

## 4.0 OPEN SPACE AND STREETScape GUIDELINE

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### *Secondary Plan (SPA 2) Policy 5.6.2.6 a) v)*

*To establish a sense of place and location in Brampton that is unique to Main Street North, a distinctive public realm along Main Street North shall be created that has the effect of attracting new development and reducing the impact of the motor-vehicle on the character of the area. In order to implement this intent, special pavement treatments, unique street furniture and signage, among other elements shall be established along the street. The Main Street North Urban Design Guidelines shall outline the various elements to be provided either through municipal projects or as a condition to a Development Permit approval.*

## CHAPTER 4





Fig. 4.1. Main Street North Open Space Plan

## 4.1 Introduction

The Main Street North Character Area is adorned with a large variety of Public Open Spaces within a comfortable five minutes walking radius. Notable is the close proximity to the Etobicoke trail, which is a major trail transversing from Mayfield Road to Lake Shore Boulevard.

The Open Space plan for main Street North shall comprise of a combination of a Green Street, Parks and Urban Spaces (see figure 4.1). These open spaces shall be further connected to the surrounding hierarchy of open spaces and trails as identified in section 4.5 of this document.

## Street and Semi-Private Spaces Guidelines

- OS1. With the transition of at grade mixed land uses, the space between the front of the built form and the curb line will become the semi-private realm of the Green Street. Creation of a semi private realm will enable the vision of a transit and pedestrian orientated boulevard to be achieved.
- OS2. The green street will have a minimum pedestrian zone of 6.0 m (see figure 4.2).
- OS3. The tree canopy in the green street will be re-established through a tree canopy plan in the semi private zone to be administered by the City (see figure 4.3 and 4.4).

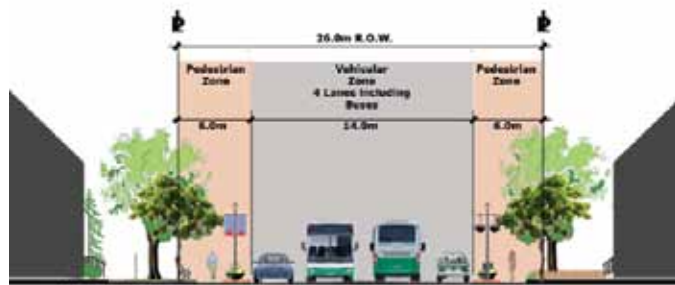


Fig. 4.2. Main Street North Pedestrian Zone



Fig. 4.3. Open Space Zones Plan



Fig. 4.4. Open Space Zones Section

Streetscape Furniture



Fig. 4.5. Main Street North Street Furniture

OS4. Property owners are encouraged to participate in the re-establishment of the street tree canopy by permitting the City to plant trees within the privately owned portion of the road right-of-way boundary at the front of their property.

OS5. Only City approved streetscape furniture are permitted in the public right-of-way of the street.



Fig. 4.7. Main Street North Street Visualization



Fig. 4.6. Main Street North Street Visualization



Fig 4.6 Main Street North Street Plan

OS6. Developers are encouraged to consider enhancing the pedestrian and transit realm of the street through the construction of suitable semi-private and private open space landscape requirements within their developments to enhance the walking experience and the creation of a memorable destination and place. The detailed guidelines can be found in the Streetscape guidelines portion of this guideline.

## 4.2 Minimum Landscape Open Space Requirements

- OS7. In CMU2 zoned properties, 30% of the lot area shall be landscaped open space
- OS8. In CMU3, R1B-DPS, I1-DPS and OS-DPS zoned properties, the entire yard areas shall be landscaped open space other than for a driveway, parking area, an encroachment or accessory building permitted by the Development permit bylaw.

## 4.3 Parkland Dedication

- OS9. For the purpose of Development Permit, the property owner will be required to contribute park land dedication requirement, as stipulated in the City's Parkland Dedication By-laws.

## 4.4 Outdoor Amenities Space Requirements

- OS10. In CMU2 zoned properties, an outdoor children's play area having a minimum size of 100 square metres shall be provided in conjunction with development containing more than 20 residential dwelling units.

### 9.4.6 Density Bonus

a) Notwithstanding maximum densities or heights that may be set out in the policies for a Development Permit area and related By-law, the maximum permitted height and/or density may be exceeded in site specific areas set out in the detailed policies for a particular Development Permit Area, in exchange for contributions towards a public facility, service or matters.

b) These public benefits include, but are not limited to:

- i) the provision of parking for use by the public;
- ii) the provision of transit infrastructure above standard City requirements in relation to a development permit application;
- iii) the provision public art or contribution to a City art program;
- iv) the dedication of lands to a public authority for active park purposes beyond standard City requirements for dedications or provision of cash-in-lieu;
- v) preservation and integration of any identified heritage resources beyond standard City requirements;
- vi) Provision of off-site community improvements to the streetscape, parks and open space and other elements of the public realm.



Fig. 4.8. Surrounding Open Spaces



## 4.5 Types of Open Space Requirements

- OS11. A neighbourhood park shall be located the North West corner of Main Street North and Church Street.
- OS12. A passive recreation parkette serving as a natural oasis for residential or mixed use areas shall be located at the South East corner of Sproule and Main Street North.
- OS13. A variation of Urban Places shall be provided at the corner location of CMU2 zones properties at Main Street, Church Street and Vodden intersections. These may be in the forms of Plazas or Squares. The urban places can be public or semi-public. The main role of Urban Spaces is to contribute to the process of “place making”. Urban Spaces create destinations that promote a culture of walking.
- OS14. Urban Places should promote the display of public art, encourage retail uses at grade, incorporate the principles of CPTED, provide high-quality street furnishings and high-quality paving materials and finishes.
- OS15. Main Street shall be a Green Street. It shall include a pedestrian scale tree canopied street catering to people’s daily interactions and activities. The Green street is the link to the downtown core.
- OS16. Other open space typologies shall be considered on a case by case basis where applicable.

OPEN SPACE TYPOLOGIES

Element	
Urban Places	<p><b>Square</b> A formally-designed, gathering space that is located at a prominent site and spatially defined by adjacent buildings.</p> 
	<p><b>Plaza</b> An open space fronting on a street or sidewalk widening, which is accessible to the public at all times for their use and enjoyment.</p> 
	<p><b>Courtyard</b> Landscaped open spaces in the centre of a commercial, institutional or residential block.</p> 
	<p><b>Sidewalk Widening</b> Sidewalk widenings are continuous, publicly accessible private pedestrian areas adjacent to public sidewalks.</p> 
Parks	<p><b>City Park</b> City Parks are destination parks - their service area is the entire population of Brampton.</p> 
	<p><b>Community Parks</b> Community parks include a recreation centre complex and a range of active and passive recreation uses.</p> 
	<p><b>Neighbourhood Parks</b> Predominantly soft landscaped areas designed for a variety of active and passive uses that serve the local neighbourhood.</p> 
	<p><b>Parkette</b> Small parks serving as a natural oasis for residential or mixed use areas</p> 
	<p><b>Linear Park</b> Parks that are longer than they are wide, which act as linking corridors.</p> 

Element	
Parks	<p><b>Natural Open Space</b> Areas set aside to protect natural heritage features.</p> 
	<p><b>Rooftop Garden</b> Provide open space for the residents of tall buildings.</p> 
	<p><b>Community Garden</b> An area used by community members to produce food and flowers for use by the members.</p> 
	<p><b>Winter Garden</b> Fully enclosed, climate-controlled public spaces</p> 
Linkages	<p><b>Green Streets</b> A street that, is enhanced for pedestrian circulation and open space use.</p> 
	<p><b>Trails</b> Multi-use trails (pedestrian, cycling, and in-line skating) connect open spaces and other destinations.</p> 
	<p><b>Walkways</b> Walkways provide connections between streets and important destinations.</p> 
	<p><b>Arcades</b> Arcades are continuous covered spaces fronting on and open to a street, residential plaza or urban plaza.</p> 
	<p><b>Gallerias</b> Gallerias are continuous public areas within a building that connect streets through a block.</p> 



