feedback that could help you determine how best to fit your project in with the surrounding area.

f. Once your plans are finalized:

1. If your proposal does not comply with the zoning regulations, you will be required to file an

application for a variance to be considered by the Committee of Adjustment.

2. If your proposal is greater than 50 sq. m. and you are located within a Mature Neighbourhood, you are required to file the appropriate forms for a scoped site plan process. Please note, a variance from the zoning regulations may still be required depending on your proposal.
3. If your proposal complies with the zoning regulation and is under 50 sq. m., you may proceed to the following step.

g. Once your application has been approved you will be called to pick up your permit. Your permit is not issued until you have picked it up and paid any outstanding fees. The permit must be issued in order for you to book inspections. Please visit the City of Brampton's Web Site Inspections Page for details on when and how to book your inspections.

h. Construct your home and enjoy it knowing that you have done your part to keep and/or enhance your neighbourhood's character.

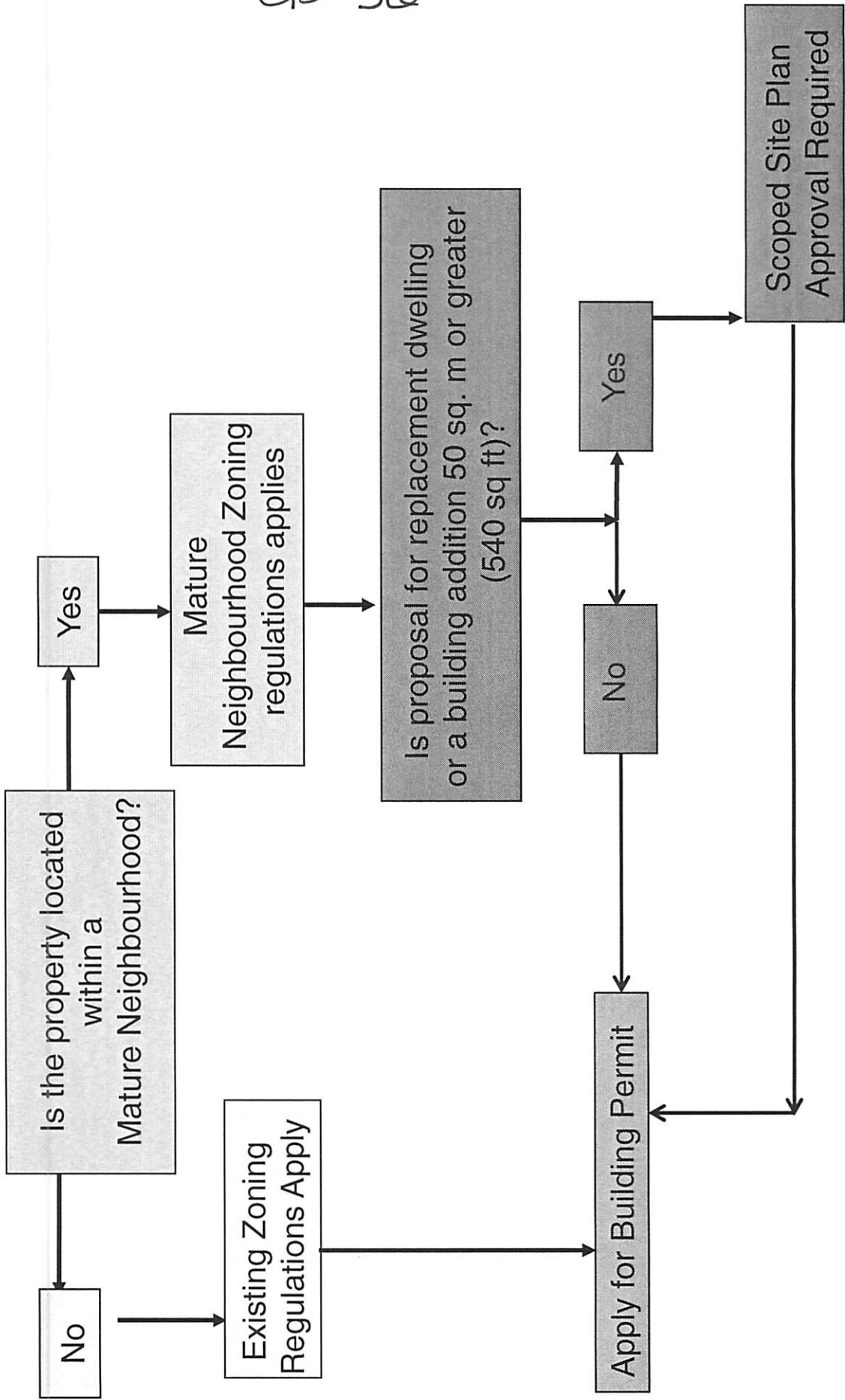
G5-35

**Appendix G:
Process Flow Chart**

Process Flow Chart

G5-36

Are you constructing:
(a) A replacement residential dwelling? or,
(b) A building addition?



GS-37

**Appendix H:
Repealing By-law for ICBL 35-2013**

G5-38



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____

To repeal Interim Control By-Law 35-2013, as amended.

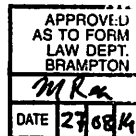
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-Law 35-2013, as amended, is hereby repealed when By-law _____ comes into full force and effect.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in
OPEN COUNCIL, this day of 2014.

SUSAN FENNELL – MAYOR

PETER FAY - CITY CLERK



Approved as to Content:

Heather MacDonald

Heather MacDonald, MCIP, RPP
Director, Planning Policy & Growth Management

G5-39

Appendix I:
Public meeting minutes from June 9, 2014

65-40

Appendix "I"
Public Meeting Summary
June 9, 2014

Members Present

Regional Councillor P. Palleschi – Wards 2 and 6 (**Chair**)
City Councillor V. Dhillon – Wards 9 and 10 (**Vice-Chair**)
Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor J. Sanderson – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor G. Gibson – Wards 1 and 5
City Councillor J. Hutton – Wards 2 and 6 (left at 9:41 p.m.)
City Councillor B. Callahan – Wards 3 and 4

Members Absent

Regional Councillor S. Hames – Wards 7 and 8 (vacation)

Staff Present

Planning and Infrastructure Services Department

D. Kraszewski, Senior Executive Director, Planning and Building
M. Won, Executive Director, Engineering and Development
P. Snape, Director, Development Services, Planning and Building
H. Zbogar, Acting Director, Planning Policy and Growth Management
D. Waters, Manager, Land Use Policy
A. Parsons, Manager, Development Services Site Plan Approvals
J. Hogan, Manager, Development Services Subdivision Approvals
G. Bailey, Senior Development Planner
C. Caruso, Development Planner
D. VanderBerg, Central Area Planner
J. Morrison, Development Planner
N. Rea, Land Use Policy Planner
M. Viveiros, Administrative Assistant, Planning and Building

Corporate Services Department

J. Zingaro, Legal Counsel, Real Estate
E. Evans, Deputy Clerk
S. Danton, Legislative Coordinator
S. Pacheco, Legislative Coordinator

Results of the Public Meeting:

The statutory public meeting was held on June 9, 2014 in Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application.

Members of the public requested a presentation on this item however, no submissions were received.

Natasha Rea, Land Use Policy Planner, provided details on the City initiated Official Plan amendment and Zoning By-law that included the following:

- Proposed planning amendment is an approach to protect older, mature neighbourhoods from incompatible additions and replacement dwellings
- The City retained Sorensen Gravely Lowes Planning Associates Inc. (SGL) to undertake a study on Brampton's mature residential neighbourhoods and recommend changes to the Official Plan, Zoning By-law and an approach for reviewing proposals
- The City-initiated planning amendments are intended to replace Interim Control By-law 35-2013, that requires building additions greater than 15% of the existing size to go through a City review and approval process
- The draft Official Plan amendment establishes policies that recognize the uniqueness of older, mature area neighbourhoods and requires that building additions and replacement dwellings be compatible within the host neighbourhood
- Requires massing, scale and height of a replacement dwelling or addition to be an appropriate fit within the host neighbourhood.
- Requires a scoped site plan approval process for any proposal that is greater than 50 square metres (540 square feet)
- The draft Zoning By-law amendment proposes regulations for single detached dwellings within the City's mature neighbourhoods to control coverage, setbacks and building heights □ Mature neighbourhoods refer to areas with homes generally constructed prior to 1980
- The proposed Citizen's Guide to Neighbourhood Character, prepared by SGL is a tool to help home owners design building additions and replacement dwellings that will enhance the streetscape and ensure that the architectural style is compatible within the neighbourhood
- The Citizen's Guide will be available with other planning resources at the Planning Counter or on the City's website, once the planning achievements have been adopted.
- Building permit applications for additions and replacement dwellings in mature neighbourhoods will be evaluated against zoning regulations
- A scoped site plan process will be triggered if the proposal is greater than 50 square metres or 540 square feet
- Associated site plan processing fee will range from \$500-\$700 and will cover the cost of the review

G5-42

- Next steps include review of public input, a Recommendation Report for the proposed Official Plan amendment and Zoning By-law to the Planning, Design and Development Committee in early September 2014, and Council adoption by late September 2014

In response to questions from Committee, staff clarified that the City's Zoning standards apply to all development applications at all times and an addition or replacement dwelling is not to exceed thirty percent of the lot. The mature neighbourhoods outlined in the study were recommended by the consultants. Not all neighbourhoods established prior to 1980 will qualify as a mature neighbourhood and neighbourhoods will not be excluded based solely on age.