

# Downtown Brampton Special Policy Area Amendment

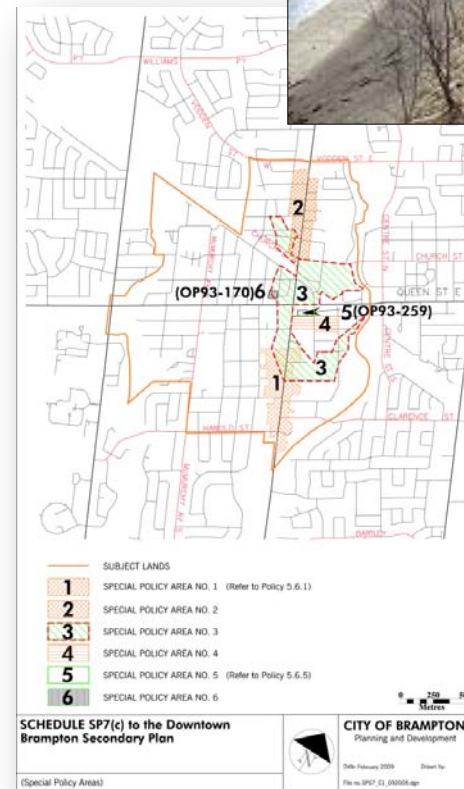


Statutory Public Meeting

November 7, 2011

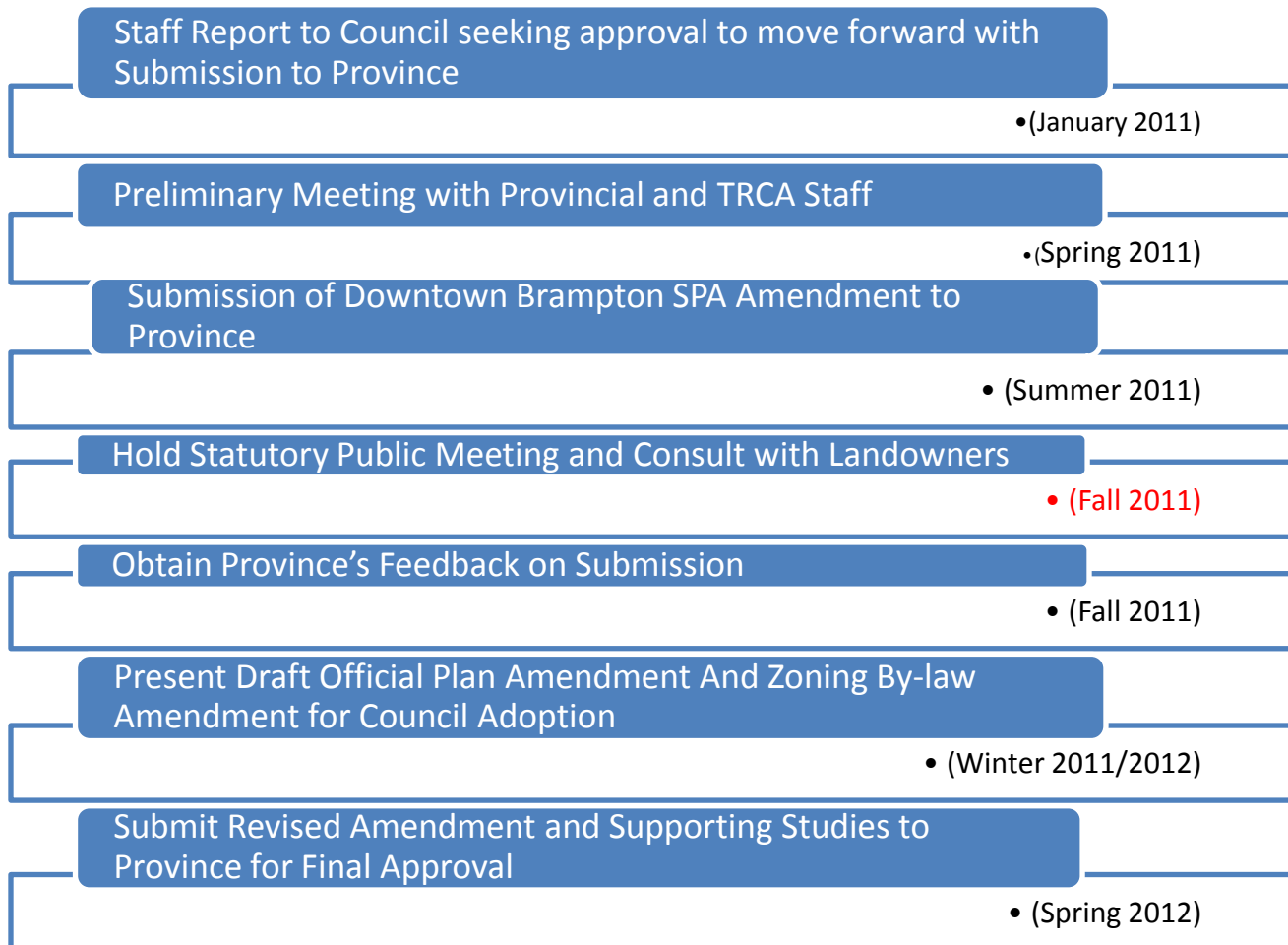
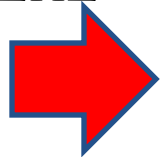
# Overview

- Historic commercial core of Downtown Brampton impacted by Etobicoke Creek floodplain
- Province designated Downtown Brampton as part of the City's "Urban Growth Centre"
- City views downtown Brampton as a logical location for further intensification and redevelopment
- City staff have prepared a submission package to Province in accordance with requirements set out by MNR
- Existing Secondary Plan policies to be updated to reflect appropriate requirements for development within the floodplain (Special Policy Area 3)
- Province (MMAH, MNR) is the approval authority for any proposed changes to the SPA 3 provisions
- Only one mixed-use development to-date has been allowed to proceed (Alterra)
- The 2006 Downtown Brampton Drainage Study and Ken Whillans Drive EA identify potential solutions for the 1:350 year and Regional storm event



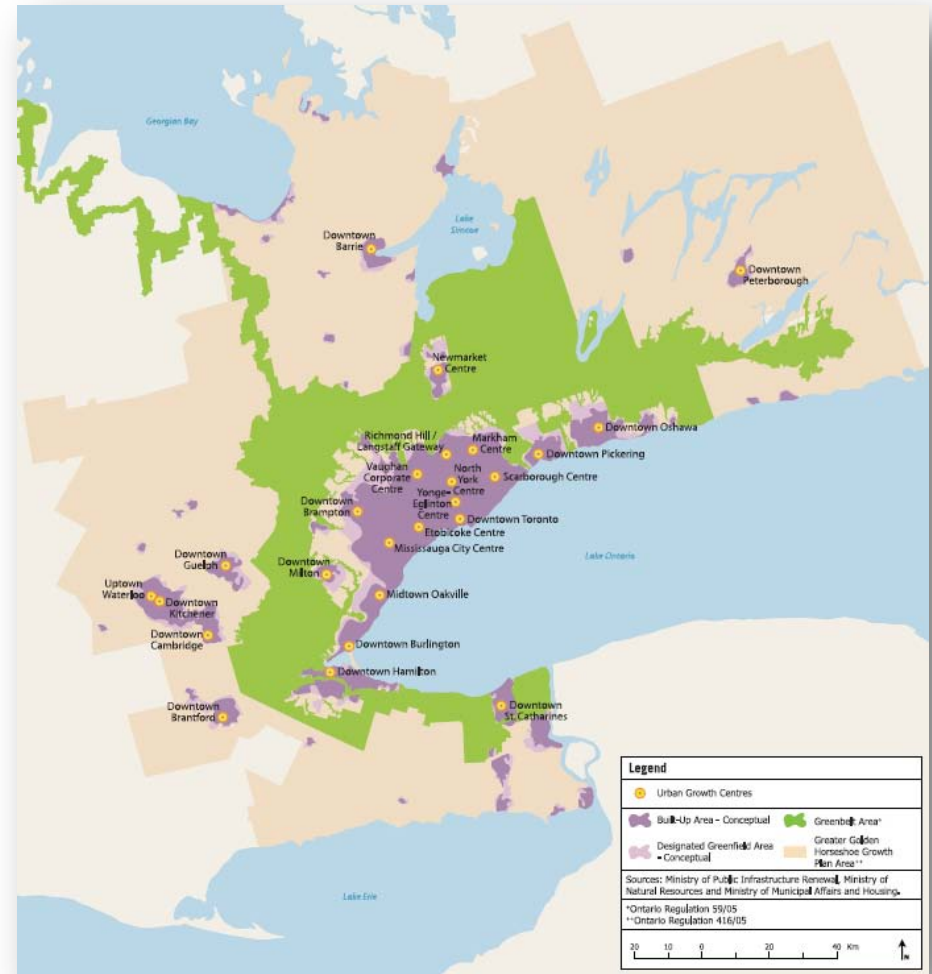
## Where We Are

**WE ARE  
HERE**

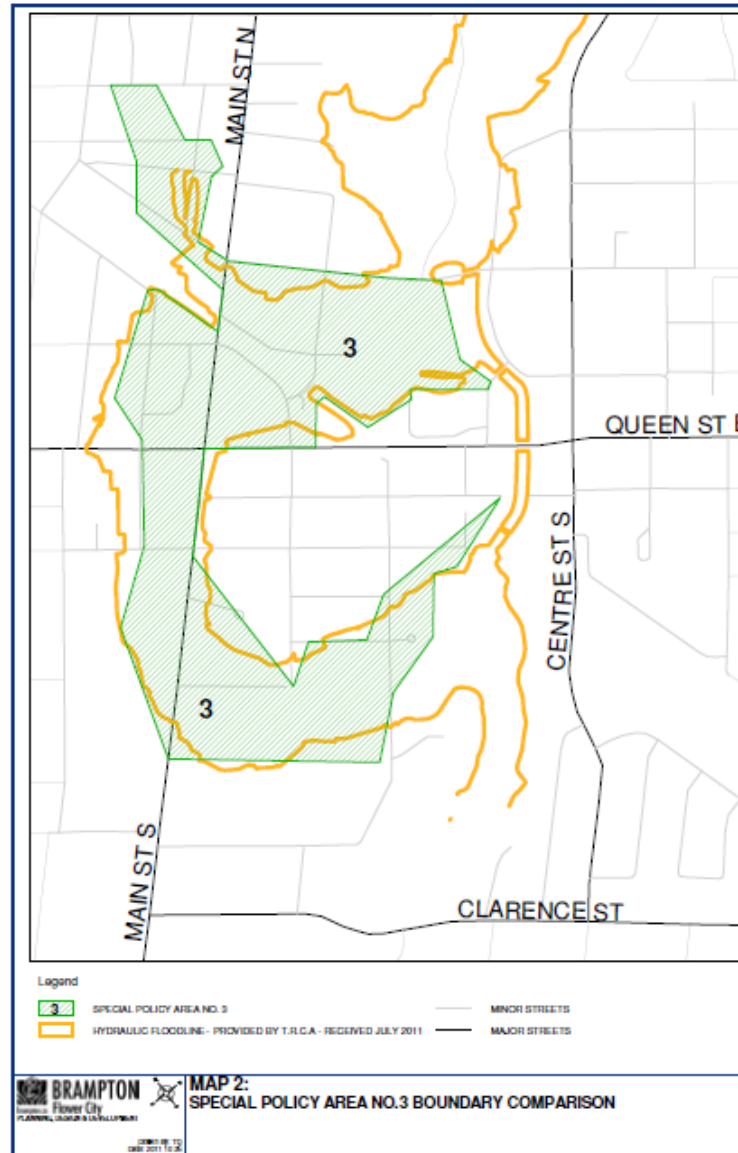


# Summary of Proposed Policy Changes

- Amend policies within the Downtown Brampton Secondary Plan, Zoning By-law, and the Development Permit System
- Update SPA boundary to reflect current hydraulic mapping
- Establish 3 policy sub areas
- Scope the land use permissions and introduce technical requirements to reduce risk to life and property
- Establish a comprehensive framework to address the development review process and to eliminate the need for provincial review of individual applications within the Downtown
- Provide framework for seeking ultimate flood protection solutions or complete elimination of flooding in the Downtown for both the 1:350 and Regional storm events

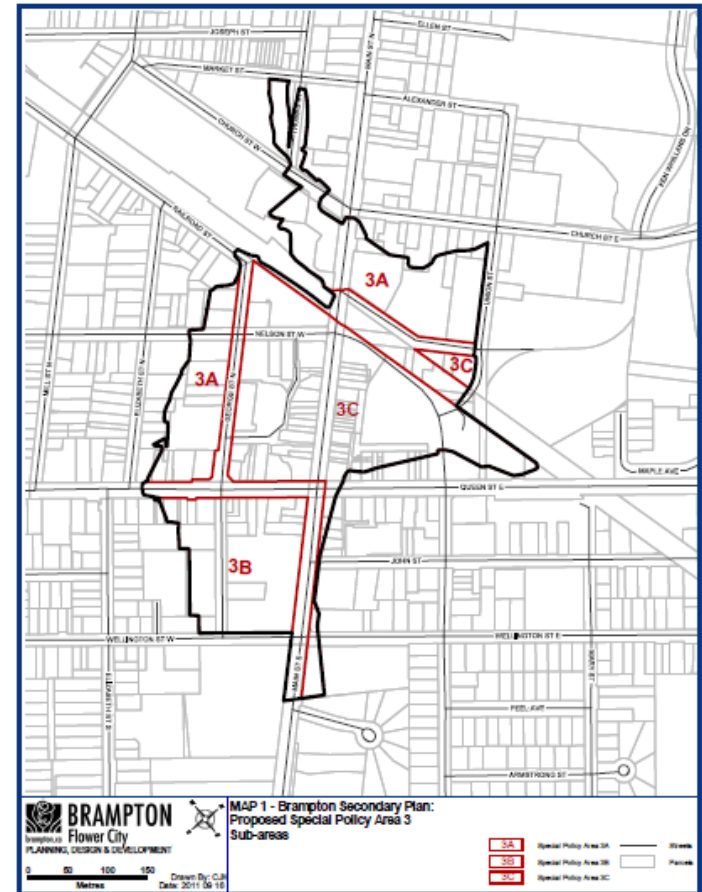


# Downtown Brampton Special Policy Area



# Draft Official Plan Amendment

- **3 SUB AREAS ARE PROPOSED**
- **SPA 3A.** Lands on fringe of SPA, with potential direct access to flood-free lands based on existing flood conditions. Focus of intensification in SPA area. However, caps on residential units, gfa and overall FSI. Follow model of recently successful developments (Alterra) with respect to technical requirements (floodproofing, emergency plan)
- **SPA 3B.** Policies provide flexibility to accommodate Southwest Quadrant redevelopment. Potential for residential, no specific density limits as in 3A. Required to meet floodproofing requirements as in 3A
- **SPA 3C.** Lands entirely in floodplain with limited potential access to flood-free lands based on EA modeled flood conditions. Lower-scale development. Focus on non-residential. Support of HACE™ concept, concentrate on commercial, entertainment, office, arts and culture. Maintain storefront/grade relationship on Queen Street and Main Street



# Potential Built Form within the Downtown SPA (3A sub-area)

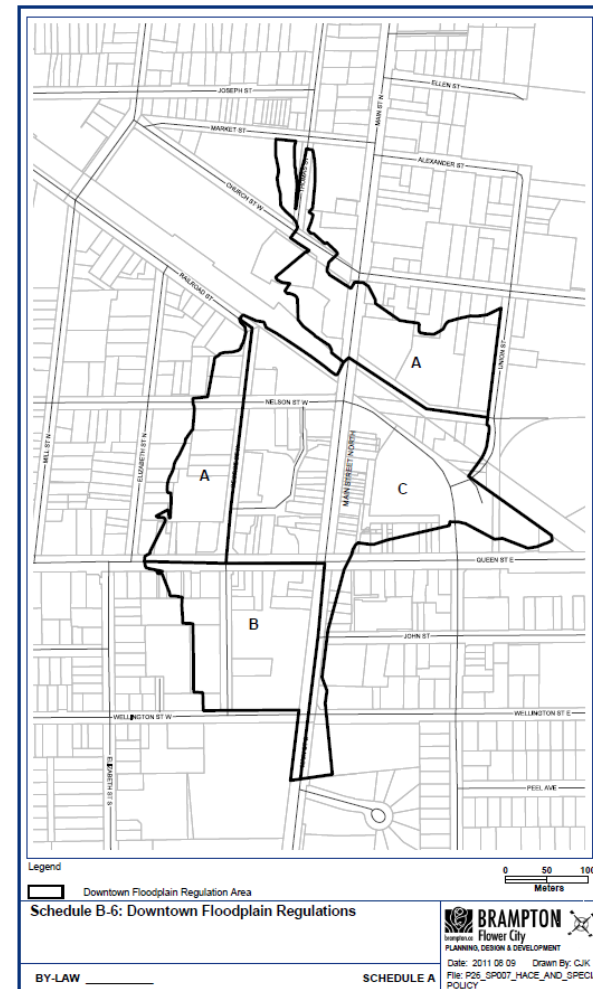
POTENTIAL BUILT FORM BIRD'S EYE VIEW



Figure 2 - Potential Built Form, Bird's Eye View

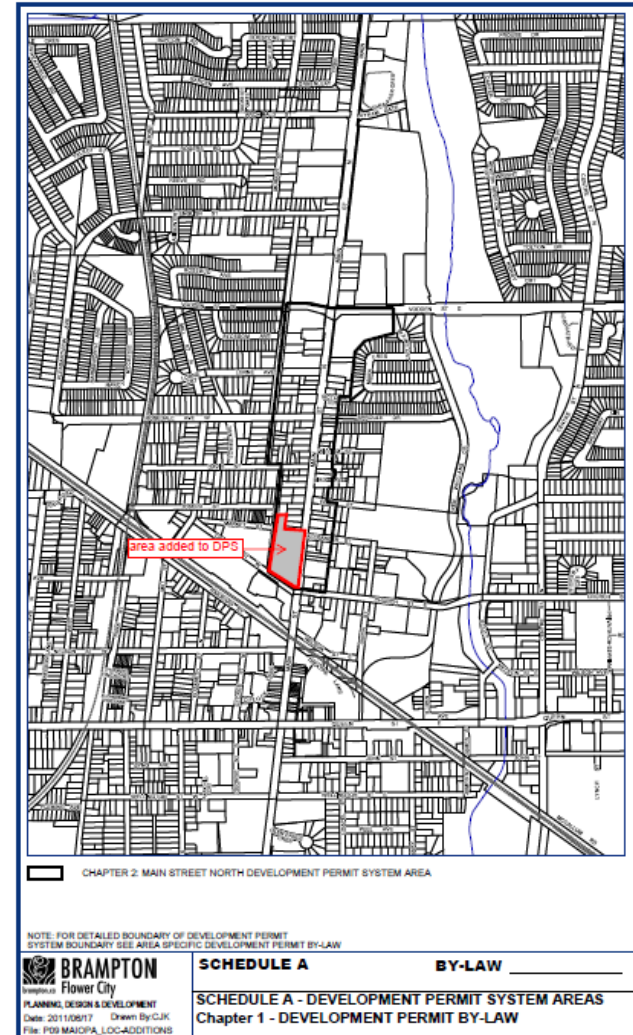
# Draft Zoning By-law Amendment

- Establishes floodplain regulations in by-law for SPA 3A, 3B, 3C areas
- Regulations relate to emergency access for net new residential, dry-passive floodproofing, location of habitable space, building and garage entrances
- Existing zoning permissions may be achieved subject to meeting these requirements
- Would not preclude owner from rezoning lands to achieve Secondary Plan permissions



# Draft Development Permit System By-law Amendment and Associated Official Plan Amendment

- Small portion of Floodplain impacts proposed DPS area in Church, Main, Thomas, Market block
- Province requested area be dealt with in conjunction with SPA 3 amendments and be removed from overall proposed DPS area
- DPS amendment and related OPA would bring area back into overall proposed DPS
- Permissions would allow for 15.5 metre building heights and mixed uses at south end by Church Street where redevelopment potential exists
- By-law permissions also reflect existing apartment building at north end of block



## Provincial Submission

### Goals of Comprehensive Flood Risk & Management Analysis:

- Enable appropriate revitalization and redevelopment of historic downtown in both the short and long term
- Reduce risk to life and property over current SPA policy
- Establish location, nature, and extent of permitted intensification based on modeled flood risks
- Outline technical development requirements that mitigate risk
- Provide clarity regarding planning outcomes related to development
- Remove need for Provincial approval of rezoning applications
- Facilitate the long term objective of eliminating flood risks in Downtown Brampton



## Next Steps...

1. Provincial Response to Brampton's SPA Submission (Fall 2011)
2. Revise Brampton SPA Submission based on Provincial Feedback and comments received from the public and stakeholders
3. Present Draft Official Plan Amendment and Zoning Bylaw Amendment for Council Adoption
4. Final submission for Provincial Approval

### ONGOING WORK

- Continue to pursue technical solutions to:
  - a) The 1:350 year storm event, in conjunction with Ken Whillans EA, and
  - b) The Regional storm event
- Pursue funding opportunities to address the impacts of the Regional storm event on Downtown Brampton



# Thank You