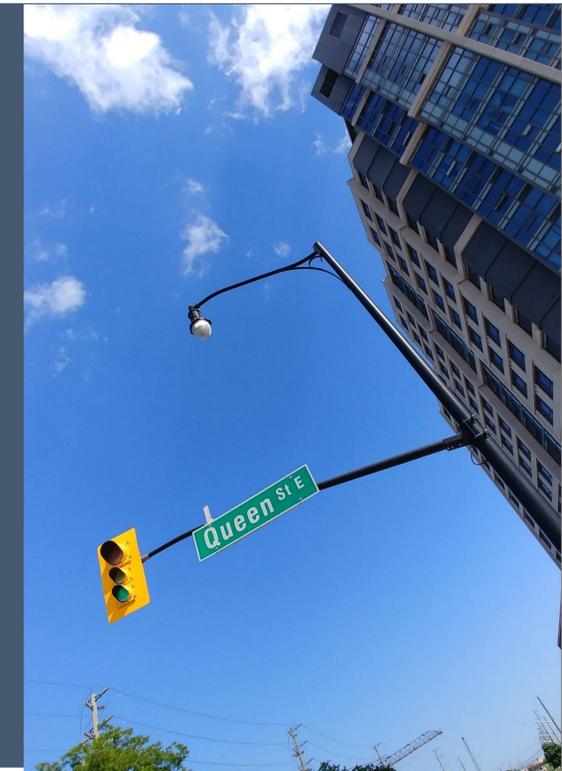




# Queen Street Corridor Land Use (Zoning) Study

PUBLIC OPEN HOUSE  
JUNE 20, 2018



Welcome!

1. Please sign in.
2. Feel free to review the boards.
3. Staff are available to answer questions.
4. Please submit comments by filling in a questionnaire.



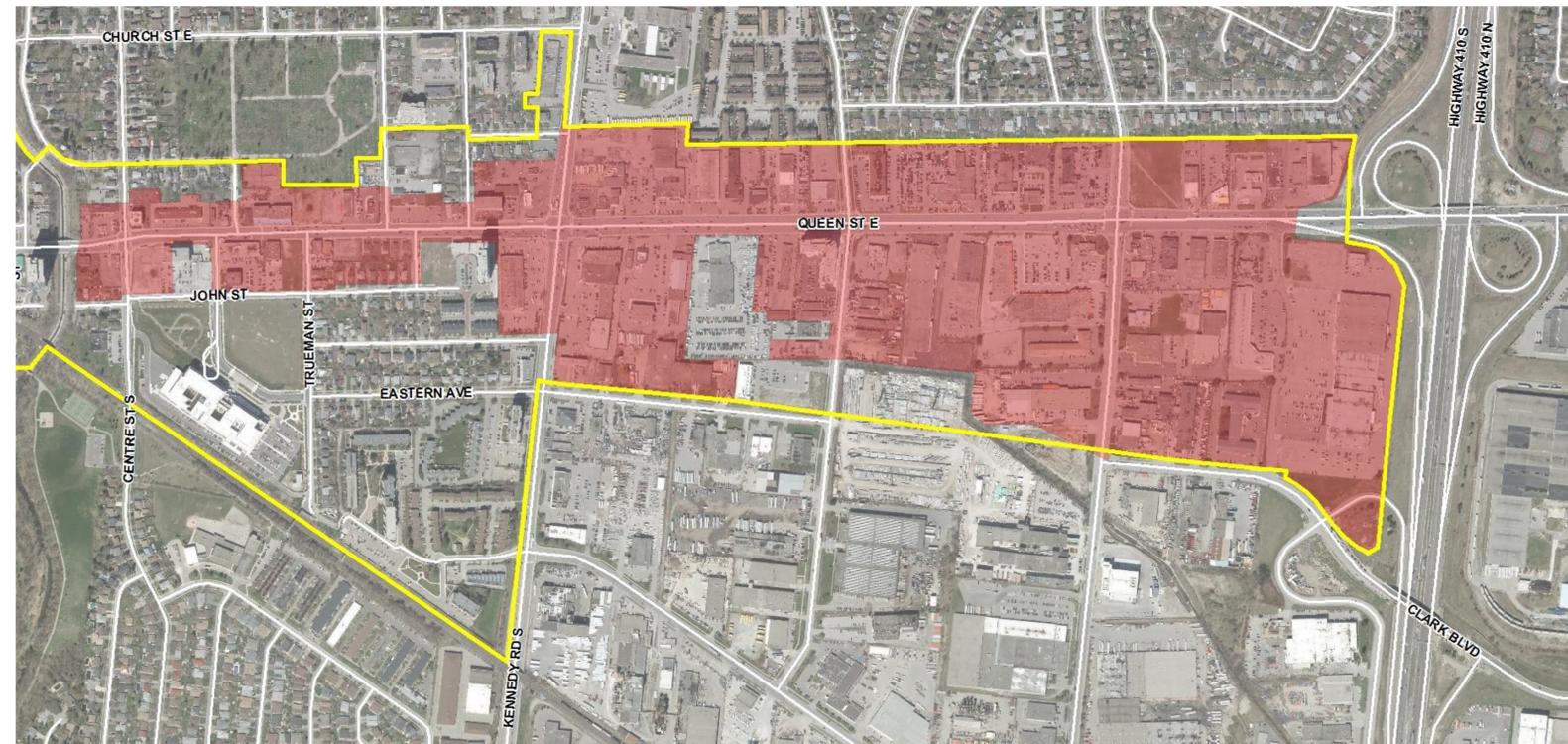
# 1. OVERVIEW

## Purpose of this Public Open House

- Provide an overview of the Study and describe current policy and zoning.
- Present an analysis of the current zoning and how it relates to the current policy framework.
- Present the options for updating the policy and zoning to ensure the zoning will support future achievement of the policies of the Official Plan for transforming the Queen Street corridor into a mixed use, pedestrian-oriented.

## Study Area

- Lands located along Queen Street, between the Etobicoke Creek (the westerly edge of the Study Area) to Highway 410 (the easterly edge of the Study Area). The Study Area is shown in the map below.
- The Study Area is located within the Urban Growth Centre, where intensification and growth must be accommodated. The Urban Growth Centre includes the Study Area as well as Downtown Brampton located to the west of the Study Area.



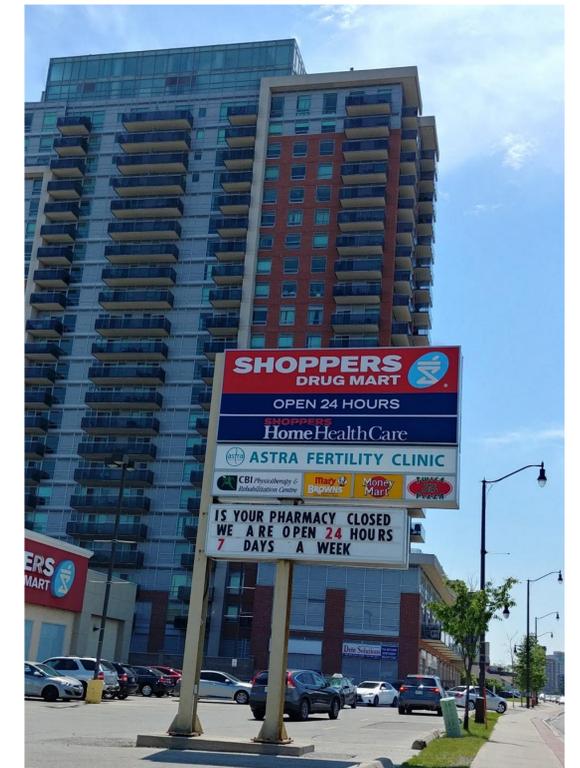
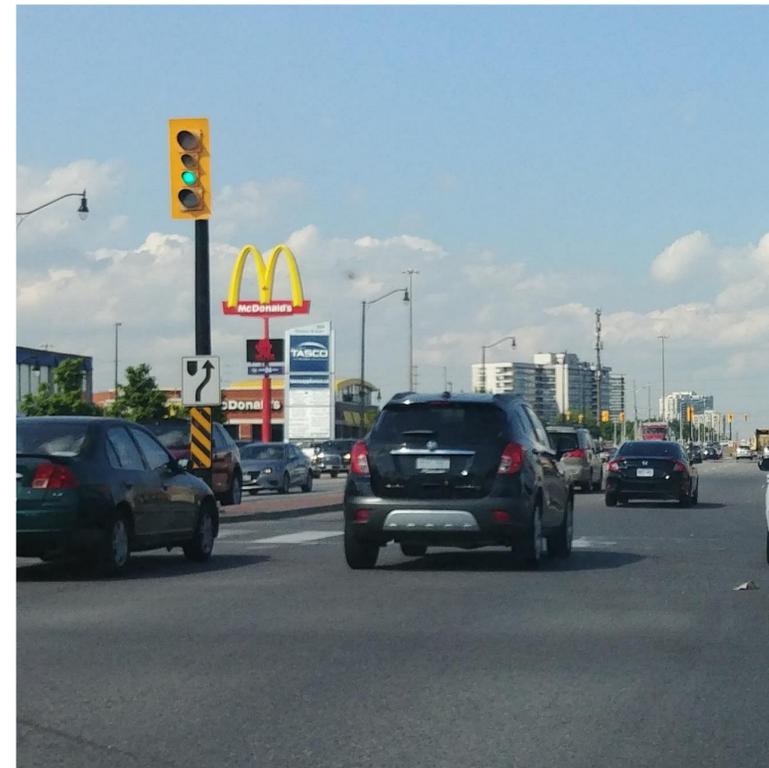
### Legend

-  Urban Growth Centre (Growth Plan for the Greater Golden Horseshoe, 2017)
-  Study Area

# 2. STUDY PURPOSE

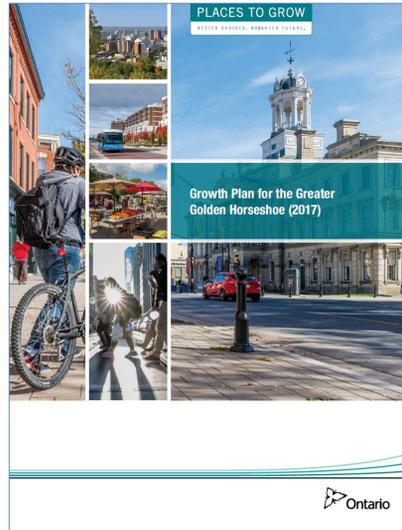
## What is the Purpose of this Study?

- The main purpose of the Study is to review the current zoning in the Study Area to ensure it is consistent with the policies of the Official Plan.
- The City of Brampton Official Plan and the Queen Street Corridor Secondary Plan envision this Corridor as a mixed use, higher density community, and this must be reflected in the Zoning By-law.
- The study will review the existing policy and zoning in the Study Area to appropriately guide changes to existing low-density, auto-oriented uses while ensuring the planning objectives for the area are not compromised.
- The current zoning in this area permits low-density, auto-oriented uses and stand-alone commercial uses that are out of sync with the City's established policies for higher densities and a mix of uses.
  - There is a need to amend the Zoning By-law to bring it into conformity with the policies of the Official Plan. This study compares the zoning and policies, and will identify recommendations to update zoning and potential Secondary Plan policy updates to better support the vision for the Study Area.
  - We will recommend a strategy on how to manage interim (existing) land uses to accommodate reasonable changes to existing low density commercial uses, while also ensuring the planning objectives for the area are met.

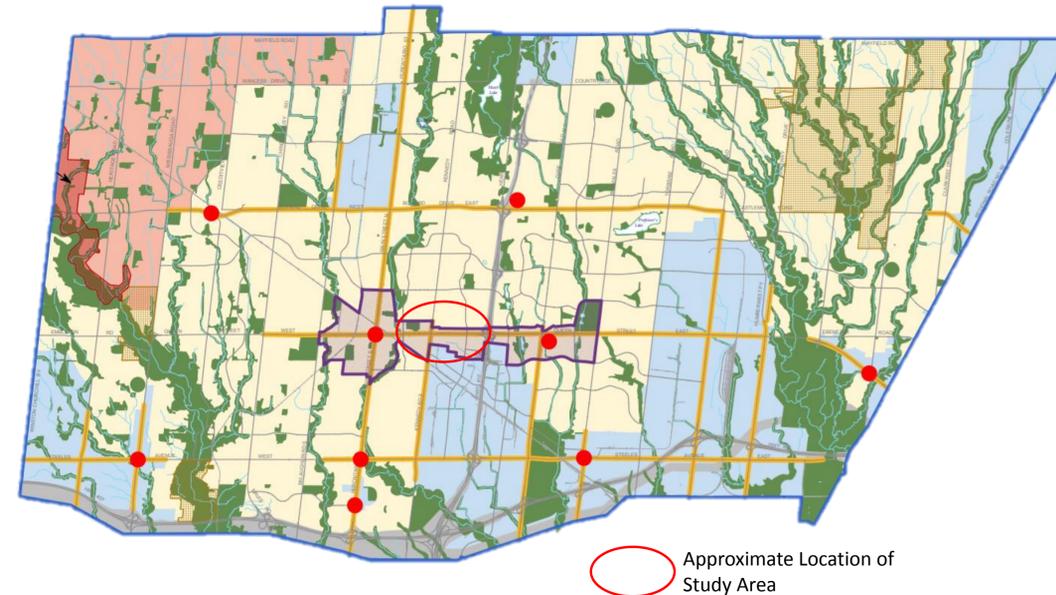


# 3. GUIDING POLICY

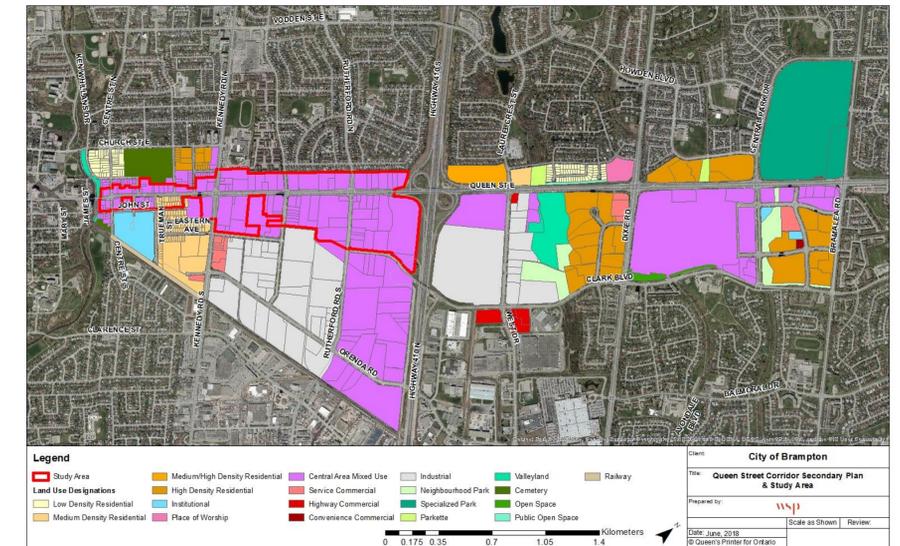
## Provincial and Regional Policy



## City of Brampton Official Plan



## Queen Street Corridor Secondary Plan



- Applicable Provincial and Regional policy includes:
  - Provincial Policy Statement (2014)
  - Growth Plan for the Greater Golden Horseshoe (2017)
  - The Region of Peel Official Plan (2016)
- The Queen Street Corridor is located within the designated **Urban Growth Centre**, which is expected to achieve a density target of 200 residents and jobs combined per hectare by 2031.

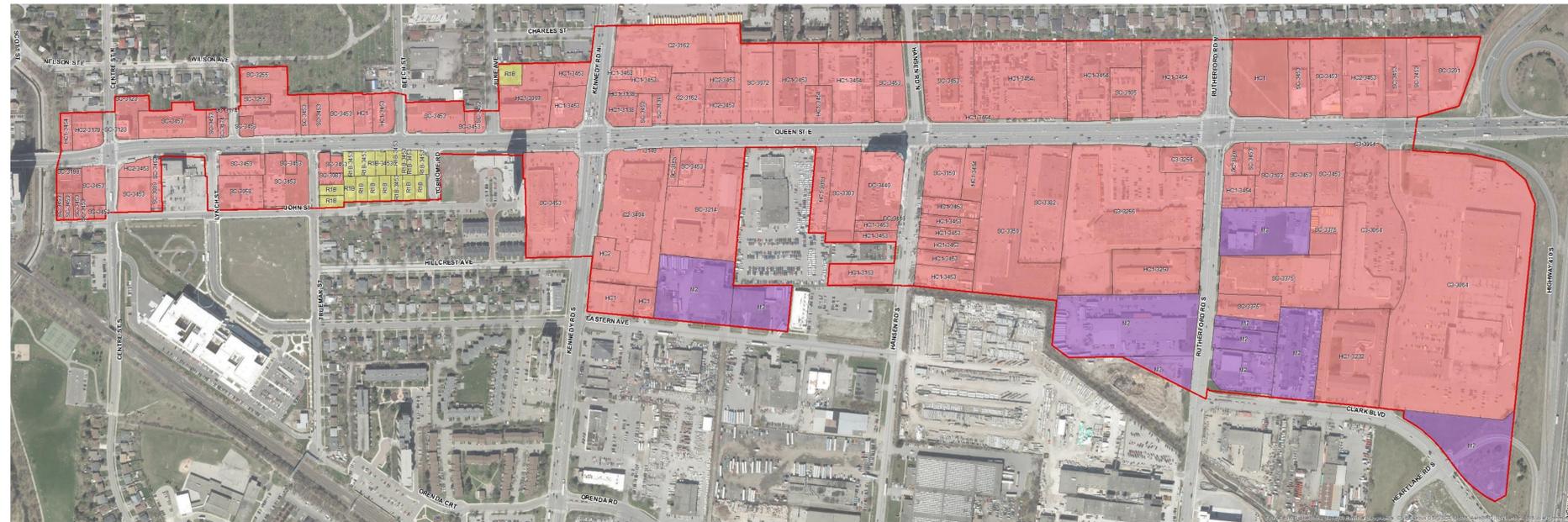
- The City of Brampton Official Plan indicates the Study Area is within the “Central Area” of the City.
- The Central Area is the cultural, economic and entertainment heart of the city, intended for a wide range of uses (major offices, mixed uses, and cultural uses).

- The Secondary Plan envisions a transformation of Queen Street from a low density commercial corridor to a mixed-use, higher density area built around transit and active transportation.
- The Study Area is designated “Central Area Mixed Use” and intended for a wide range of cultural, retail, residential, office and institutional uses.

# 4. CURRENT ZONING

- The Study Area is subject to the City's Zoning By-law (By-law 270-2004, as amended) which sets out permitted land uses and lot and building requirements. All development must meet the Zoning By-law's detailed requirements for use of land and the location and scale of buildings and structures.
- Existing zoning is illustrated at right.
  - Identifies permitted uses (such as restaurants, retail, and other uses permitted to be developed) and building/lot requirements (such as setbacks and building height requirements).
  - Site-specific requirements contain further, specific requirements.

## Current Zoning in the Study Area



### Legend

- Study Area
- Zone Category
  - Residential
  - Commercial
  - Industrial



- C2 = Commercial Two
- C3 = Commercial Three
- DC = Downtown Commercial
- HC1 = Highway Commercial One
- HC2 = Highway Commercial Two
- M2 = Industrial Two
- SC = Service Commercial
- R1B = Residential Single Detached B



## Zoning By-law 267-2006

- In 2006, the City updated zoning for portions of the Queen Street Corridor. The By-law prohibits certain new automobile oriented uses in portions of the Study Area, including new drive-throughs, auto body shops, auto dealers, service stations and some other uses.

## Interim Control By-law 246-2017

- In November 2017, Council approved Interim Control By-law (ICBL) 246-2017 which generally prohibits new uses and development until this Study can be completed.
- The intent of the ICBL is to ensure that new uses are not established and development does not occur under the current zoning regulations while the study is ongoing that may prejudice the outcome of the planning study.
- The ICBL includes exceptions for uses that are considered to not affect the City's ability to achieve its planning objectives for the Study Area if they are established in existing buildings.

# 5. LAND USE

- The Study Area consists of mostly low-density commercial uses, including retail, restaurants, office uses, service stations, hotels, automobile dealers, and auto repair establishments.
- Much of the corridor is characterized by an automobile-oriented format, with large parking areas and front yard parking.

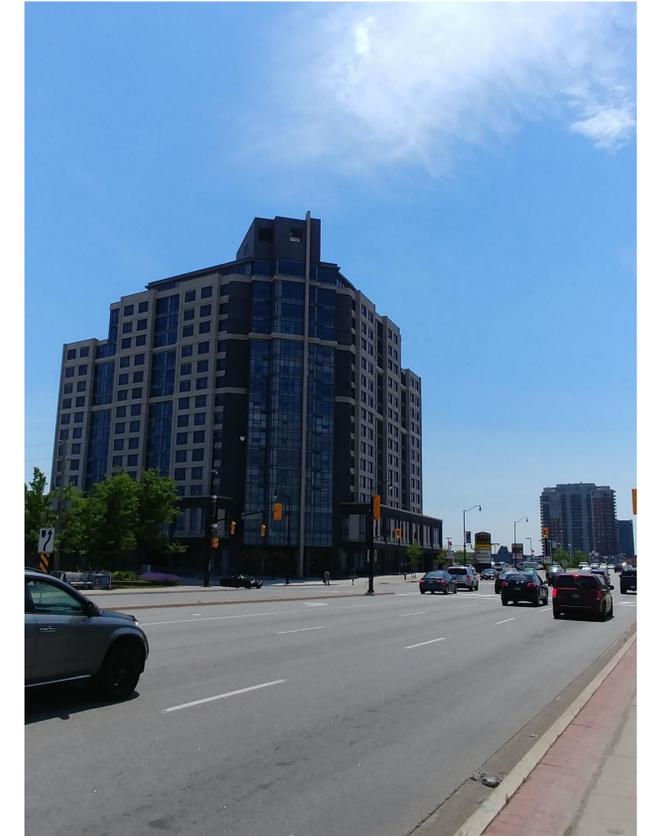
## Surrounding Land Uses

- Low-rise residential uses, especially to the north and to the south west of Kennedy Road South.
- An industrial/employment area, south of Queen Street East (east of Kennedy Road South).



## How is the Corridor evolving?

- The mixed-use development on the south side of Queen Street East, west of Kennedy Road South
- The building on the southwest corner of Hansen Road South and Queen Street East
- The City is also working on a Queen Street Rapid Transit Study for taking Züm to the next level by introducing Brampton's Bus Rapid Transit (BRT) along Queen Street. As part of this, the City is reviewing provincial guidelines for increased density around Major Transit Station Areas.



# 6. ZONING CONFORMITY ISSUES

## 1. Permitted Uses

- Zoning By-law 267-2006 removed permissions for many conflicting automobile-oriented uses, such as drive-throughs.
- The current zoning does not provide any as-of-right permissions for mixed use development to occur.
- The current zoning provides for a wide range of stand-alone commercial uses and commercial plazas to be developed, which is inconsistent with the intent of the Official Plan and Secondary Plan.

## 3. Non-Commercial Zones

- Some instances of residential zoning (R1B) and Industrial zoning (M2) which are not in conformity with the intended built form and mix of uses.

## 2. Built Form

- The current zoning does not implement the creation of a more walkable, pedestrian and transit-oriented community of a higher density.
  - Zones establish mostly minimum setbacks, which would permit front yard parking and not allow buildings to address the sidewalk and streetscape, as intended by policy.
- There are no zoning mechanisms to address certain specific policies, such as maximum floor space index requirements outlined in the Secondary Plan.

## 4. Other Considerations

- While the zoning is inconsistent with the Official Plan, it reflects many existing, long-established uses including commercial businesses.

# 7. OPTIONS TO UPDATE ZONING

Zoning permits uses that could impact the intended transformation of the corridor. The specific context of the corridor must be considered and the implications of updating the zoning must be fully understood.

	<b>Option 1: “Pre-Zoning” (with or without Holding Symbols)</b>	<b>Option 2: “Future Development Zoning”</b>	<b>Option 3: “Transitional Zoning”</b>	<b>Option 4: “Template Zones”</b>
<b>Overview of the option</b>	Re-zoning the corridor with new zones that reflect the Official Plan’s mixed-use vision.	Rezoning the entire corridor with a “Future Development” zone that only permits existing uses and buildings.	Existing land uses and buildings are permitted, and they are only allowed to expand only by a specified amount (e.g., percent of floor area).	Create mixed use zones which are applied in the future to redevelopment proposals. The zones are applied through a rezoning process, initiated by the landowner/developer.
<b>What this option means for future mixed use development</b>	<ul style="list-style-type: none"> <li>• Can be an incentive to development by eliminating the need for rezoning and associated risks/costs to future developers.</li> </ul>	<ul style="list-style-type: none"> <li>• Any future development, including expansions of existing buildings or land use conversions, would require a rezoning or minor variance approval.</li> </ul>	<ul style="list-style-type: none"> <li>• Development in line with the Official Plan would require rezoning. Major expansions or changes would also require planning approval.</li> </ul>	<ul style="list-style-type: none"> <li>• The City would have a standard by which to review and evaluate development applications.</li> </ul>
<b>What this option means for existing uses</b>	<ul style="list-style-type: none"> <li>• Existing uses and buildings would be legally existing uses under this option.</li> </ul>	<ul style="list-style-type: none"> <li>• Establishes the City’s vision for change but is highly restrictive for existing land uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Allows existing businesses some degree of expansion opportunity while ensuring the development does not preclude the ultimate implementation of the vision for the corridor.</li> </ul>	<ul style="list-style-type: none"> <li>• Creating a template zone in itself does not affect existing zoning.</li> <li>• However, the template zone approach can be combined with the other options.</li> </ul>

# 8. EVALUATION OF OPTIONS

	<b>Option 1: “Pre-Zoning”</b>	<b>Option 2: “Future Development Zoning”</b>	<b>Option 3: “Transitional Zoning”</b>	<b>Option 4: “Template Zones”</b>
<b>Pros (Benefits of the Option)</b>	<ul style="list-style-type: none"> <li>• Most proactively positions the City to implement the policy framework by permitting development in line with the Official Plan’s vision.</li> <li>• Reduces cost to developers for building in accordance with the Official Plan, since a rezoning is not required.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensures that the vision for the City will not be precluded or undermined by incompatible development or land use change.</li> </ul>	<ul style="list-style-type: none"> <li>• Recognizes continued operation of existing businesses and permits a degree of flexibility for these businesses to evolve and modestly expand.</li> <li>• Ensures new development does not preclude the achievement of the City’s vision.</li> </ul>	<ul style="list-style-type: none"> <li>• Establishes a clear set of zone standards to evaluate development applications.</li> </ul>
<b>Cons (Risks or Issues with the Option)</b>	<ul style="list-style-type: none"> <li>• The wide range of lot sizes and adjacent uses in the Study Area make it difficult to establish suitable as-of-right zoning for future redevelopment.</li> <li>• Pre-zoning allows development to occur as-of-right, meaning that technical matters must be contemplated in advance of pre-zoning (e.g., servicing constraints). Holding Symbols can be used to restrict development until these technical matters are addressed.</li> <li>• Existing commercial uses would become legal non-conforming uses and unable to redevelop without conforming to the standards of the new, pre-zoned framework.</li> </ul>	<ul style="list-style-type: none"> <li>• As commercial tenants change or evolve, this could lead to many development applications.</li> <li>• This provides the least amount of flexibility to existing businesses.</li> <li>• This option does not permit mixed use development as-of-right. This Option could be combined with Option 4 – template zones to set out standards for future development.</li> </ul>	<ul style="list-style-type: none"> <li>• Limits would be imposed on the size and location of expansions and there could be limitations on changes of land use and requirements for future infill (buildings) on the site. A clear zoning framework would be required to ensure that these permissions do not preclude the City’s vision for the corridor.</li> <li>• This Option does not permit mixed use development as-of-right. This Option could be combined with Option 4 – template zones to set out standards for future development.</li> </ul>	<ul style="list-style-type: none"> <li>• Adding template zones to the by-law as a stand-alone Option does not change the current zoning and would not rectify the zoning conformity issues.</li> <li>• Template zones can be combined with Options 2 or 3 to complement those Options.</li> </ul>

Transitional Zoning is the preliminary preferred option, as it helps manage interim uses while ensuring the City’s vision for this Corridor will be achieved. This approach can be combined with the establishment of Template Zones (Option 4).

# 9. NEXT STEPS

- We are looking forward to receiving your input on the Queen Street Corridor Land Use Study.
  - **Please provide your input on the information presented in this meeting by July 31, 2018.**
- Based on input, compile and post the Zoning Conformity Analysis Report for public comment in **mid-August 2018**
- Report to Council to seek direction to extend the Interim Control By-law (**4th Quarter 2018**)
- Status report to Planning and Development Services Committee and Council that will outline the recommended approach to updating the Secondary Plan and Zoning By-law (**1st Quarter 2019**)
- Statutory Public Meeting (**1st Quarter 2019**)
- Final Report to Council with Implementing Official Plan and Zoning By-law Amendment (**2nd Quarter 2019**)



Queen Street Corridor Land Use (Zoning) Study  
Public Open House (June 20, 2018)

## More Information

- For more information, and to download materials presented today, please visit [www.Brampton.ca/Business/Planning-Development](http://www.Brampton.ca/Business/Planning-Development)  
(Navigate to Projects and Studies and then click on Studies)

## Contact

- To submit comments or request additional information, please contact:

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