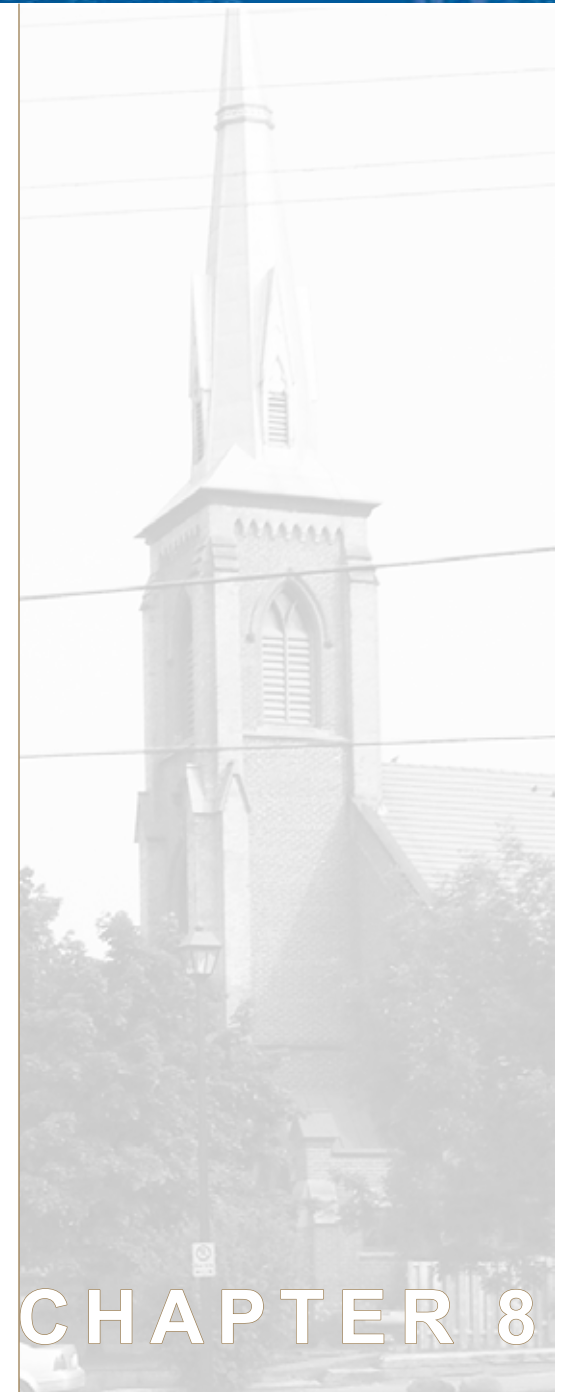


# 8.0 SUSTAINABILITY GUIDELINES

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## CHAPTER 8





## 8.1 Sustainable Design Guidelines

To ensure that Brampton will grow in a sustainable manner, the City is committed to plan for compact and transit supportive communities that use resources efficiently and are sensitive to the natural environment. This vision is grounded in the overall planning framework of the Official Plan.

Sustainable development promotes a holistic approach to planning to achieve a balance between the social and economic needs of the community and environmental conservation. It is critical that the City, its residents and businesses make wise use of non-renewable resources and strive to protect, enhance and restore the natural heritage system so that future generations will be able to continue to enjoy and use them.

Sustainable design is a means to reduce energy consumption, enhance the health, well-being and productivity of the building occupants and improve the quality of the natural environment. Sustainability is now a fundamental part of the land use planning process and development projects. Biodiversity, contaminated land and pollution prevention shall be complemented with efficient use of resources and adaptation and management of climate change such as carbon management, flood risk and the provision of renewable energy. Sustainability can be achieved through building design, site planning and landscape architecture.

New developments in the Main Street North Development Permit System area shall comply with the sustainable design principles identified in the Development Permit By-law and Guidelines.

## 8.2 Building Design

- SuG1. The adaptation of acceptable Sustainable Building Standards such as LEEDS ND, Green Building and Energy Star standards in new developments is strongly encouraged.
- SuG2. Building materials should be sustainable in nature.
- SuG3. Building massing should be oriented to maximise solar gain.
- SuG4. Built form should be compact in massing.
- SuG5. Development proposals should incorporate measures to support sustainability and improve environmental amenity, such as, creating green roofs (landscaped) that are functional and have aesthetic value.



*Secondary Plan (SPA 2) Policy 5.33.5 a)*

*The City may require drawings showing plan, elevations and cross-section views for each building to be erected, which drawings are sufficient to display:*

- i) Matters relating to exterior design, including the character, scale, appearance, materials, rooftop treatment and design features of buildings and their sustainable design; and,*
- ii) The sustainable design elements on any adjoining highway under the City's jurisdiction, including without limitation: trees, shrubs, hedges, planting or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.*

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

*ii) In order to provide the basis over the continuing upgrading of the public realm, the City shall prepare Urban Design Guidelines for Main Street North that shall contain guidelines for the provision of streetscape and public realm sustainable design element that will assist in the review of development applications. Sustainable design elements include trees, shrubs, hedges, planting and other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities.*

*Secondary Plan (SPA 2) Policy 5.6.2.6.b)*

*Matters relating to exterior design, including without limitation, the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design may be considered as part of the DPS approval process, subject to the policies of this Secondary Plan and implementing DPS By-law.*

## Secondary Plan (SPA 2B - Gateways) Policy

### 5.6.2.11 SPECIAL POLICY AREA 2B (Main Street North Gateways)

The areas designated Special Policy Area 2B are intended to develop as gateways to Main Street North and be the location for higher-density, street-related mixed-use development. The southerly gateway is an extension of the characteristic urban form found in the historic commercial core found to the south, while the gateway site at Vodden Street and Main Street will act as a general gateway to the historic Downtown and Central Area as a whole. These sites shall exhibit an urban character with buildings situated close to the street, containing commercial uses at grade and mixed uses above.

The policies of the plan and the Development Permit by-law shall establish controls for height and massing to ensure that an appropriate transition to neighbouring low-rise areas is maintained. Standards for parking, building design, provisions of sustainable streetscape elements, among others shall also be established, to ensure a high quality urban environment is created.

### Secondary Plan Policy 9.4.4

As a condition of approving a Development Permit, the City may... "require an applicant to provide sustainable design elements, which include trees, shrubs, hedges, planting and other ground cover, permeable paving materials, street furniture, curbed ramps, waste and recycling containers and bicycle parking facilities within the public realm at no charge to the City of Brampton:"

## 8.3 Site Planning

- SuG6. Position infill development to take advantage of solar heat and reflected light. Create a layout where internal and external spaces benefit from solar orientation.
- SuG7. Inappropriate use, reuse of water and wastewater where possible. Reduce consumption of potable water plants and lawn maintenance.
- SuG8. Retain and reduce storm water discharge. Restore/improve the hydrologic cycle of water to avoid adverse impacts on the site and downstream of the site.
- SuG9. Incorporate amenities for pedestrians, cyclists and transit riders.
- SuG10. Adopt Low Impact Development principles.
- SuG11. Choose drought tolerant vegetation and improve the biodiversity of the site by introducing flora/fauna which will help contribute to the sustainability of the site.
- SuG12. Reduce energy consumption and pollution contribution to air and water related to site location and associated parking requirements.
- SuG13. Reduce light glare from the site and improve night sky visibility.
- SuG14. Reduce erosion and sedimentation during construction.
- SuG15. Reduce dependence on the automobile, reduce the amount of pavement impacting natural systems and allow for more ecologically responsive approaches to the site.
- SuG16. Reduce wastewater generated for conventional treatment.

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