



BRAMPTON
Flower City

F1-1

Report
Planning and Infrastructure Services
Committee
Committee of the Council of
The Corporation of the City of Brampton

Date: February 27, 2015

File: P44 (DDG 13)

Subject: Recommendation Report:

Planning and Infrastructure
Services Committee

Date: April 27, 2015

**Development Design Guidelines – Transit-Supportive Townhouse
Design Guidelines (City wide)**

Contact: Alex Taranu, Manager, Architectural Design, Planning and Building Division,
(905-874-3454).
Madhuparna Debnath, Urban Designer, Planning and Building Division,
(905-874-2084).

Overview:

- **Townhouses are one of the fastest growing residential building forms in the City of Brampton and represent, a viable and desirable alternative to the single-detached home. Townhouse developments, because they concentrate more units and people within a smaller area, achieve the higher densities needed to support transit and are a key component of transit-oriented development.**
- **The City has retained The Planning Partnership to prepare *Transit-Supportive Townhouse Design Guidelines* to provide guidance on their design and their appropriate locations within the City, and this will form a new and separate section to the City’s Development Design Guidelines.**
- **The preparation of the guidelines included significant consultation with the Building industry as represented by BILD Peel Chapter and several consultants and architects who are actively involved with Townhouse applications.**
- **Staff is recommending that the proposed *Transit-Supportive Townhouse Design Guidelines* be incorporated into the City’s Development Design Guidelines.**

Recommendations:

1. **THAT** the report from Alex Taranu, Manager of Architectural Design, Planning and Building Division, Planning and Infrastructure Services Department, dated February 27, 2015 to the Planning and Infrastructure Services Committee meeting of April 27, 2015, re: **Recommendation Report: *Transit-Supportive Townhouse Design Guidelines – City-wide* (File: P44 DDG 13)** be received;

2. **THAT** the *Transit-Supportive Townhouse Design Guidelines* attached as *Appendix 1* to this report be approved and that they be incorporated into Chapter 6, Section 5 of the City's Development Design Guidelines; and
3. **THAT** staff be directed to strengthen supportive policies in the Official Plan for townhouse developments and to update the current zoning by-law to better reflect the various townhouse typologies and the provisions of the guidelines, with appropriate notice as required.

Background:

This report presents proposed design guidelines for Transit-Supportive Townhouse Design Guidelines for incorporation into the City's Development Design Guidelines document. The proposed guidelines are attached as *Appendix 1*.

Current Situation:

Council approved Brampton's Development Design Guidelines (DDG's) in 2003, which are appended to the Official Plan, representing a policy document that guides development and provides a clear set of city-wide urban design criteria. As the DDG's are considered a living document, new chapters are added to fulfill the vision for high quality design standards, improving the efficiency of review and to achieve clear and reasonable guidelines for industry and community development. Please refer to *Appendix 3* for DDG Program Development Details.

Brampton has a specific history of townhouse development, with large sites often with a single type of built form. Built rapidly and not always at the highest standards, many of these developments have not aged well and, in spite of their affordability, attracted an often undeserved stigma to the townhouse form. Townhouse development faces specific challenges in creating a form that is liveable, affordable, sustainable and suitable to its context. Key issues to their development are how to: creatively use this form in support of complete, compact communities with transit; avoid monotony, improve quality, and secure the needed amenities to support the neighbourhood.

The City retained The Planning Partnership to prepare Transit-Supportive Townhouse Design Guidelines to provide guidance on design and appropriate locations. The guidelines will be added to Chapter 6, Section 5 of the City's Development Design Guidelines (*Appendix 3*). The guidelines were drafted with extensive input from City staff and consultation and feedback from the development Industry. Emphasis was added on the development of high quality of townhouses.

As a higher density form of housing, townhouses generate a greater number and concentration of users that support transit and transit-oriented development. They are also appropriate forms of buildings that can help to transition, reinforce, emphasize

and highlight the structural composition of the community. On this basis, townhouse forms should be considered as key housing/building forms at the community and neighbourhood scales of planning.

As with other municipalities, Brampton is witnessing a wide range of townhouse developments in both greenfield and infill locations. New forms of townhouses are evolving depending on locations and site conditions. Townhouses are truly a great form of housing, providing affordable, attractive and compact housing options for many.

The proposed new chapter to the City's Development Design Guidelines will:

- Provide design guidance on the development of transit-supportive townhouses in Brampton, in both greenfield and infill locations, by establishing a set of guidelines for planning and design;
- Support Planning and Infrastructure Services staff in their evaluation of townhouse applications and to streamline the approval process;
- Clarify the City's expectations to developers for high quality and compatible developments; and
- Encourage and facilitate higher density development along transit corridors, in transit hubs/nodes and in proximity to transit services, with the goal of encouraging transit use and achieving higher modal split in communities.

Description of the Guidelines:

The guidelines are divided into six sections. Section 2.0 deals with some of the typical townhouse forms that are currently being built or may be considered in the City of Brampton. The typologies considered include the following (note these are by no means exhaustive and other alternative and innovative options are always encouraged):

1. Front-Loaded Townhouses (with street accessed integrated garages);
2. Lane-Based Townhouses (with lane accessed detached or integrated garages);
3. Stacked Townhouses (with lane accessed integrated garages);
4. Back-to-Back Townhouses (with street accessed integrated garages);
5. Back-to-Back Stacked Townhouses (with above-grade structured, surface parking or below-grade structured parking);
6. Live-Work Townhouses (with lane accessed integrated garages);
7. Liner Townhouses (with above-grade structured, below-grade structured or surface parking);
8. Podium Townhouses (with below-grade structured parking); and,
9. Maisonette Townhouses (with lane accessed detached garages).

Section 3.0 has specific provisions for townhouse development in greenfield locations. Section 4.0 contains detailed design guidelines that address the public realm, site planning and design, built form design, special conditions related to end units, live-work and executive townhouses, and block townhouse development in a condominium setting. Brampton is experiencing new townhouse applications in intensification areas, mature neighbourhoods and in heritage areas. Section 5.0 provides additional considerations for infill areas to ensure that they are a good fit to the community, and create new possibilities for the surrounding urban form. Section 6.0 includes the consultant's recommendations for implementation which includes strengthening specific policies in the Official Plan for transit-supportive townhouse developments, and updating the current zoning by-law to better reflect the various townhouse typologies and the provisions of the guidelines.

Consultation with the Industry

The Transit-Supportive Townhouse Design Guidelines included extensive research and collaborations with internal City staff and with the development industry including the Peel chapter of The Building and Land Development Industry (BILD). The comments and feedback received from the development industry were carefully reviewed and appropriately addressed in the guidelines (*Appendix 2*). This is a dynamic document that will be updated from time to time as new forms of townhouses are introduced to the market.

Corporate Implications:

Led by the Planning and Building Division, the Transit-Supportive Townhouse Design Guidelines have been produced through collaboration with various divisions within the Planning and Infrastructure Department.

Financial Implications: There are no financial implications.

Other Implications: There are no other corporate implications associated with the guidelines.

Strategic Plan:

This report achieves the Strategic Plan's Growth Management ('Growing') priority by providing design guidelines for townhouses to build complete, compact communities that are affordable, walkable and transit oriented.

Conclusion:

The approval of the Transit-Supportive Townhouse Design Guidelines will streamline the development review process, ensure higher quality of development, and strengthen policies specific to these type of developments. There is also a need to update existing policies and amend relevant zoning by-laws to encourage and accommodate the appropriate evolution in townhouse typologies supporting the design criteria. It is also important to ensure that the development application review process fully utilizes and benefits from the current guidelines. Staff recommends the approval of the addition of the guidelines, attached as *Appendix 1* to this report, to Chapter 6, Section 5 of the Development Design Guidelines.

Respectfully submitted:



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Development Services,
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Paul Snape, MCIP, RPP
Director,
Development Services
Planning and Buildings,

Appendices:

Appendix 1: Transit-Supportive Townhouse Design Guidelines

Appendix 2: Comments from Industry and City Response

Appendix 3: DDG Program Development Overview

Appendix 4: Power Point Presentation

Approval for Submission:		
	Initials	Date
Chair, SMT	WJW	Apr 8/17
Department Chief	CLB	
Chief Administrative Officer	CLB	10/04/15

Transit-Supportive Townhouse Design Guidelines (City-wide)



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Report to Council
April 27th, 2015

Transit-Supportive Townhouse Design Guidelines

Background:

- Townhouses are one of the fastest growing residential building form in the City of Brampton and represent, a viable and desirable alternative to the single-detached home
- Brampton has a specific history of townhouse development, not always at the highest standards, and attracted undeserved stigma to the townhouse form.
- Brampton is witnessing a wide range of townhouse developments in greenfield as well as infill locations.
- Townhouses are truly a great form of housing, providing affordable, attractive and compact housing options for many.
- The Planning Partnership was retained to prepare 'Transit-Supportive Townhouse Design Guidelines' to provide guidance on their design and their appropriate locations within the City,

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Transit-Supportive Townhouse Design Guidelines

Intent of the Guidelines:

- Provide design guidance on the development of transit-supportive townhouses in Brampton, in both greenfield and infill locations,
- Clarify the City's expectations to developers for high quality and compatible developments.
- Support Staff in their evaluation of townhouse applications and streamline approval process.
- Encourage and facilitate higher density development along transit corridors, in transit hubs/ nodes and in proximity to transit services.
- Component of City-wide Development Design Guidelines (DDG)

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Transit-Supportive Townhouse Design Guidelines

Key Provisions of the Guidelines:

- Identifies the purpose of the guidelines, their application and place in conjunction with other city wide and site specific documents.
- Describes Typical townhouse forms that are currently built or may be considered in the City.
- Identifies appropriate locations where townhouses may be introduced in greenfield areas.


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2.0 Townhouse Typologies

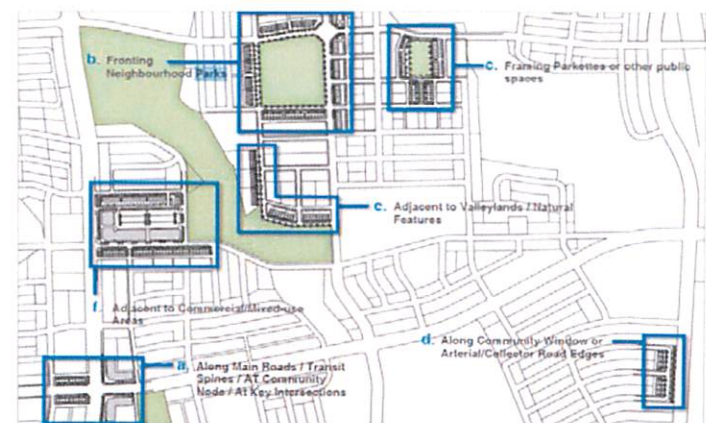
This section captures some of the typical townhouse forms that are currently being built or may be considered in the City of Brampton. The list of typologies is by no means exhaustive, nor is it meant to limit the introduction of other alternative designs. The main objective is to create high-quality designs that fit within their surrounding context while contributing to an attractive and pedestrian-oriented public realm. City staff, architects, designers and builders are encouraged to bring forward other alternative and innovative options.

The typologies considered include:

1. Front Loaded Townhouses (with street accessed integrated garages)
2. Rear Loaded Townhouses (with rear accessed detached or integrated garages)
3. Stacked Townhouses (with rear accessed integrated garages)
4. Back to Back Townhouses (with street accessed integrated garages)
5. Back to Back Stacked Townhouses (with above grade structured, surface parking or below grade structured parking)
6. Side Walk Townhouses (with rear accessed integrated garages)
7. Linear Townhouses (with above grade structured, below grade structured or surface parking)
8. Parkway Townhouses (with below grade structured parking) and
9. Multi-unit Townhouses (with rear accessed detached garages)



3.0 Locational Considerations at a Neighbourhood/Block Plan Scale



The diagram illustrates six key locational considerations:

- a. Fronting Neighbourhood Parks**: Townhouses are shown along the edge of a green park area.
- b. Framing Parkettes or other public spaces**: Townhouses are arranged to frame a small public square or parkette.
- c. Adjacent to Valleylands / Natural Features**: Townhouses are located near a wooded area or valley.
- d. Along Community Window or Arterial/Collector Road Edges**: Townhouses are placed along a major road edge.
- e. Along Main Roads / Transit Spines / AT Connectivity / Node / AT Key Intersections**: Townhouses are situated near transit routes and key intersections.
- f. Adjacent to Commercial / Mixed-use Areas**: Townhouses are located near commercial and mixed-use zones.

Transit-Supportive Townhouse Design Guidelines

Key Provisions of the Guidelines:

- Establishes guiding principles for the design of townhouse units.
- Includes specific design guidelines for End Units, Live-Work Units and Executive Townhouses.

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4.0 General Design Guidelines

Design Guidelines are meant to be guiding principles for the design of townhouse units. This section contains design guidelines that address the following:

- 4.1 Public Realm Design, which speaks to the design of the landscape elements which interface with the public.
- 4.2206 Planning and Design, which speaks to how townhouse blocks should be located and configured within a site to maintain a pedestrian-oriented public realm, community connectivity, site circulation and interface to adjacent uses.
- 4.3028 Form Design, which speaks to the height, building materials and design along with other physical components of a building.
- 4.472000 Conditions, which include specific guidelines related to end units, live-work and executive townhouses; and
- 4.500000 Townhouse Development, which deals with the design of larger sites where complete blocks of townhouses are to be developed, and generally where new streets, open spaces and other amenities need to be considered.

4.1 public realm

4.1.1 Streetscape Interface

INTENT: To contribute to an attractive, pedestrian-oriented streetscape, townhouse developments, and their associated landscaping should add to and fit within the broader context of the community's streetscape.

These are one of the most important and defining elements of the streetscape. They help to frame the pedestrian realm, delineate the transitions between this and the car lane and when planned close to the projects line help to buffer private areas from public areas. As a broader scale the planting of trees within a community helps to increase the urban canopy. For these reasons, it is important to incorporate a landscaping strategy that includes trees for townhouse developments:

1. At low heights within the community, such as those listed in Section 3.0, plant trees close together to create a greater visual impact on the streetscape and to achieve a more immediate connected canopy.
2. Coordinate low landscape planting with dimensioned utility and other municipal infrastructure.
3. Use any landscaping strategy in part to achieving species diversity and resilience (to address urban conditions).
4. Use a combination of soft and hard enhanced landscape elements, such as heights, low fences, and architectural walls, to delineate and provide an



4.4 special conditions

4.4.1 End Units

INTENT: To ensure the design of end units addresses views from the public realm and help creating attractive, pedestrian-oriented streetscapes.

4.4.2 Live-Work

INTENT: To design live-work townhouses to provide active and articulated frontages that complement attractive streetscapes.

4.4.3 Executive Townhouses

INTENT: To guide the development of upscale townhouse forms and typologies in designated policy areas, and elsewhere in the City.



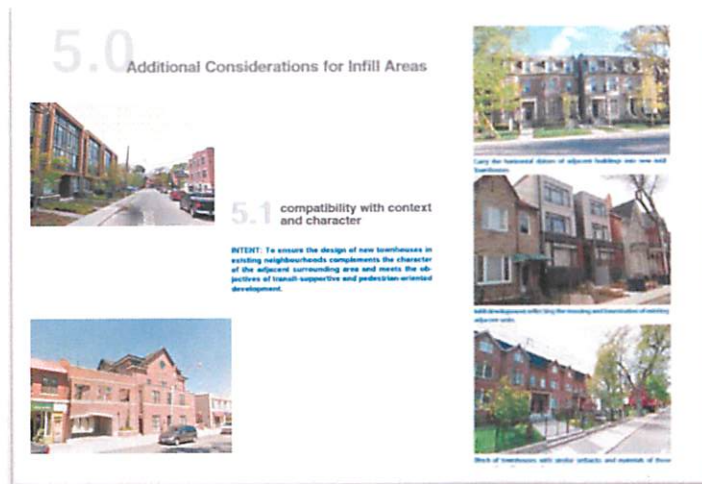





Transit-Supportive Townhouse Design Guidelines

Key Provisions of the Guidelines:

- Provides additional considerations for infill areas to ensure that they are a good fit to the community.
- Includes recommendations for Implementation.



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Transit-Supportive Townhouse Design Guidelines

Consultation with the Industry:

- Extensive research and collaboration with internal City staff.
- Workshop with Development Industry including the Peel Chapter of BILD.
- Valuable feedback from various stakeholders.
- Comments carefully reviewed and appropriately addressed in the guidelines.

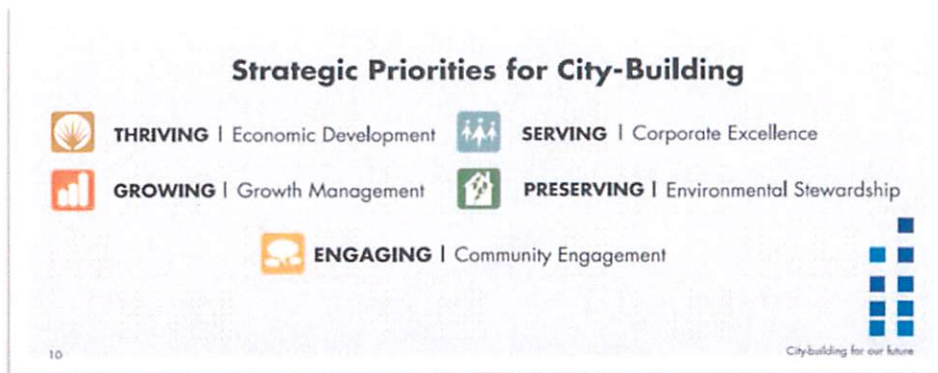
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Transit-Supportive Townhouse Design Guidelines

Strategic Plan:

- Aligning with the priorities of the Strategic plan-'**Growing**' well.
- Provide guidelines for townhouses to build complete communities that are affordable, walkable and transit friendly.
- Encourage higher density on main corridors to make transit practical and appealing to more people.

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Strategic Priorities for City-Building

- THRIVING** | Economic Development
- SERVING** | Corporate Excellence
- GROWING** | Growth Management
- PRESERVING** | Environmental Stewardship
- ENGAGING** | Community Engagement

10 City-building for our future



GROWTH MANAGEMENT

Strategic Initiative: To be a world-class city, Brampton must attract and retain a diverse and skilled workforce. This requires a focus on economic development, job creation, and workforce training. The City will continue to work with the business and industry sectors to create a supportive environment for growth and innovation.

Key Objectives:

- Attract and retain a diverse and skilled workforce.
- Create a supportive environment for economic development and job creation.
- Invest in workforce training and development.
- Support innovation and entrepreneurship.

Transit-Supportive Townhouse Design Guidelines

Conclusions:

The approval of the transit-supportive townhouse design guidelines will ;

- Streamline the approval process.
- Clarify the City's expectations to developers for high quality and compatible developments;
- Encourage and facilitate higher density development along transit corridors, in transit hubs/ nodes and in proximity to transit services.

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Transit-Supportive Townhouse Design Guidelines

Report Recommendations:

- THAT the report “Transit-Supportive Townhouse Design Guidelines – City-wide (File: P44.DDG 13) be endorsed and,
- THAT the Transit-Supportive Townhouse Design Guidelines be approved and that they be incorporated into Chapter 6, Section 5 of the City’s Development Design Guidelines.
- THAT staff be directed to strengthen supportive policies in the Official Plan for townhouse developments and to update the current zoning by-law to better reflect the various townhouse typologies and the provisions of the guidelines.

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