

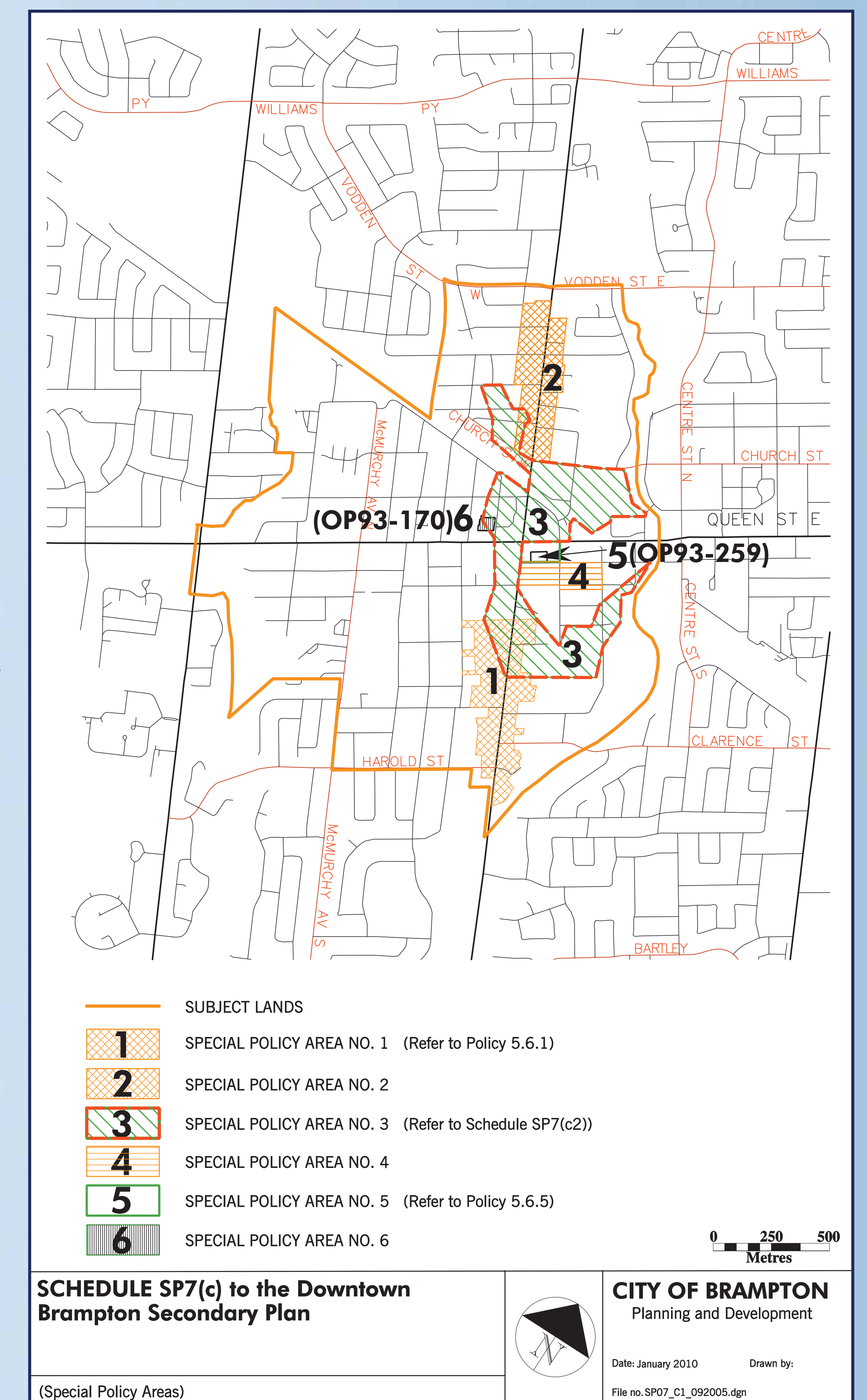
# Downtown Brampton Special Policy Area Amendment

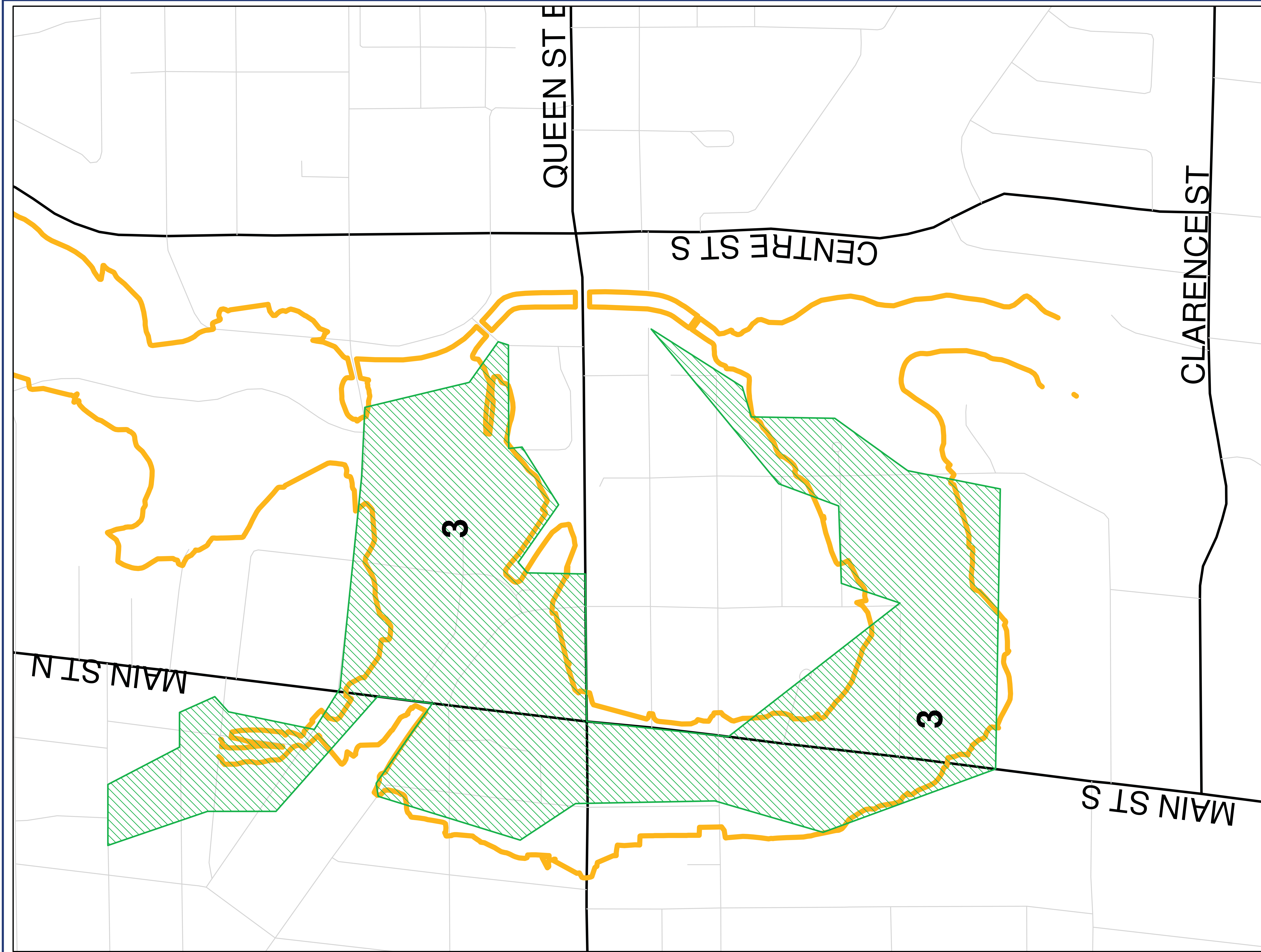


Statutory Public Meeting - November 7, 2011

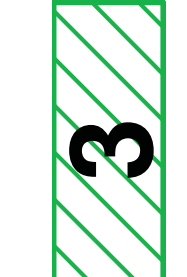

# Overview

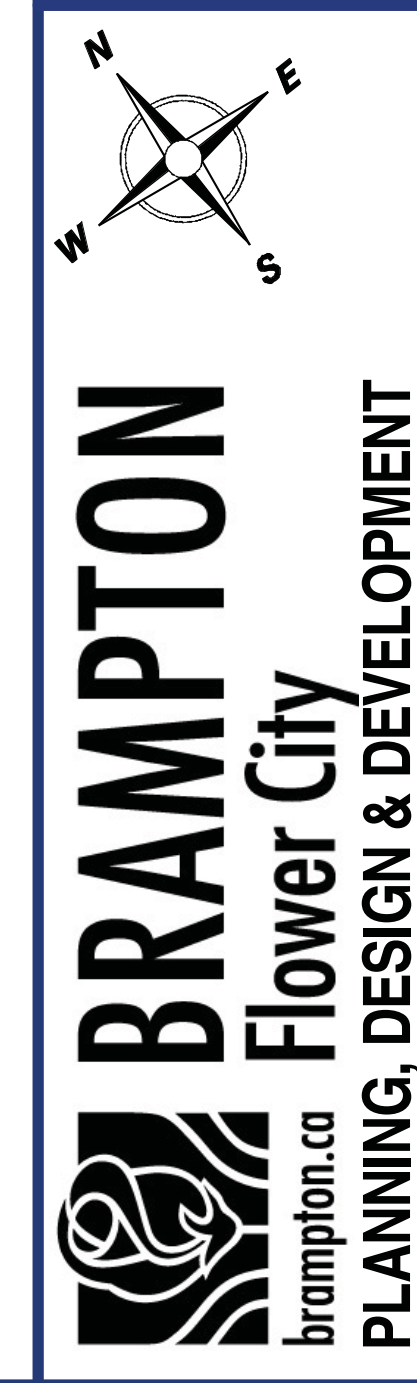
- Historic commercial core of Downtown Brampton impacted by Etobicoke Creek floodplain
- Province designated Downtown Brampton as part of the City's "Urban Growth Centre"
- City views downtown Brampton as a logical location for further intensification and redevelopment
- City staff have prepared a submission 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



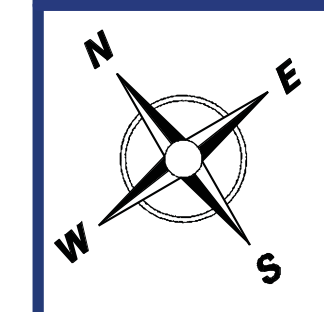


Legend

-  SPECIAL POLICY AREA NO. 3
-  HYDRAULIC FLOODLINE - PROVIDED BY T.R.C.A - RECEIVED JULY 2011
-  MINOR STREETS
-  MAJOR STREETS



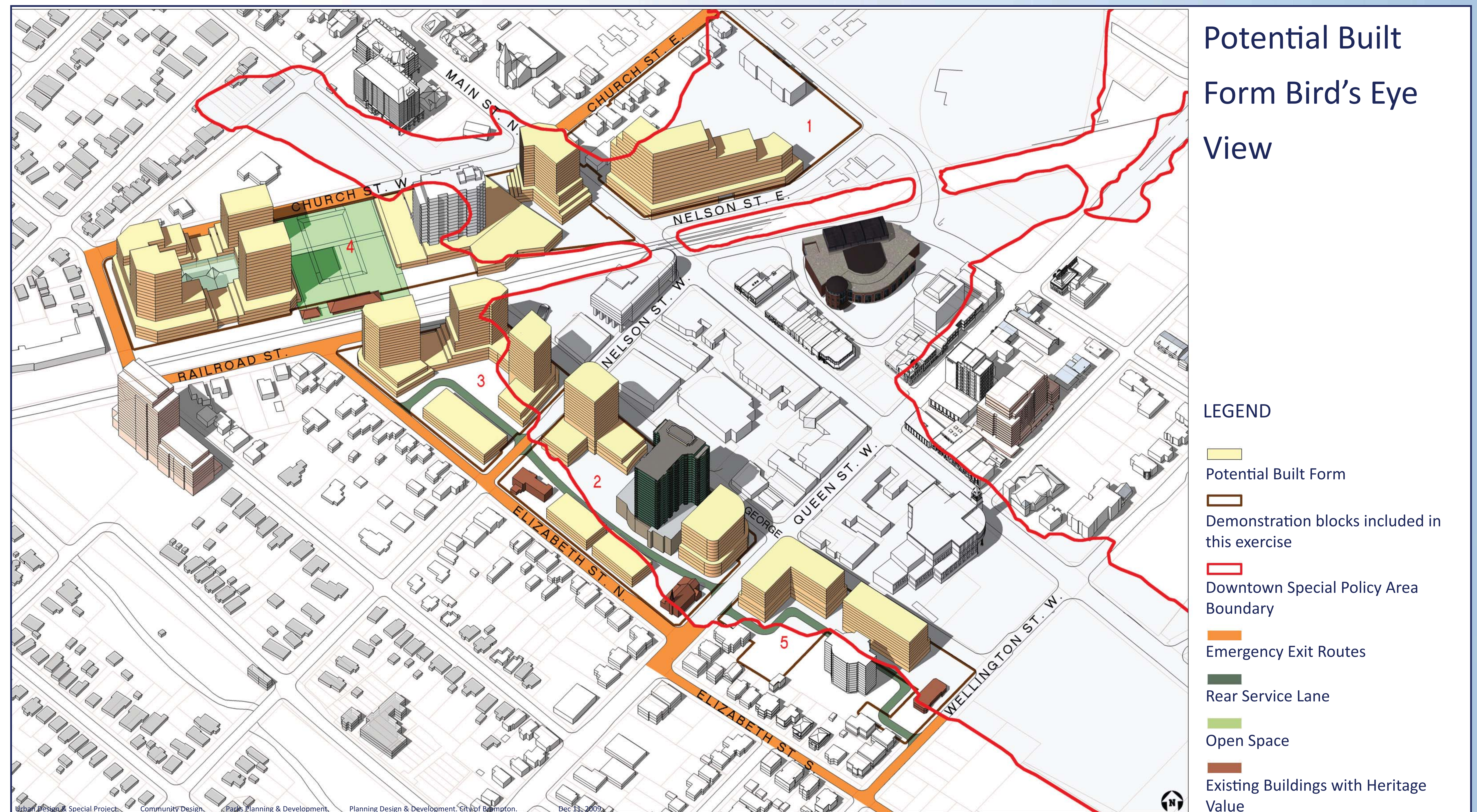
PLANNING, DESIGN & DEVELOPMENT



**MAP 2:  
SPECIAL POLICY AREA NO.3 BOUNDARY COMPARISON**

Drawn By: TD  
Date: 2011.10.26

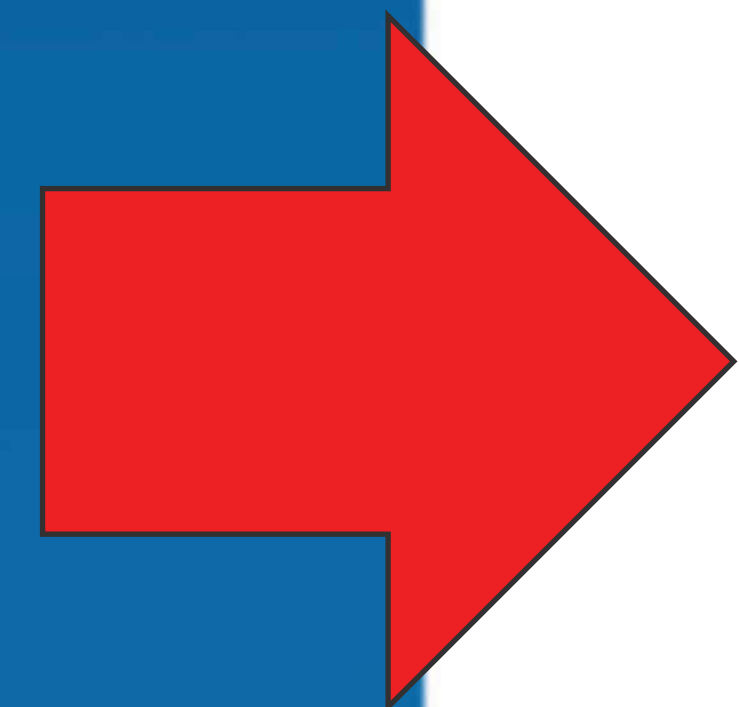
# Potential Built Form within the Downtown SPA (3A sub-area)



## Downtown Special Policy Area Development Potential Analysis

# Where We Are

WE ARE  
HERE



Staff Report to Council seeking approval to move forward with Submission to Province

(January 2011)

Preliminary Meeting with Provincial and TRCA Staff

(Spring 2011)

Submission of Downtown Brampton SPA Amendment to Province

(Summer 2011)

Hold Statutory Public Meeting and Consult with Landowners

(Fall 2011)

Obtain Province's Feedback on Submission

(Fall 2011)

Present Draft Official Plan Amendment and Zoning Bylaw Amendment for Council Adoption

(Winter 2011/2012)

Submit Revised Amendment and Supporting Studies to Province for Final Approval

(Spring 2012)

# 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



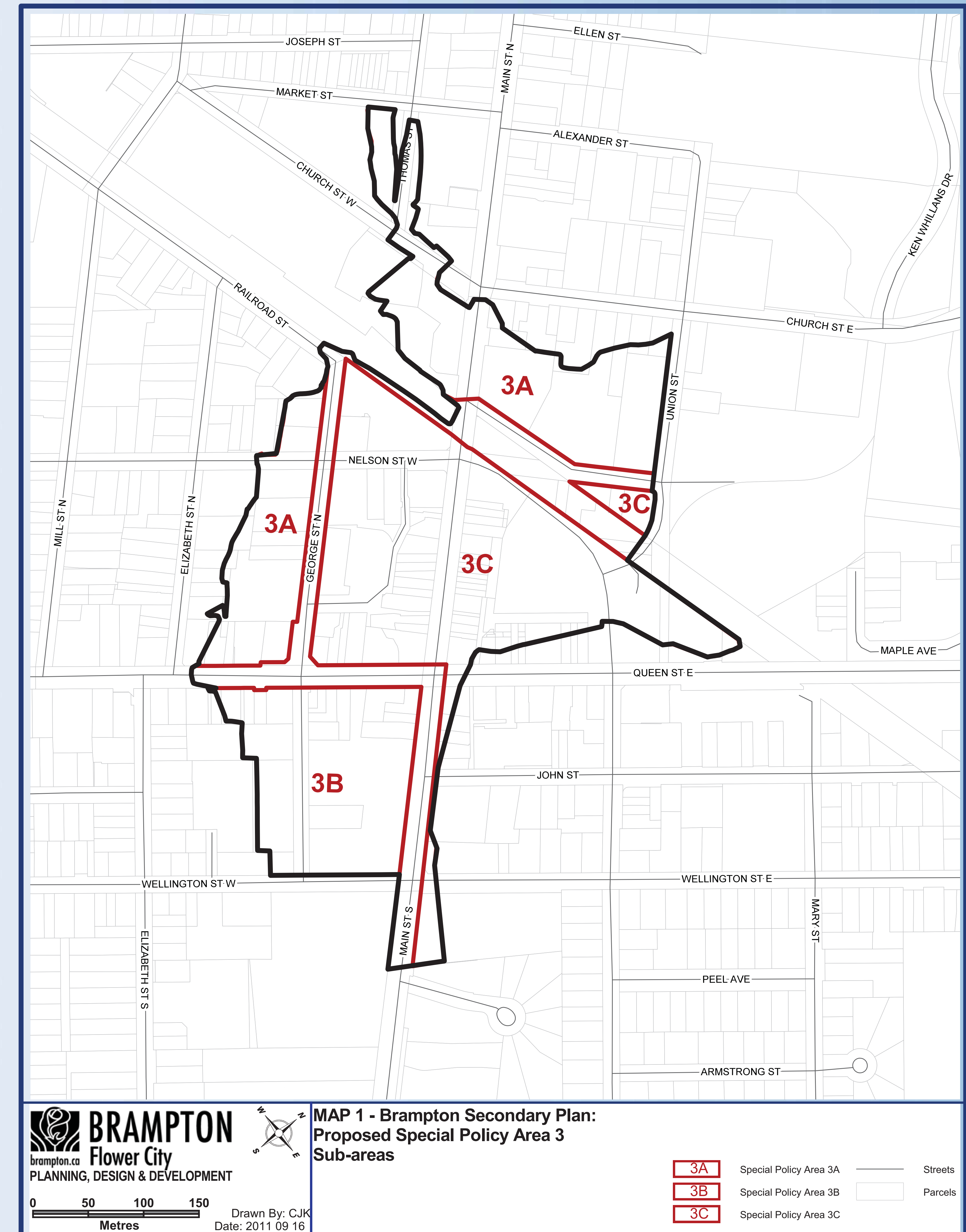
# Draft Official Plan Amendment

## 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)

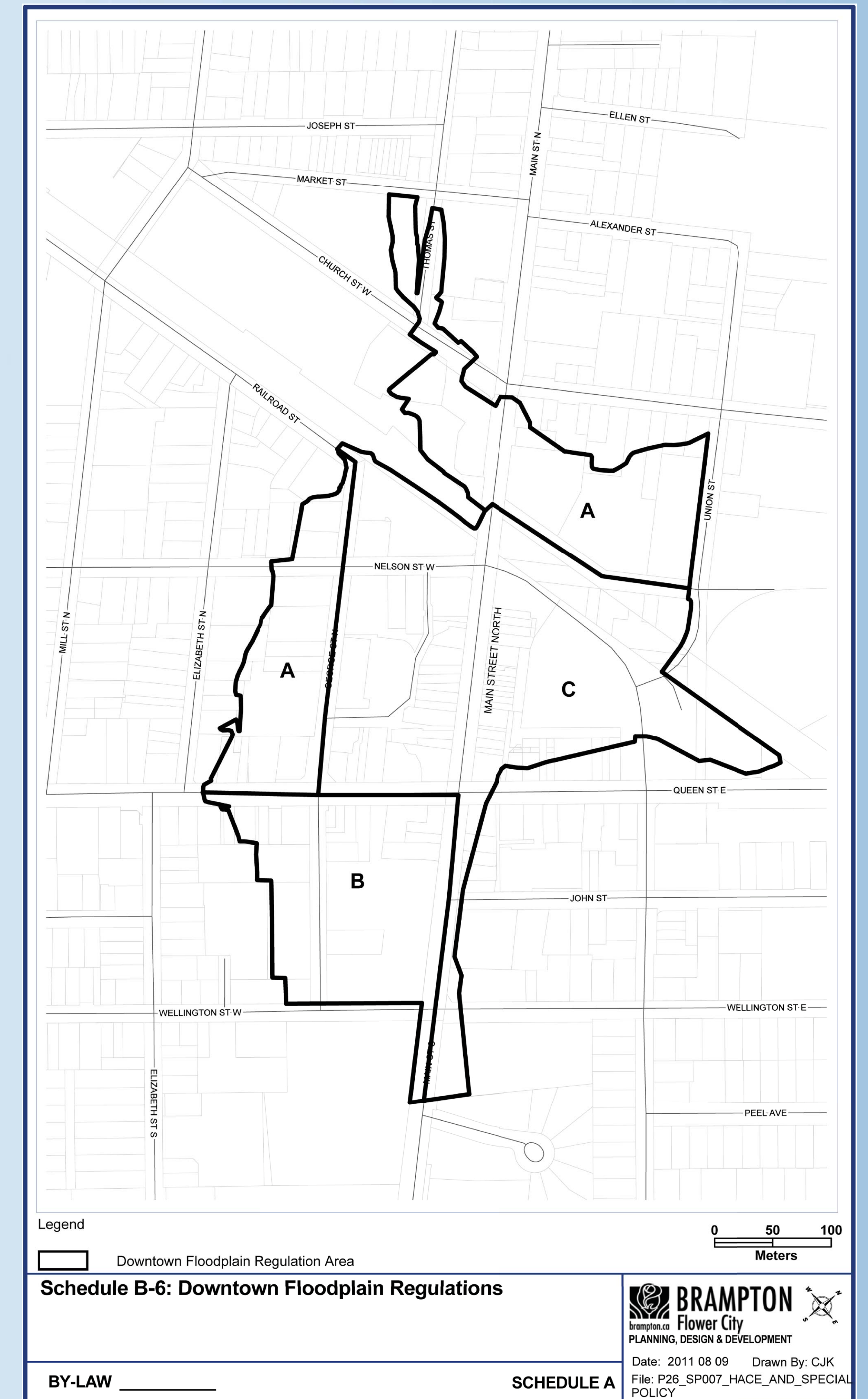
SPA 3B. Policies provide flexibility to accommodate Southwest Quadrant redevelopment. Potential for residential, no specific density limits as in 3A. Required to meet floodproofing requirements as in 3A

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



# Draft Zoning By-law Amendment

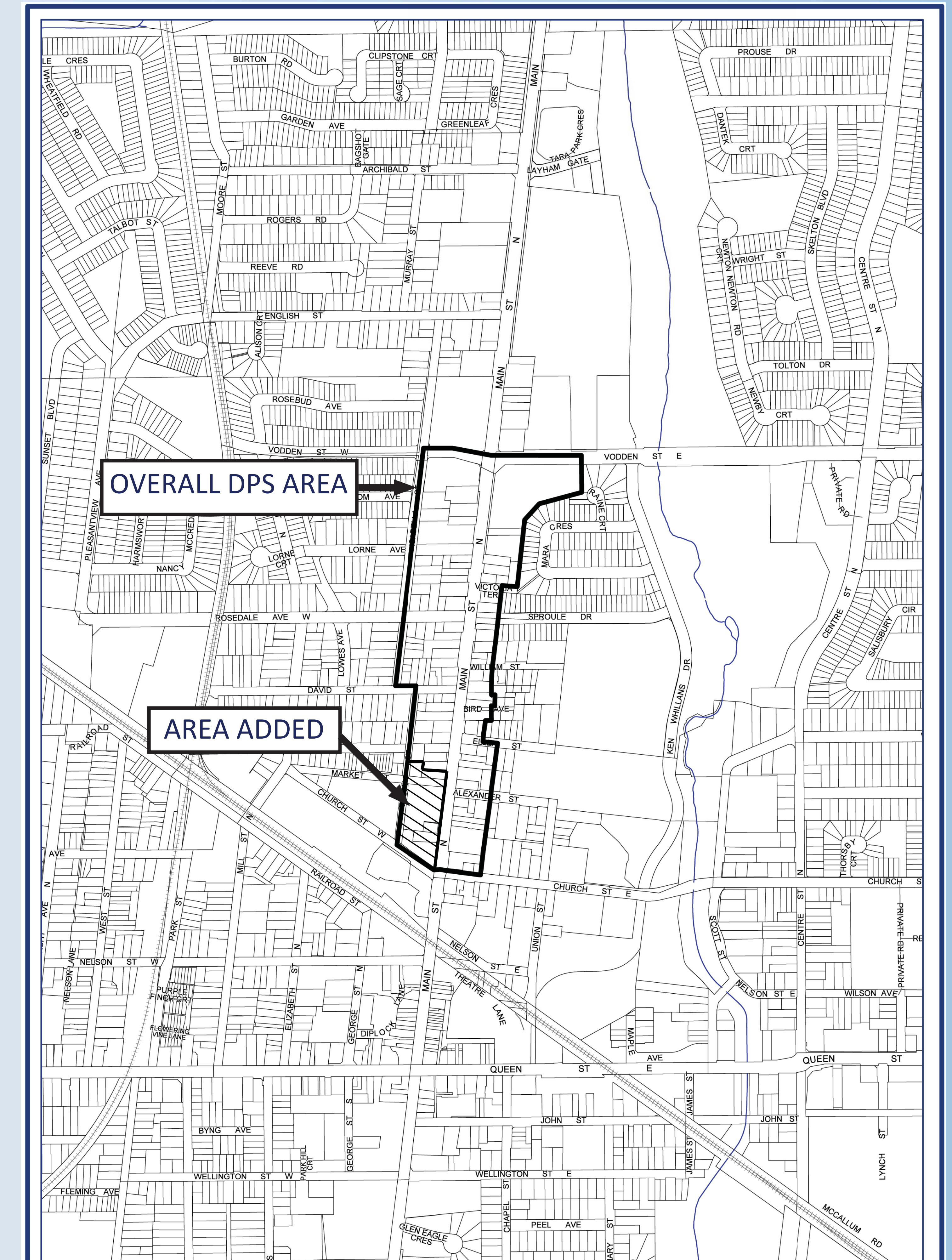
- Establishes floodplain regulations in by-law for SPA 3A, 3B, 3C areas
- Regulations relate to emergency access for net new residential, dry-passive floodproofing, location of habitable space, building and garage entrances
- Existing zoning permissions may be achieved subject to meeting these requirements
- 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



CHAPTER 2: MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA

NOTE: FOR DETAILED BOUNDARY OF DEVELOPMENT PERMIT SYSTEM BOUNDARY SEE AREA SPECIFIC DEVELOPMENT PERMIT BY-LAW

# Provincial Submission

## Goals of Comprehensive Flood Risk & Management Analysis:

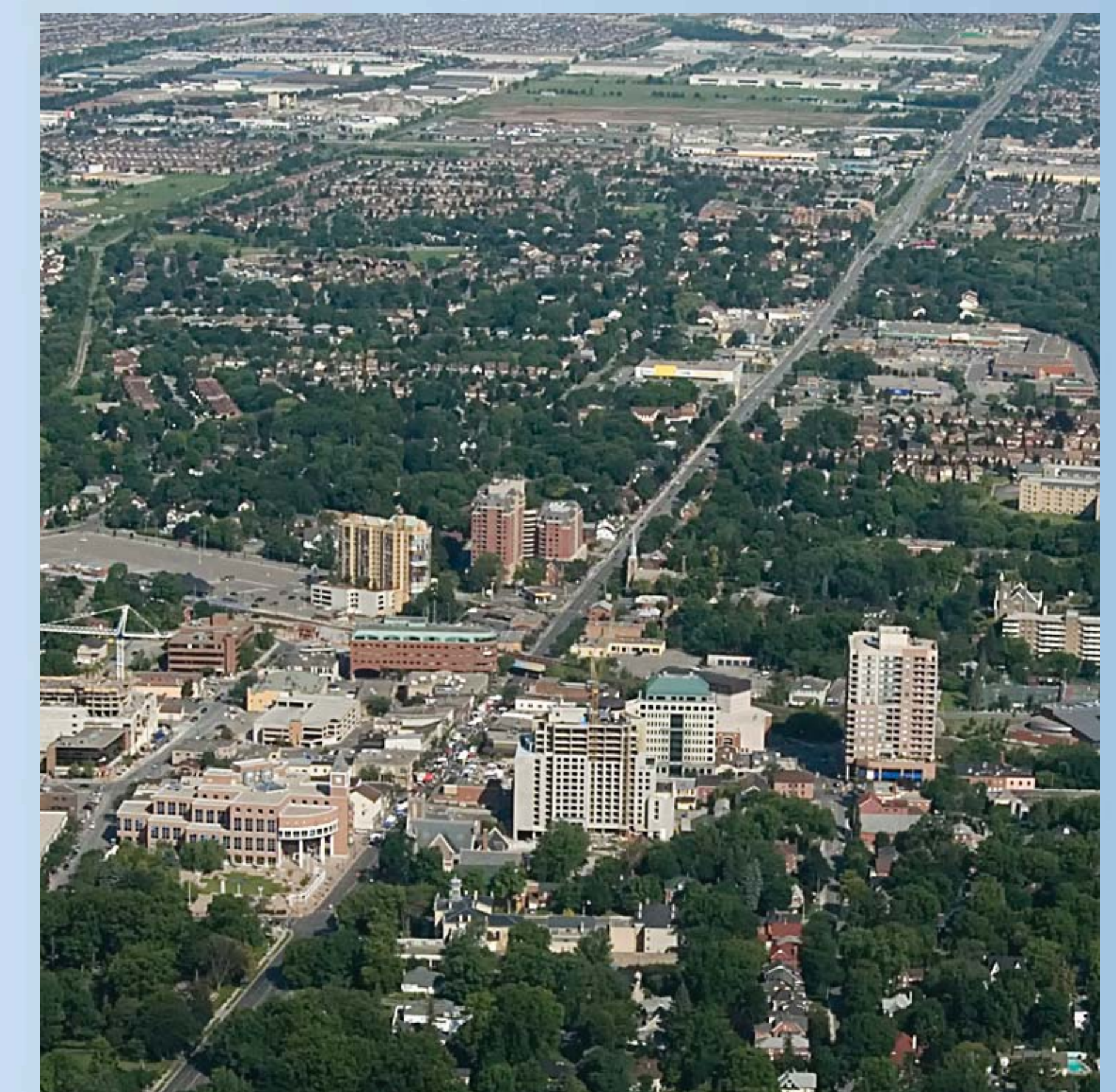
- Enable appropriate revitalization and redevelopment of historic downtown in both the short and long term
- Reduce risk to life and property over current SPA policy
- Establish location, nature, and extent of permitted intensification based on modeled flood risks
- Outline technical development requirements 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, and
  - B) The Regional storm event
- Pursue funding opportunities to address the impacts of the Regional storm event on Downtown Brampton



# PLEASE PROVIDE COMMENTS BY:

- Attending the November 7th, 2011 Public Meeting, or
- Completing a comment sheet, or
- Emailing : [pd&d.general@brampton.ca](mailto:pd&d.general@brampton.ca)

*Stay Connected: [www.brampton.ca](http://www.brampton.ca)*

# THANK YOU FOR YOUR PARTICIPATION!

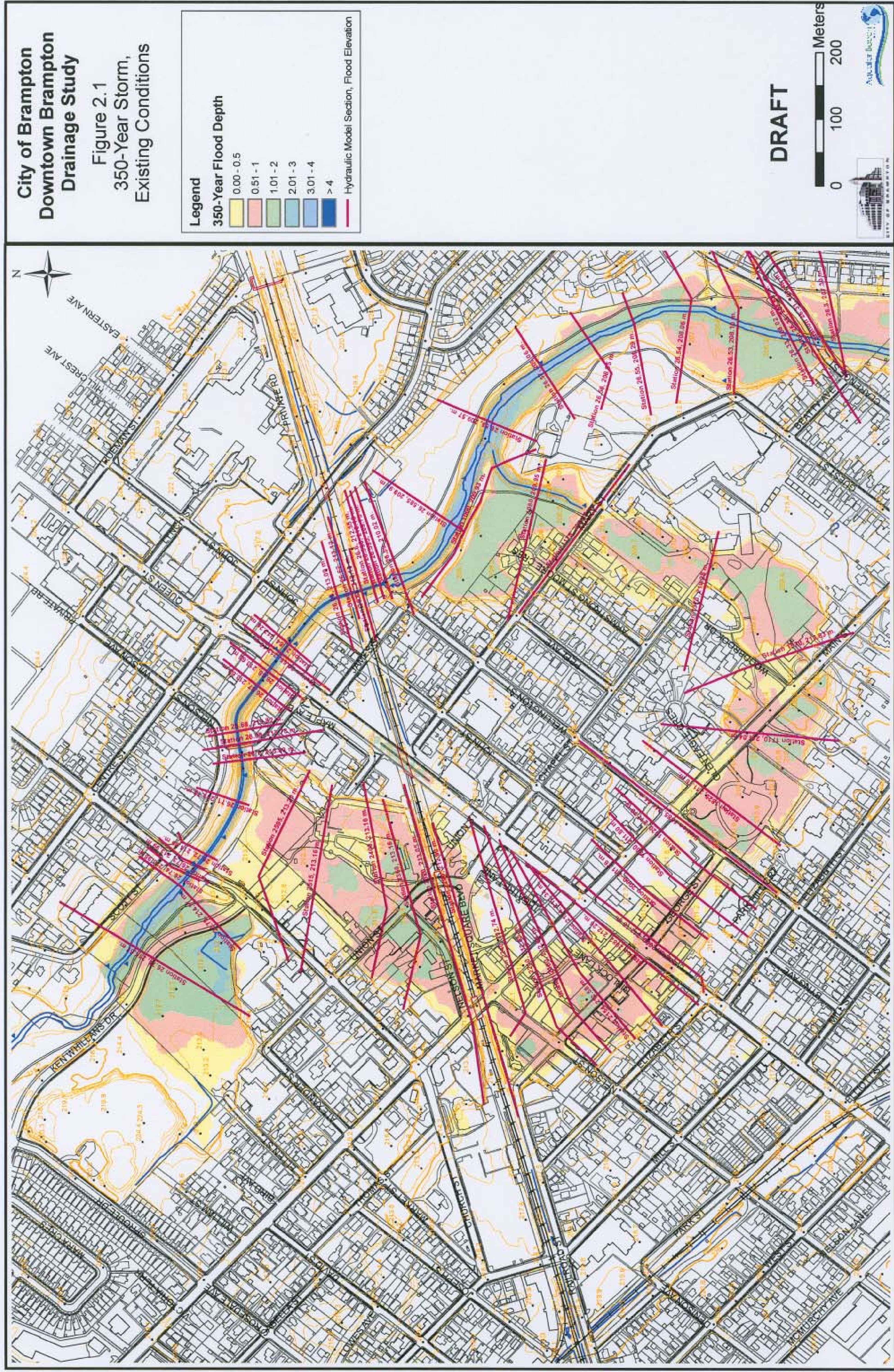


Figure 2.1

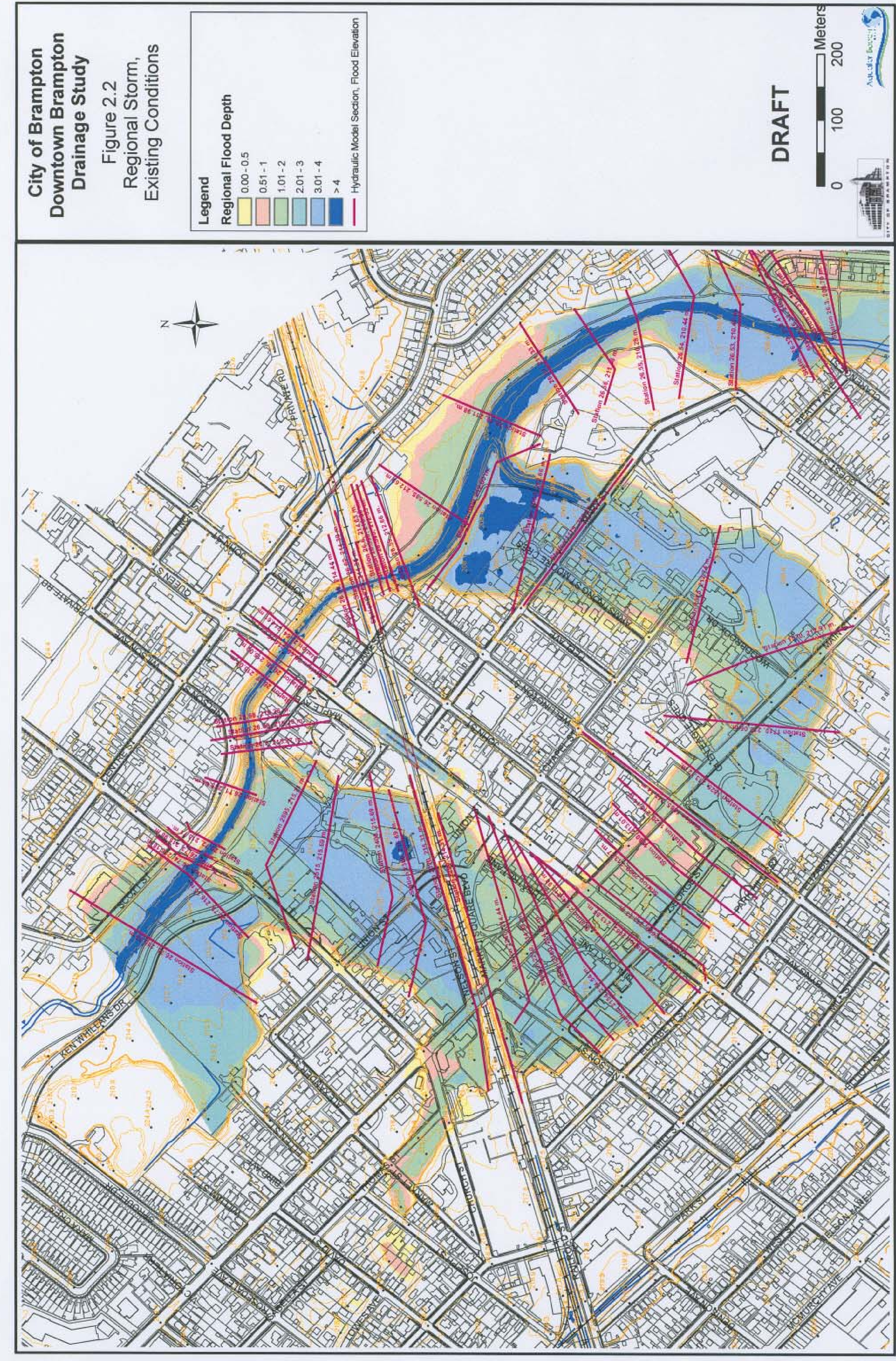


Figure 2.2

Source: Aquafor Beech Downtown Brampton Drainage Study, 2006