

# Brampton Central Area

## Main Street North

### Development Permit System Implementation

#### Outline:

1. Background
2. What is Development Permit System (DPS)?
3. Main Street North DPS Summary
4. Conclusions
5. Next Steps

Planning, Design and Development Committee

6<sup>th</sup> April 2009

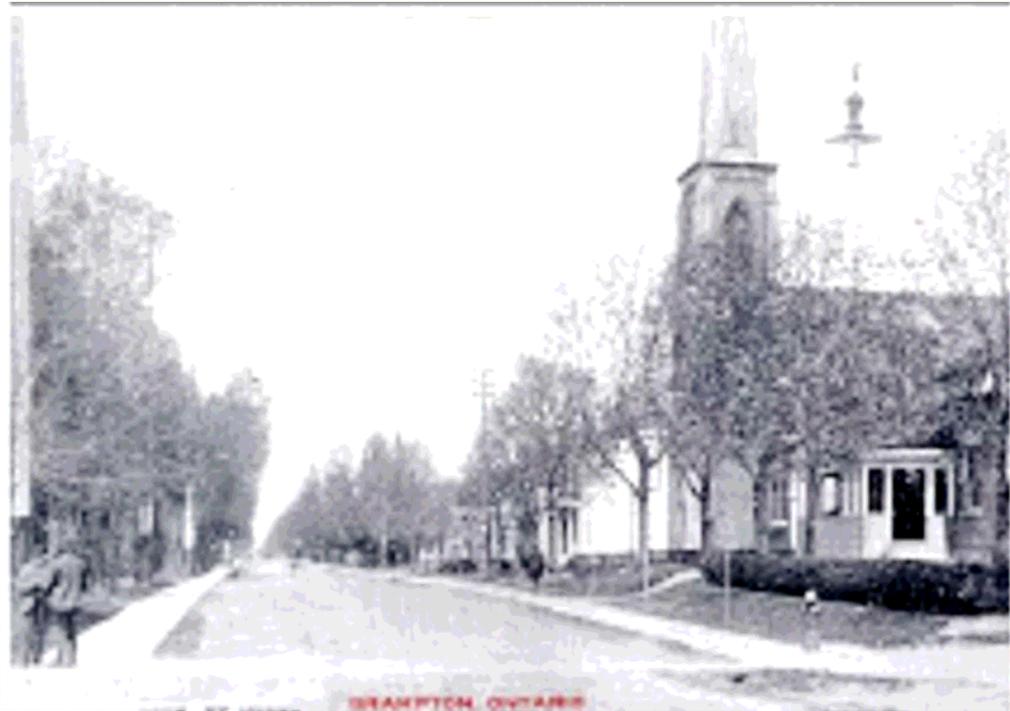
# 1. Background

- **Main Street North identified in the Central Area Urban Design Vision (2005) as Character Area**
- **Main Street North Study initiated (2006)**
- **Public Information Session 1 (March 2006)**
- **Streetscape improvements implemented (2007)**
- **Study concluded - Public Information Session 2 (July 2007)**
- **Downtown Drainage Study initiated**
- **Development Permit System work initiated (2008)**
- **Internal workshops (2008/2009)**
- **Draft OPA, DP By-Law, Urban Design Guidelines prepared**



# 1.1 Urban Design Study

- Heritage
- Urban Design
- Landscape, Streetscape
- Transportation



Challenge of the Main Street North Right Of Way



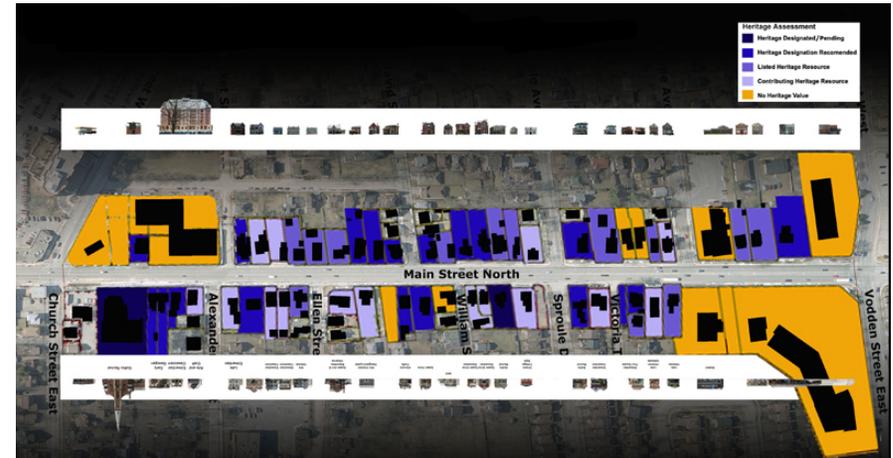
# Urban Design Study

## Heritage Findings

Retain the area's heritage character and image

### Guidelines

1. Implement heritage designation for high and medium heritage value resources
2. Maintain compatible range of height
3. Maintain range of academic style
4. Establish guideline for building additions and redevelopment developments
5. Establish guidelines for new developments

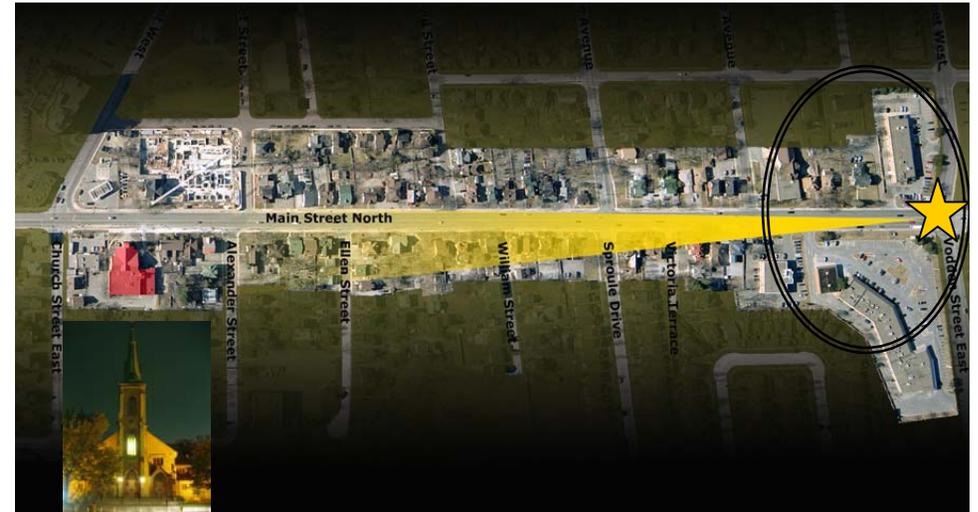


# Urban Design Study

## Urban Design Findings

### Guidelines

1. Support a range of mixed land uses
2. Establish the Northern gateway to downtown Brampton and support development intensification at Vodden and Church Street
3. Reduce Parking Ratio Requirements
4. Establish Built Form guidelines
5. Maintain views towards Grace United Church and Downtown core



# Urban Design Study

## Landscape Findings

### Guidelines

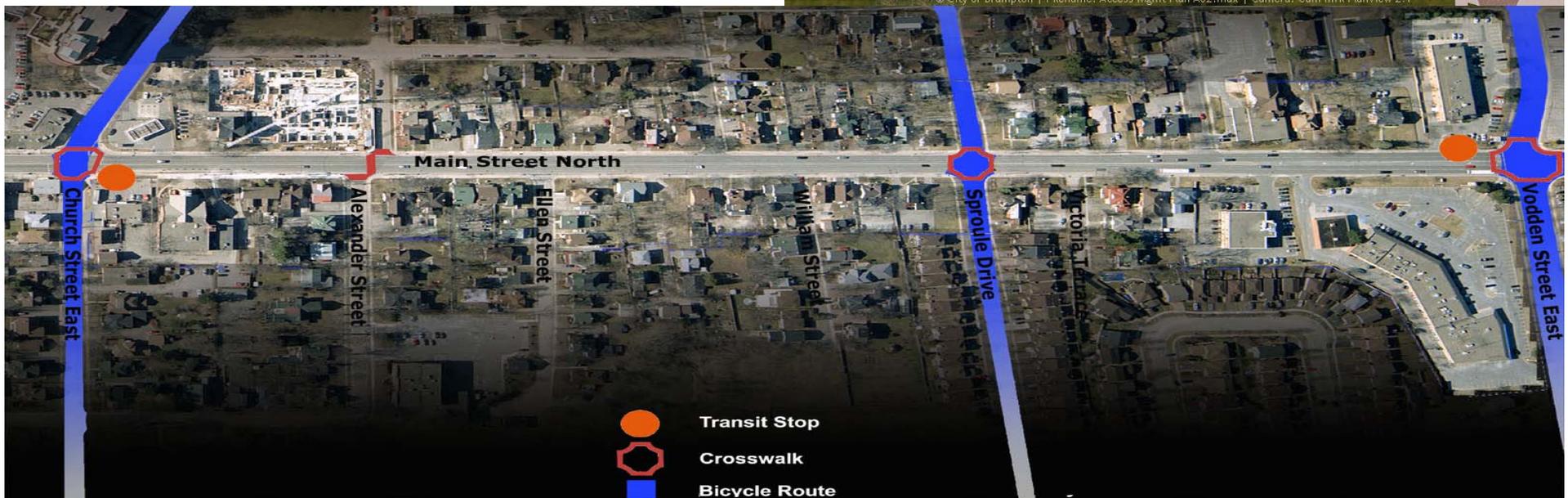
1. Green the street and improve quality of streetscape
2. Re-establish tree canopy
3. Establish semi private zone landscape guideline
4. Establish gateway landscape requirements



# Urban Design Study Transportation Findings

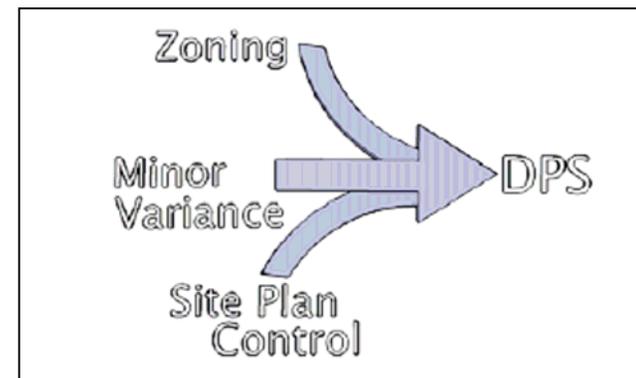
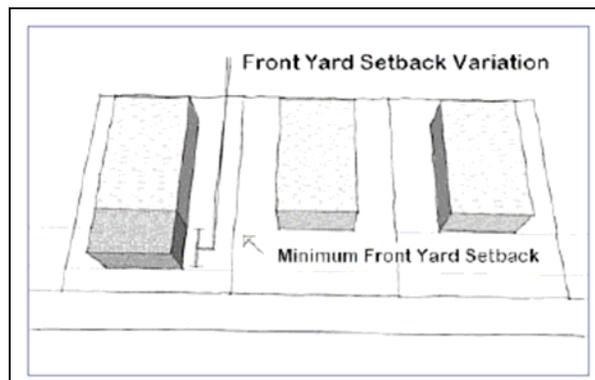
## Guidelines

1. Support multi modal street, permit on street parking
2. Support pedestrian and transit initiatives
3. Integrate future Acceleride transit Stop
4. Improve quality of transit stops
5. Establish access management plan



## 2. What is the Development Permit System (DPS)?

- The Development Permit System (DPS) is a new tool under the Planning Act that combines rezoning, minor variance and site plan approvals into one process.
- System sets out permitted and discretionary land uses, requirements regulations, classes of development subject to permit
- A Development Permit is not a Building Permit
- Issuance of Building Permit conditional on obtaining Development Permit



Source: MMAH, "Development Permit System, A Handbook for Implementation", Fall 2008

# 2.1 What Can a Development Permit System Do?

**Allows for discretionary uses that are only permitted if certain conditions are met**

**Can correlate proposal type with process**

**Flexibility, works better in existing urban fabric**

**Moves rules upfront**

**Better integrates urban design, uses, other regulations into one approval**

**Variances not a separate approval, set out criteria for variances in policies**

**Essentially “prezones” lands for desired uses**

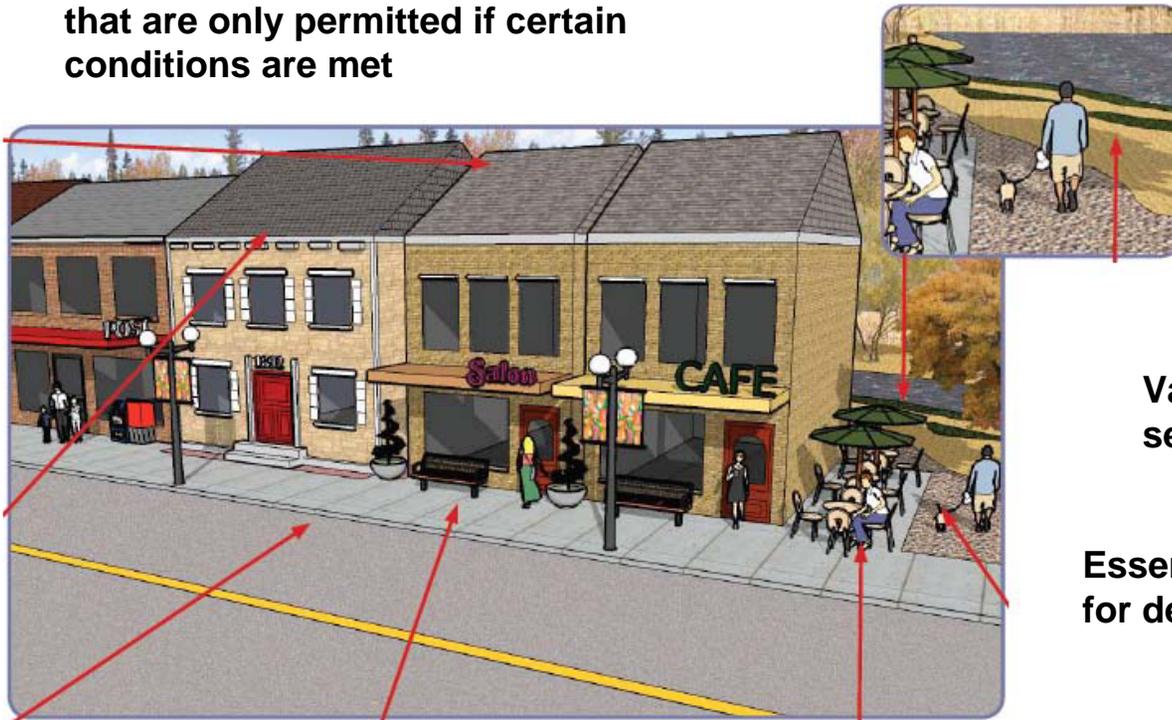


Image Source: MMAH, “Development Permit System, A Handbook for Implementation”, Fall 2008

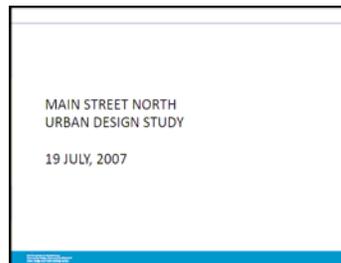
## 2.2 Features of a Development Permit System (DPS)

- **Flexibility** Allows flexible standards, built-in variances, discretionary uses, broad range of conditions
- **Streamlining** Delegation of approvals, combined processes, flexibility in processing, appeals
- **Strong communities** Urban design quality, streetscape, heritage
- **Environmental protection** Broadened definition of development, conditions, sustainability
- **Community Involvement** Upfront public involvement

Source: MMAH, "Development Permit System, A Handbook for Implementation", Fall 2008

# 3. Main Street North DPS

- Official Plan Amendment
- Development Permit By-Law
- Urban Design Framework
- Implementation Process



# Main Street North DPS

## Official Plan and Secondary Plan Amendment

- Adds general provisions for Development Permit System Areas – apply City-wide
- Revisions to various sections of the OP, sets in place Central Area-specific considerations
- Adds new policies to reflect the intended vision for the area
- Three land use typologies are proposed: “Gateway”, “General Mixed Use” and “Historic Residential”
- Sets out development policies and principles for Main Street North Area
  - Heritage
  - Streetscape
  - Sustainable Development principles
  - Access Management
  - Urban Design



# Main Street North DPS

## Development Permit By-law

- Amends Zoning By-law, five zones proposed
- Sets out uses, site development, landscape, built form, other standards
- Establishes which uses subject to permit, general criteria, rules and regulations
- Urban Design Guidelines will be linked to the By-law
- Matrix format, proposed to include descriptive graphics to improve readability, assist in interpretation



SECTION 51.3.1: DPS REGULATIONS MATRIX

A. Permitted Uses and regulations pertaining to requirements and restrictions for uses and use of land, buildings, landscape are provided in the matrix below. These provisions are also subject to Section 51.4, 51.5 and 51.6 in addition to all other applicable provisions within By-law 270-2004 as amended.

The Symbol 'X' in the column for a specific zone indicates that the Uses and any other Requirements and Regulations as set out in the rows in the matrix apply to that specific zone. A number following the symbol 'X' indicates that one or more conditions apply to the use, with that condition listed D) Special Provisions

**1.0 PERMITTED USES**

Uses permitted in any DPS Zone as shown on Schedule 'A' to this By-law, as amended, are denoted in the column applicable to that zone and corresponding with the row of a specific permitted use set out below.

	CMU2 -DPS	CMU3 -DPS	R1B- DPS	I1- DPS	O5- DPS	D) SPECIAL PROVISIONS <small>These special provisions correspond to numbers found under the zone columns in the matrix.</small>
<b>A) Non-Residential Uses</b>						
(1) Administrative Offices of any Public Authority	X					
(2) Animal Hospitals	X					
(3) Art Galleries or Studios	X	X				
(4) Banks, Trust Companies or Financial Companies	X					
(5) Bed and Breakfast Establishments	X	X	X			
(6) Children's or Senior's Activity Centres	X	X				
(7) Commercial Schools	X					
(8) Community Clubs	X	X				
(10) Custom Workshops	X	X				
(11) Day Nurseries	X	X		X		
(12) Dining Room Restaurants	X	X (1)				1 No Minimum Number of Seats is required
(13) Dry Cleaning and Laundry Distribution Stations	X					
(14) Grocery or Convenience Stores	X					

# Main Street North DPS

## Urban Design Framework

- Integrated approach, includes OP Policies, DP By-law Criteria and UD Guidelines
- Preservation of heritage character of area primary basis for principles
- Façade changes (include roof pitch and materials), additions, porches, subject to Development Permit
- Redevelopment/  
Additions: *Consistent with style of existing building*
- Landscaping: *Enhance sites. Retain mature trees*
- Streetscape: *Provide public realm improvements. Street trees, define front yards*
- Site Servicing: *Based on Low-Impact-Development principles*



# Main Street North DPS

## Development Permit Process

- Objective is streamlining process, while retaining development controls
- Tailors process to proposals
- Delegated approvals to Director (as per site plan)
- Proposed that minor applications approved by Manager (façade improvements)
- Invest in site, not in process. Fees vary with process type, base fee proposed to be less than site plan fee, some applications have no fee
- Decrease processing time. CAPG receives, manages application
- Only applicant can appeal
- Notice of Decision required

TABLE 1: APPLICATION CLASSIFICATION AND PROCESSING MATRIX

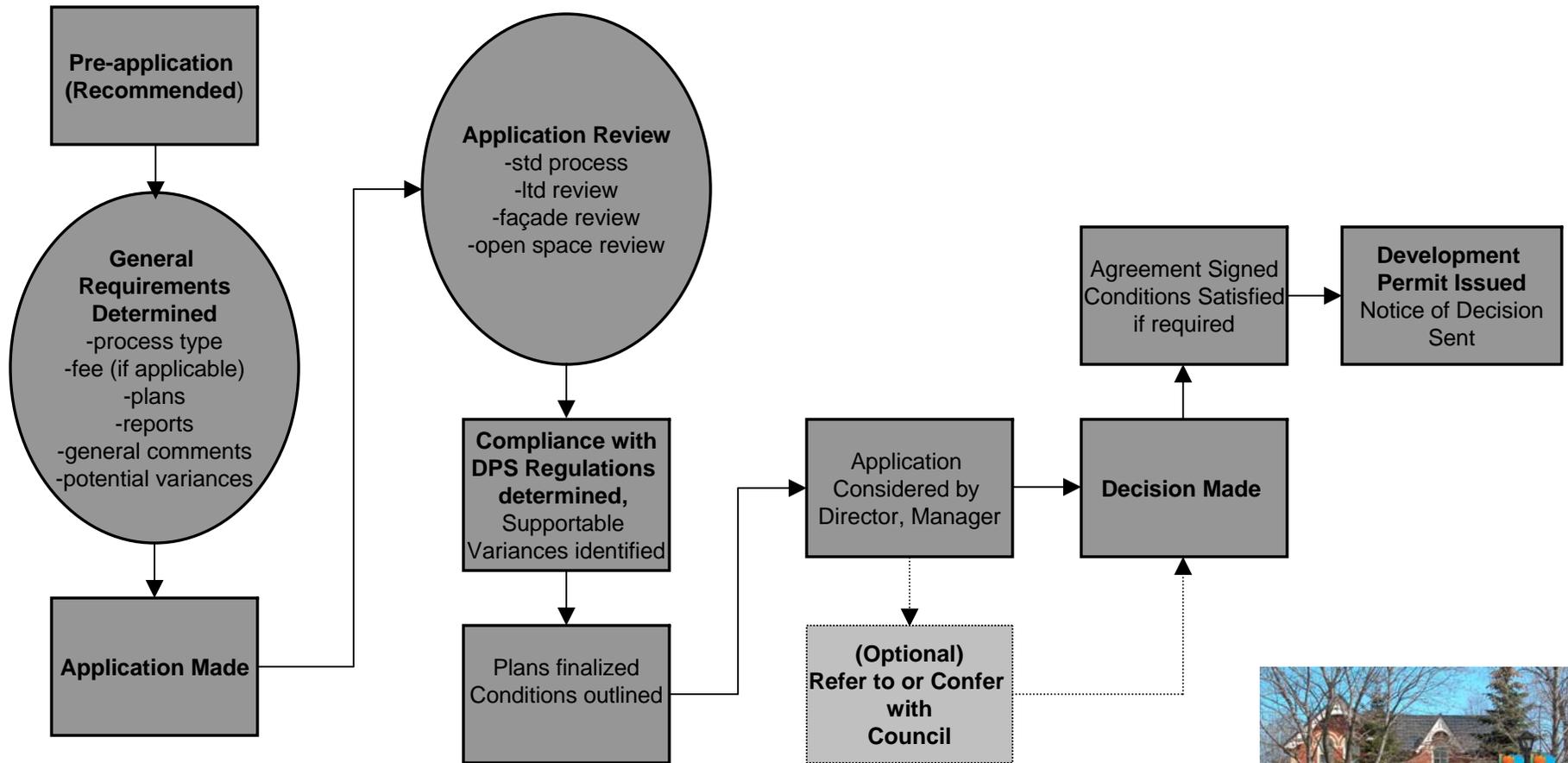
This chart sets out the general submission requirements, general required development contributions, application type, that and requirements for appealing for a given class of development. The table also establishes the authorized level of delegation of approval authority for a particular application.

PROPOSAL	TYPE OF DEVELOPMENT	STANDARD SUBMISSION REQUIREMENTS	ADDITIONAL SUBMISSION REQUIREMENTS	REQUIRED CONTRIBUTIONS (By Section 5.1.1 A4, 5.1.2)	ADDITIONAL CONTRIBUTIONS (By Section 5.1.1 A4, 5.1.2)	APPLICATION TYPE	FEES	APPEALS AUTHORITY, CONDITIONS AND ADVERSEITY
General Provisions, Section 1.5.2(a) (see 2.7.0.2004, 4th Amendment)								
Construction of a new or replacement building or structure of a lot	Major Development	1. Site plan 2. Survey 3. Engineering 4. Architectural 5. Environmental 6. Traffic 7. Other	1. Survey 2. Architectural 3. Engineering 4. Environmental 5. Traffic 6. Other	1. Section 5.1.1 A4 2. Section 5.1.2	1. Section 5.1.1 A4 2. Section 5.1.2	Major Development	Major Development	1. Delegation of Authority 2. Conditions 3. Adverseity 4. Appeals Authority
Change the use of an existing building or structure	Major Development	1. Site plan 2. Survey 3. Engineering 4. Architectural 5. Environmental 6. Traffic 7. Other	1. Survey 2. Architectural 3. Engineering 4. Environmental 5. Traffic 6. Other	1. Section 5.1.1 A4 2. Section 5.1.2	1. Section 5.1.1 A4 2. Section 5.1.2	Major Development	Major Development	1. Delegation of Authority 2. Conditions 3. Adverseity 4. Appeals Authority
Other	Minor Development	1. Site plan 2. Survey 3. Engineering 4. Architectural 5. Environmental 6. Traffic 7. Other	1. Survey 2. Architectural 3. Engineering 4. Environmental 5. Traffic 6. Other	1. Section 5.1.1 A4 2. Section 5.1.2	1. Section 5.1.1 A4 2. Section 5.1.2	Minor Development	Minor Development	1. Delegation of Authority 2. Conditions 3. Adverseity 4. Appeals Authority
Other	Minor Development	1. Site plan 2. Survey 3. Engineering 4. Architectural 5. Environmental 6. Traffic 7. Other	1. Survey 2. Architectural 3. Engineering 4. Environmental 5. Traffic 6. Other	1. Section 5.1.1 A4 2. Section 5.1.2	1. Section 5.1.1 A4 2. Section 5.1.2	Minor Development	Minor Development	1. Delegation of Authority 2. Conditions 3. Adverseity 4. Appeals Authority
Expansion additional parking spaces	Minor Development	1. Site plan 2. Survey 3. Engineering 4. Architectural 5. Environmental 6. Traffic 7. Other	1. Survey 2. Architectural 3. Engineering 4. Environmental 5. Traffic 6. Other	1. Section 5.1.1 A4 2. Section 5.1.2	1. Section 5.1.1 A4 2. Section 5.1.2	Minor Development	Minor Development	1. Delegation of Authority 2. Conditions 3. Adverseity 4. Appeals Authority
Expansion driveway or south driveway for motor vehicle access	Minor Development	1. Site plan 2. Survey 3. Engineering 4. Architectural 5. Environmental 6. Traffic 7. Other	1. Survey 2. Architectural 3. Engineering 4. Environmental 5. Traffic 6. Other	1. Section 5.1.1 A4 2. Section 5.1.2	1. Section 5.1.1 A4 2. Section 5.1.2	Minor Development	Minor Development	1. Delegation of Authority 2. Conditions 3. Adverseity 4. Appeals Authority



# Main Street North DPS

## Development Permit Process



# 4. Conclusions

## Benefits of DPS

- A Development Permit System is seen as suitable tool to support the ongoing revitalization of the Main Street North Area
- Allows greater flexibility in the planning framework to secure important land use, urban design, streetscape and other objectives
- Process requirements tailored to the scale and nature of development
- Allows City to implement shorter review times, simplify the regulatory environment where possible, reduce application costs
- In interim until DPS is in place, staff will work with prospect landowners seeking appropriate new uses, changes to obtain approvals in timely, cost-effective manner



# 5. Next Steps

- Report to PD&D seeking direction to proceed to Open House/Public Meeting –April 6
- Preparation of Notice –May
- Open House –June
- Public Meeting –September
- Finalization of the DPS, Urban Design Guidelines, other supporting documents –Summer, early Fall
- Recommendation Report and Approval of OPA/DP By-law – October

